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Lauren Gojkovich, Member
Joseph Leone, Member
Megan Loucas, Member
Michael Reiner, Member

Planning and Zoning Commission

March 5, 2024

The Honorable Samantha Nestor,
First Selectwoman,
Town of Weston,
56 Norfield Road
Weston, Connecticut 06883

RE: Referral per Conn. Gen. Statutes Sec. 8-24 for
Ground-Mounted Solar Arrays at the Transfer Station at 237 Godfrey Road East

Dear First Selectwoman Nestor,

At a regular meeting on March 4, 2024, the Planning and Zoning Commission the (“Commission”) heard a presentation by Greenskies Clean Energy of North Haven, Connecticut, for the proposed construction of three ground-mounted solar arrays upon the landfill cap at the town’s transfer station.

After due consideration of the proposal, the Commission finds that this solar array project, to be located at 237 Godfrey Road East, is compatible with the town’s 2020 Plan of Conservation and Development, which strongly encourages green energy generation as part of the movement toward sustainability and resiliency.

Respectfully submitted,

Sally Korsh

Sally Korsh, Chairwoman,
Town of Weston,
Planning and Zoning Commission

cc: Richelle Hodza, Land Use Director rhodza@westonct.gov
Larry Roberts, Director of Public Works lroberts@westonct.gov
Karl Kilduff, Town Administrator kkilduff@westonct.gov



Solar Development Services

Town of Weston Transfer Station



About Titan Energy

- Founded in 2001, Titan has over 20 years of energy centric experience
- Offers commodity procurement, demand-side management, onsite generation, services and data management, dashboarding, EV charging solutions and demand response
- Headquartered in Connecticut with a nationwide presence
- Commodity procurement coverage in all deregulated markets and other energy management services in all states
- ~10,500 commercial, industrial & municipal customers, encompassing ~70,000 meters
- Proud CCM Energy Procurement Partner

Key Stats

of Customers: ~10,500

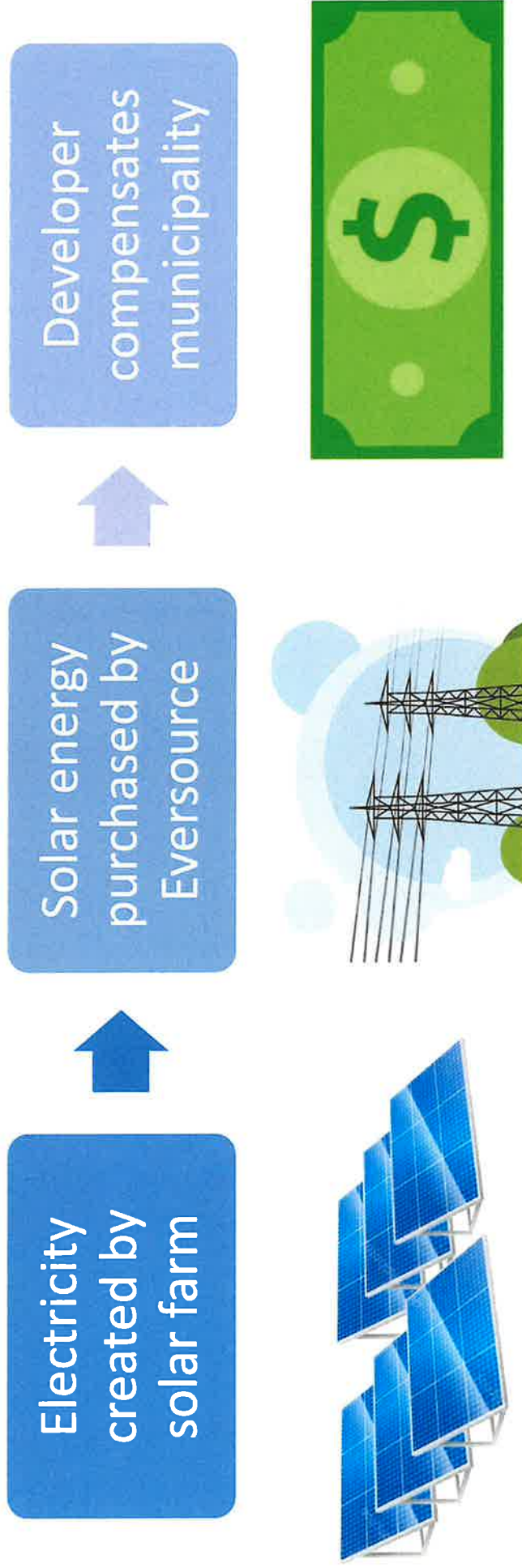
of Meters Managed: ~70,000

Energy Spend Managed: \$550 million

Geographies Served



HOW NRES SOLAR WORKS



- ▲ Under the NRES program, solar developers are allowed to build projects and sell power directly to Eversource.
- ▲ Brownfields and capped landfills are given preferential treatment within the NRES program.
- ▲ There is zero cost or maintenance obligation for the Town of Weston.

Project Overview

Vendor	System Size (DC)	Annual kWh Production	Lease \$/kW	Annual Lease	20-Year Total
Greenskies	620.00	852,947	\$35.00	\$21,700.00	\$434,000.00

- The project is designed to send electricity directly back to the grid. Eversource is the buyer of the power.
- Instead of receiving energy from the system, Weston will receive an annual lease payment from the winning bidder (Greenskies Clean Energy).
- The project will receive incentive funding under the Non-Residential Renewable Energy Solutions (NRES) program; a creation of the Connecticut State Legislature, administered by PURA and Eversource.
- There is zero price risk or production risk for Weston, as the lease terms will remain fixed over a 20-year period regardless of system production or energy price fluctuation.
- The system will not penetrate or disturb the ground on top of or beneath the cap.
- NRES incentives have been secured for the project.



WESTON TRANSFER STATION
 237 GORREY ROAD EAST
 WESTON, CT 06893

DATE: 08/20/2018
 TIME: 10:00 AM
 DRAWN BY: J. G. WEAVER
 CHECKED BY: J. G. WEAVER
 PROJECT NO: 18-001

GREENSKIES
 1200 STATE ST. SUITE 200
 WESTON, CT 06893
 TEL: 860.339.1234
 WWW.GREENSKIES.COM

PURE ENERGY
 1000 STATE ST. SUITE 200
 WESTON, CT 06893
 TEL: 860.339.1234
 WWW.PUREENERGY.COM

SCALE: AS SHOWN
 SHEET NO. 1 OF 1

G100

SITE PLAN

NOT FOR CONSTRUCTION

1 SITE PLAN
 REF: P-10



January 29, 2024
For Public Discourse
Via Electronic Mail

Re: Greenskies Weston Transfer Station Project

To the Board of Selectman:

Greenskies is developing a 460kW AC photovoltaic system to be placed on the landfill cap and associated property at the Weston Transfer Station at 237 Godfrey Rd E. The project will consist of three separate arrays as shown on the plans attached to this document. Greenskies hopes to finish development this spring and begin construction in the summer or fall of 2024 pending final approvals in all permits.

We are currently in the early stages of development. The major milestones of development for this project are the Land Use Approval from the Town, CT DEEP Permits associated with the landfill closure, and the Interconnection Process. These are currently ongoing, however, to progress them we require a signed lease agreement with the Town. As part of our interconnection application we are required to have land control and without a signed lease we are unable to fulfill that request. Once received we can finalize the application and Eversource can begin their study process.

Greenskies makes every effort to have a light touch on the land, and that must be true for capped landfills. We will require CT DEEP Post Closure Use and CT DEEP Landfill Disturbance Permits as well as final approval from the Town. In addition, Greenskies intends to conduct all relevant and required studies of Wildlife and Stormwater to ensure as little environmental impact is created as possible.

The project is slated to last for 20 years. At the end of the in service contract Greenskies would either seek a new contract, and renew the projects equipment with updated technology or remove the project entirely including all concrete pads, fences, and anything that could cause damage to the cap or create issues with the CT DEEP Post Closure Use Permit.

Thank you for your time,

Dennis Hicks
Project Developer
dennis.hicks@greenskies.com
(203) 710-2449