

Agenda Item:

1. To Consider and Act on the Land Lease Option and Lease Agreement between the Town and Greenskies Clean Energy LLC for construction of an approximately 1 megawatt solar panel facility on the Town's former landfill, located at 85 Acorn Hill Road Extension.

Summary of project details and Greenskies intent or standard practices:

Greenskies Clean Energy and the Town of Woodbridge are forming a partnership to place an approximately 1-megawatt solar array atop the capped and closed landfill next to the Transfer Station on 85 Acorn Hill Road Extension. The project would be placed atop the landfill and generate electricity for a 20-year contract.

The Town and Residents will benefit from an additional revenue stream provided via lease payments for the use of the land and a portion of revenue from the power agreement with the utility. Closed and capped landfills are typically considered difficult to utilize land. Placing a solar array on them allows the land to be productive while preserving other properties as open space or farmland. During the first year of operation, the Town will receive a net benefit of \$84,179, with an expected 20-year value of over \$1,600,000.

The solar array will adapt the landfill and be engineered to comply with CT DEEP standards and regulations. These include considerations for Stormwater controls, wildlife habitat management, landfill structural integrity, and solid waste containment. Greenskies works closely with engineering partners to ensure compliance. The proposed site will also comply with all standards of the national electric code, including a 7-foot tall chain link fence surrounding the project.

Greenskies tries to have as light an impact on the environment as possible. The proposed project would sit atop the landfill on ballast blocks so the cap will not be breached, risking solid waste exposure. It is standard practice to use a pollinator-friendly seed mix below the panels, which is mowed only when shading is a concern, about once a month through the growing season. The proposed panels are not considered hazardous waste when disposed of, will leak no toxins into groundwater, and are monitored by Greenskies. Replacements of panels are quick, and any damaged panels will be removed and not stored on site. Solar farms produce minimal noise during the day and are silent at night. During the day, the sound will be around the level of a low hum, and all noise-generating equipment will be set away from residential property lines.

Any questions or concerns can be directed to Ryan Linares, Vice President of Real Estate, rlinares@greenskies.com (203)-645-9215.