

**TOWN OF SOUTH WINDSOR  
PLANNING & ZONING COMMISSION  
APPLICATION FORM**

**RECEIVED**

AUG 21 2019

SOUTH WINDSOR PLANNING DEPT.

Application Number: 19-42P  
Official Receipt Date: 9-10-19  
Munis Application #: 2019 01832

APPLICANT: NuWay Tobacco, Co.

2004113

PROJECT NAME: NuWay Tobacco Solar Farm

COMPLETE LOCATION OF PROPERTY: 200 Sullivan Avenue and R002 Rye Street

OWNER OF RECORD ON LAND RECORDS: 200 Sullivan Avenue LLC and Shepard Pola Inc

705423

OWNER ADDRESS: PO Box 416 East Windsor Hill CT 06028 and Rye Street South Windsor CT

GIS PIN # 87300200 and 7860R002

ZONE 1

NAME, ADDRESS, TELEPHONE & EMAIL ADDRESS OF PERSON TO WHOM INQUIRIES SHOULD BE DIRECTED:  
Design Professionals, Inc., Ben Wheeler, 21 Jeffrey Drive, South Windsor CT

(860) 291-8755, bwheeler@dpinc.co

081468

Estimated presentation time: 10

THIS APPLICATION IS FOR: (Check all that apply):

- ☐ Zone Change to \_\_\_\_\_ (Public Hearing and Certificate of Mailing Required)  
☐ Open Space Subdivision/Resubdivision (Public Hearing and Certificate of Mailing Required)  
☐ Subdivision ☐ Minor ☐ Major  
☐ Resubdivision (Public Hearing Required) ☐ Minor ☐ Major  
☐ Conditional Subdivision  
☐ Special Exception to Table \_\_\_\_\_ (Public Hearing and Certificate of Mailing Required)  
☒ Site Plan of Development ☒ New ☐ Modification Building(s) Sq Ft \_\_\_\_\_  
☐ General Plan of Development  
☐ Earth Filling (Sec. 7.6) and/or Earth Removal (Sec. 7.16) (Public Hearing and Certificate of Mailing Required)  
☐ Regulation Amendment ☐ Zoning ☐ Subdivision - Attach proposed amendment (Public Hearing Required)  
☐ Temporary and Conditional Permit (Public Hearing Required) for \_\_\_\_\_  
☐ Temporary and Conditional Permit Renewal for \_\_\_\_\_  
☐ Detached In Law Apartment or ☐ Accessory Apartment (Public Hearing and Certificate of Mailing Required)  
☐ Major Home Occupation (Certificate of Mailing Required) for \_\_\_\_\_  
☒ Other (explain in detail) Lot line revisions

**PLEASE NOTE: An Application Pending Sign is required to be posted on the property for all applications ten (10) days prior to being heard by the Commission.**



Signature of Applicant

Raymond A. Voorhies  
Print Name of Applicant



Signature of Property Owner

Raymond A. Voorhies  
Print Name of Property Owner

Revised 1/9/2017

# LETTER OF TRANSMITTAL

**To:** Town of South Windsor  
 c/o Michele R. Lipe, AICP  
 Planning Department  
 1540 Sullivan Avenue  
 South Windsor CT 06074

**Date:** 08/21/2019

**DPI Project No.** 2829

**Re:** NuWay Tobacco Co. Solar Farm  
 200 Sullivan Avenue  
 South Windsor, CT 06074

**WE ARE SENDING YOU:** ☒ Attached ☐ Under separate cover via \_\_\_\_\_ the following items:  
☐ Shop Drawings ☒ Prints ☐ Renderings ☐ Specifications  
☐ Copy of Letter ☐ Change Order ☐ \_\_\_\_\_

COPIES	DATE	NO.	DESCRIPTION
3	08/19/2019		Solar Farm Site Plan and Lot Line Revisions Set
1	08/19/2019		Planning & Zoning Commission Application Form
2	08/19/2019		Required Information Site Plans - Checklist
2	08/16/2019		Stormwater Management Report
1	08/26/2019		Sample Abutters Notice (Certificate of Mailing to follow)
2	08/12/2019		SolBid Solar Operations & Maintenance Plan
2	08/12/2019		NuWay Tobacco Co. Proof of Liability Insurance

**THESE ARE TRANSMITTED AS CHECKED BELOW:**

☒ For Approval ☐ For review and comment ☐ No exceptions taken  
☐ For your use ☐ For bids due ☐ Make corrections  
☐ As requested ☐ Prints returned after loan to us ☐ Make corrections

**REMARKS:**

**SIGNED:**

*Rachel Meier*

**CC:**

Rachel Meier

TOWN OF SOUTH WINDSOR CHECKLIST  
REQUIRED INFORMATION SITE PLANS

APPLICANT NuWay Tobacco, Co.

PROJECT NAME NuWay Tobacco Solar Farm

This checklist must be signed by plan preparer (P.E./L.S.) declaring that all required information is provided. Items 1-7 are required for all applications; items 8-11 required where appropriate.

Check mark for each item supplied.

- |            |  |
|------------|--|
| <u>✓</u>   | 1. On each sheet for plans or maps, title block with the following information:  |
| <u>✓</u>   | a. Name, address and telephone of applicant.   |
| <u>✓</u>   | b. Name, address and telephone number of Land Surveyor or Professional Engineer.   |
| <u>✓</u>   | c. Name of Development.  |
| <u>✓</u>   | d. Date when drawings were made.   |
| <u>✓</u>   | 2. Key Map: An overall map drawn to a scale of 1 inch equals either 100 feet or 200 feet. This map will show the overall design of the Development and surrounding property within 500 feet. |
| <u>✓</u>   | a. Data block which gives needed zoning information such as percentage of lot coverage, acreage of tract, number of apartment units, parking requirements, etc.                              |
| <u>✓</u>   | b. Outline of buildings.   |
| <u>✓</u>   | c. Layout of streets.  |
| <u>✓</u>   | d. Surrounding property boundaries-within 500 feet.  |
| <u>✓</u>   | e. Names of abutting property owners.  |
| <u>N/A</u> | f. Proposed open spaces and recreation areas.  |
| <u>✓</u>   | g. Driveway cuts on abutting properties and any properties across from proposed site.  |
| <u>✓</u>   | h. Distance to and name of nearest intersection street.  |
| <u>N/A</u> | 3. Architectural Elevations: See attached checklist for Architecture and Design Review.  |

✓

4. Plot Plan: A layout map of the proposed site drawn to a scale of 1 inch equals 40 feet on either of the following size sheets: (1) 24" x 36" with a 3/4" ruled margin; (2) 18" x 24" with a 1/2" ruled margin, containing the following data:

✓

- a. Distance and bearings of all boundary lines and acreage of site. Iron pins required at all property angle points and shown on map.

N/A

- b. Proposed streets and street lines with center line station, curve data, and parking spaces.

✓

- c. Building lines in accordance with zoning regulations.

✓

- d. Proposed buildings and other structures, including signs, outside lighting, and dumpsters (on concrete pad and screened).

✓

- e. Easements, noting grantors, grantees, and purpose must be shown in table format, e.g. below

Grantor	Grantee	Type of Easement	Date Filed	Vol/Pg

✓

- f. Names of abutting property owners.

N/A

- g. Monuments will be indicated at corners and angles of all streets and at all points of curvature and tangency. The monumented points within proposed site shall be coordinated. These coordinates shall appear in tabular form on the plot plan. The accessibility of these CGS points shall be determined by the Town Engineer.

✓

- h. All open space or other common or public land uses shall be indicated.

✓

- i. A-2 certification; P.E./L.S. Seal.

✓

5. Topographic Map: A map drawn to a scale of 1 inch to 40 feet on sheets not exceeding 24 inches by 36 inches, including ruled margins shall in addition to the requirements of the plot plans show the following:

✓

- a. All existing and proposed buildings.

✓

- b. Curb Lines and pavement width, sidewalks.

✓

- c. Existing and proposed sanitary sewers.

✓

- d. Existing and proposed water and all existing utilities.

<u>✓</u>	e. Present wooded area indicated by foliage lines. Any trees to be saved should be shown.
<u>✓</u>	f. Existing and proposed contours shall be shown in not less than two-foot intervals, but in cases of relatively level land, the contours shall be one-foot intervals and spot elevations.
<u>✓</u>	g. Regulated wetlands and 100-year floodplain or note that none are present.
<u>N/A</u>	h. Proposed storm drainage system, showing all catch basins, endwalls, manholes, lengths and sizes of pipes and elevations of structures. (Maximum distance between catch basins shall be 300 feet and minimum size of storm drain lines shall be 15 inches, within Town ROW.) If plan/profile sheet is provided all of this does not need to be shown. Only top of frame elevations and inverts of open discharge pipe shall be shown on this plan.
<u>N/A</u>	i. Connections of all springs into proposed storm drainage system as needed.
<u>N/A</u>	j. Location and indications of existing brook channels, and 100-year flood limits.
<u>✓</u>	k. A-2 & T-2 Certification; P.E & L.S. Seals.
<u>N/A</u>	6. Landscaping plan
<u>✓</u>	7. Drainage calculations: - Zero Runoff Increase per attached guidelines.
<u>N/A</u>	8. Traffic Report
<u>N/A</u>	9. Site Lighting Plan
<u>N/A</u>	10. Plans and Profiles: A plan and profile of the proposed streets drawn on plan/profile paper of scales 1 inch to 40 feet horizontally, and 1 inch to 4 feet vertically on sheets not exceeding 24 inches by 36 inches, including ruled margins and containing the following:
<u>N/A</u>	a. Layout of streets in sections coordinated by stations with the profile.
<u>N/A</u>	b. Street plan showing roadways, drainage, sanitary sewer (including house sewer), foundation drains, lot lines, buildings including all utilities with elevations (top frame and inverts), size, type, length, slopes of pipes.
<u>N/A</u>	c. Sight line at driveway & street intersections.

N/A

- d. Profile of roadway showing existing and finished grades. Roadway profile will show all tangent grade and all vertical curve information.

N/A

- e. Profile will show all catch basins and all drainage lines between catch basins with all invert and top of frame elevations, sizes, lengths and slopes of pipes.

N/A

- f. Where any storm drainage line discharges into an existing brook sufficient profile of this brook will be shown to determine conditions.

N/A

- g. CGS datum shall be used on all sites accessible to these controls. The Town Engineer shall, based on standard engineering practices, determine the accessibility of these controls.

N/A

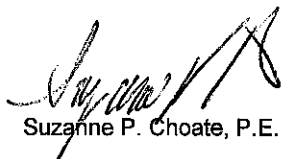
- h. Profiles shall show all sanitary sewer lines and manholes, including elevations, (inverts, top of frame) sizes, lengths, and slopes of pipes. Top of foundation elevations for building shall be shown.

N/A

11. Open Space Site Improvement Plans: For sites which require or include a provision for open spaces, a plan which contains data for site improvement may be required. This map shall be drawn to a scale of 1 inch equals 40 feet.

N/A

12. Sanitary Report: Where individual sanitary sewage disposal systems are proposed, the final plans shall include a Sanitary Report certified by a Professional Engineer. The report shall demonstrate the feasibility of the proposed individual systems.



Suzanne P. Choate, P.E.

PLAN PREPARER (P.E./L.S.)

08/19/2019

DATE



P.O. BOX 1167  
21 JEFFREY DRIVE  
SOUTH WINDSOR, CT 06074  
PHONE: 860.291.8755  
FAX: 860.291.8757  
www.designprofessionalsinc.com

**CIVIL & TRAFFIC ENGINEERS / PLANNERS / SURVEYORS / GIS ANALYSTS / LANDSCAPE ARCHITECTS**  
*Serving Connecticut, Massachusetts, & Rhode Island*

August 26, 2019

BRUCE A MANEELEY REAL ESTATE LLC  
65 RYE STREET  
SOUTH WINDSOR, CT 06074- 0000

Re: Planning & Zoning Applications  
200 Sullivan Avenue and R002 Rye Street

To Whom It May Concern:

In accordance with the Rules & Regulations of the South Windsor Planning & Zoning Commission, you are hereby notified that an application has been filed on the property located at 595 Nutmeg Road North, abutting your property, and is subject to a hearing by the Planning & Zoning Commission. The application and plans are on file with the South Windsor Planning Department.

As an abutting property owner, you are invited to the hearing(s) to ask questions and/or give comments, however, you are not required to attend. You may also submit written comments regarding the application(s) prior to the meeting if you so desire. For further information regarding the specific date this application will be heard, please contact Michele Lipe, AICP, Town Planner, at the South Windsor Planning Department at 860-644-2511, ext. 252.

If you have any questions regarding the specifics of the plans, please feel free to contact our office at 860-291-8755. Thank you.

Sincerely,  
DESIGN PROFESSIONALS, INC.

Benjamin P. Wheeler, PLA  
Director of Operations

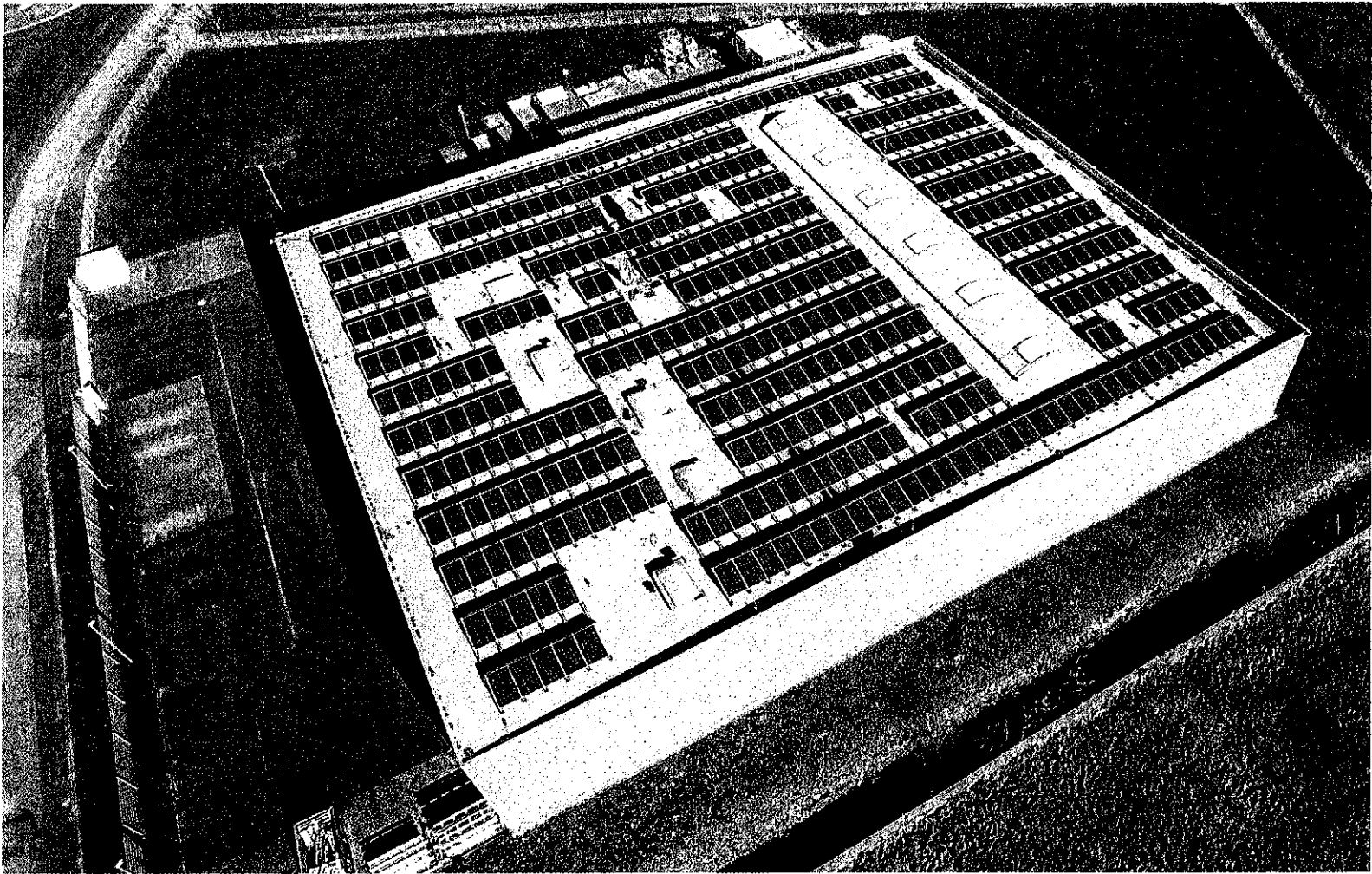
Cc: Town of South Windsor  
Client



Solar for business simplified!

# Solar Operations & Maintenance Plan

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## Purpose

Ensure ongoing operations and maintenance (O&M), including repair and replacement (R&R) to maximize system performance and increase the energy delivery of a PV System

## System Monitoring

**Responsible Party:** SolBid, Inc.

**Cost:** Included in System Purchase

**Job Holder:** SolBid, Inc.

**Task:** Monitor the energy output of the PV system for the life of the system. If any drop in performance is identified, the responsible party is to virtually diagnose the system and notify the PV System Owner.

**Recommended Interval:** Consistent

## System Electrical Inspection

**Responsible Party:** PV System Owner

**Cost:** Billable

**Job Holder:** Electrical Contractor

**Task:** Inspect the following PV System components:

- Modules, Wiring & Connections
- Junction Boxes & Conduit
- Inverters
- AC Combiner Panel & Disconnect Breakers/Fuses
- Mounting System
- Customer Owned Transformer \*(If Present)

**Recommended Interval:** Annual or Semi-Annual



## Warranty RMA Requests

**Responsible Party:** SolBid, Inc.

**Cost:** Included in System Purchase

**Job Holder:** SolBid, Inc.

**Task:** If any equipment failures happen during the manufacturer's warranty period, that are replaceable under the Manufacturer's warranty, the responsible party is to request a Return Merchandise Authorization (RMA) from the manufacturer and to handle the shipping of the replacement component and return of the defective component.

**Recommended Interval:** As needed

## Replacement Component Procurement

**Responsible Party:** PV System Owner

**Cost:** Billable

**Job Holder:** SolBid, Inc.

**Task:** If any components failures happen that are not replaceable under the Manufacturer's warranty, SolBid will procure a replacement item under the authorization of the PV System owner.

**Recommended Interval:** As Required

## Replacement Component Labor

**Responsible Party:** PV System Owner

**Cost:** Billable

**Job Holder:** Electrical Contractor

**Task:** Replace and test any replacement components provided that fail. Return any components to SolBid, Inc that are under an RMA.

**Recommended Interval:** As Required

## PV Array Area Maintenance

**Responsible Party:** PV System Owner

**Cost:** Billable

**Job Holder:** PV System Owner /or/ 3rd Party as hired by PV System Owner

**Task:** Maintain area around PV Array. Keep free from debris.

**Recommended Interval:** As Required - Semi-Annual

## PV Array Cleaning

**Responsible Party:** PV System Owner

**Cost:** Billable

**Job Holder:** PV System Owner /or/ 3rd Party as hired by PV System Owner

**Task:** Clean solar panels from the following. \*We recommend using a powerful turbo-fan and water from a hose to clean panels. A mild dish detergent can be used as well.

- Heavy Soot/Dust/Industrial pollution accompanied by limited to no Rainfall
- Large Amounts of Pollen accompanied by limited to no Rainfall
- Salt Accumulation in Areas near ocean accompanied by limited to no Rainfall
- Large Bird populations
- Accumulated Snow >18" with continuous below freezing temperatures in forecast

**Recommended Interval:** As Required