



June 4, 2021

Town of Coventry, Land Use Office  
Attn: Mindy Gosselin, Wetland Agent  
1712 Main Street  
Coventry, CT 06238

**Re: Hytone Ag-Grid, LLC - Proposed Anaerobic Digester**  
Inland Wetlands Agency - Permitted As of Right Application

Dear Ms. Gosselin,

This letter is to accompany the online application submitted electronically to your office, and the following serves as a project narrative:

Hytone Ag-Grid, LLC, a partnership between Hytone Farms and Ag-Grid Energy, LLC, is proposing to enhance the economic and environmental performance of the existing dairy farm operation by adding an anaerobic digester system, manure storage structure, stormwater facilities, and related components at Hytone Farms. The goal of the project is to set up an anaerobic digester (AD) to recycle farm and food waste and to generate 550 kW of clean and renewable energy. The subject property, at 2047 Boston Turnpike, Coventry CT 06328, is owned by HF Land Holdings, LLC and operated by Hytone Farms.

A wetland determination was completed for the subject property (operated by Hytone Farms) by USDA-NRCS in May 2021 (see attached determination map), and the resulting boundary was added to site plans prepared by TeamAg, Inc. All wetland areas on the site were mapped by USDA-NRCS as "Farmed Wetland Pasture and Hayland" and are currently in agricultural use, farmed for hay. An assumed wetland boundary was added for a portion of the abutting property (Buscaglia) south-southeast of the project area by TeamAg based on estimations from aerial imagery. The majority of the assumed wetland area is currently in agricultural use, farmed for hay (by Hytone Farms via rental agreement), with a portion extending into a wooded area to the south. Written concurrence with the representation of the wetland boundaries on the site plans was provided by the USDA-NRCS soil scientist on 6/4/2021 (see attached letter).

As indicated on the site plan, all proposed buildings, structures, and roads associated with this agricultural project are located outside of the wetlands, though some grading and structures are within a 75' buffer setback. A proposed stormwater management pond, which is necessary to manage runoff from both existing and proposed impervious areas of the farm operation, is planned within the delineated wetland boundary on the subject property. It is tentatively proposed (pending easement) to direct via the outlet pipe from the proposed stormwater pond across a portion of the neighboring Buscaglia property to an appropriate discharge location. This proposed pipe outlet crosses the

assumed wetland area on the Buscaglia property, as shown on the plan. By directing this outlet pipe through and beyond the assumed wetland area, the current agricultural use in the assumed wetland area can be enhanced.

Because the proposed project is integral to the ongoing farming operations at Hytone Farms, because the wetland areas in question are already farmed for hay production, and because the proposed disturbance within wetlands is associated with stormwater management features as opposed to buildings, or roads, we believe the proposed activities can be permitted as of right per Section 4.1.a of the Town of Coventry Inland Wetlands and Watercourses Regulations.

In addition to this letter/narrative, 10 copies each of the following items are enclosed:

- plot plan and site plan dated 6/3/21
- wetland determination map dated 5/26/21
- letter from USDA-NRCS soil scientist dated 6/4/21

We would appreciate your review at your earliest convenience. Please coordinate with Greg Peracchio, who intends to represent the project before the inland wetlands agency, regarding meeting date and time. If you should have any questions regarding the submitted information, please contact me at 717-721-6795 or KeithH@teamaginc.com.

Sincerely,



Keith L. Hodge, P.E.  
Engineer - TeamAg Inc.

Enclosures

c: Hytone Farms, attn.: Greg Peraccio  
Ag-Grid Energy, LLC, attn.: Rashi Akki (via email only)  
File