

**PLANNING & ZONING COMMISSION
TOWN OF EAST HADDAM
LAND USE OFFICE
REGULAR MEETING MINUTES
December 10, 2013
(Not yet approved by the Commission)**

1. CALL TO ORDER: Mr. Brownell called the meeting to order at 7:15 p.m. at the Town Grange.

2. ATTENDANCE:

COMMISSIONERS PRESENT: Crary Brownell – Chairman, James Curtin (regular member), Bernard Gillis (regular member), Ed Gubbins (alternate member), Kevin Matthews (regular member), Richard Pettinelli (alternate member), Louis Salicrup (regular member)

COMMISSIONERS ABSENT: Harvey Thomas (regular member), Jessica Stone (alternate member)

OTHERS PRESENT: James Ventres, Emmett Lyman, and 4 townspeople were present.

3. MINUTES

The minutes of the November 26, 2013 meeting were accepted with the following amendments:

- Page 3, Item D, 1st sentence: Add “Planning & Zoning’s interest/concerns for” before “reviewing gravel roads”
- Page 3, Item E, last sentence: Change the last sentence to read “Mr. Ventres responded affirmatively, but Mr. Curtin noted that if the applicant had the funds, he would do the work.”

4. BILLS

Branse, Willis, and Knapp

\$407.00

Motion by Mr. Curtin, seconded by Mr. Gubbins to pay the bill as presented. Motion carried by unanimous vote.

5. INFORMAL DISCUSSION/ACKNOWLEDGMENTS AND SET HEARING DATES

A) Application 13-17, Shagbark Lumber, 21 Mt. Parnassus Road, installation of solar panels. Assessor’s Map 27, Lot 91.

First date: December 10, 2013

Last date: February 12, 2014

Attorney Scott Jezek addressed the commission on behalf of Shagbark. He introduced Mr. Tom Weems, who reviewed the proposal for a 150 Kilowatt solar electrical system. The intention is to install panels to the roof in order to produce electricity for their actual operations. Mr. Weems explained that they will install solar panels on Buildings 1, 3, and 5. They will produce energy that will be used on site. He

noted that this operation is standard in the State of Connecticut. He added that they have been able to secure some funding for these panels. Their contract would commence on July 1, 2014.

Mr. Gubbins asked if there would be batteries. Mr. Weems explained that on sunny days, if they are producing more energy than they need, the electricity would spin their meter backwards to build up credits. The credits would then be used on cloudy or inclement weather days.

Mr. Gillis asked if the panels would sit on an angle. Mr. Weems stated they would be flush mounted. Mr. Weems stated they would create walkways around the panels in the event they needed service. Mr. Gillis asked if the structure could handle the additional weight. Mr. Weems indicated they have gotten approval for two of the buildings.

Mr. Gubbins questioned the life span of the panels, to which Mr. Weems stated they would last approximately 25 years. Responsive to inquiry by Mr. Curtin, Mr. Weems stated they would look like standard units.

Mr. Ventres asked if they determined that the structural load could not work, if the plan would be to eliminate units or if they would be located elsewhere. Mr. Weems stated they would be located on the buildings only. Mr. Weems will bring samples of the panels for the public hearing.

Attorney Jezek asked for the public hearing to be scheduled for the January 14, 2014 meeting.

Mr. Ventres recalled at the last meeting it was noted that there are outstanding issues. Any time there are outstanding issues, he is not able to sign off on a project. However, he believed there was ample time to complete the outstanding issues.

Attorney Jezek stated in his review of the regulations, he questioned if a special exception was required. He believed Mr. Hunt's intent was to have Shagbark compliant once and for all. He suggested the commission review the special exception regulation regarding structures.

Mr. Hunt indicated he had given the plan to Mr. Ventres. Ms. Julie Leonardo indicated she had given the information to First Selectman Walter. Mr. Walter stated they had a funding opportunity through the C-Pac program.

Mr. Walter stated that Attorney Branse advised that Mr. Walter could write a letter in support of this project, with a game plan of how to resolve all issues.

The commission discussed the 11/26/13 letter prepared by Mr. Ventres. Mr. Ventres did not recommend discussing this letter tonight, as it was not the correct forum.

Mr. Gillis asked why this project was before the commission. Mr. Ventres stated this is the first time he has seen this. He was informed that there was a project for a 150,000 watt solar project.

Mr. Salicrup asked why the applicant would wait until now to apply. Mr. Ventres did not believe this discussion should occur outside the public hearing. Mr. Hunt stated they have been working on this

project for a year, and it is a \$500,000 project. Ms. Leonardo noted that no one else has gone through a special exception for this type of project. Attorney Jezek noted that his client thought this was an as-of-right project. He asked the commission to review the special exception requirements, and to consider that along with this project.

Motion by Mr. Gillis to set a public hearing for Application 13-17, Shagbark Lumber, 21 Mt. Parnassus Road, installation of solar panels for January 14, 2014, 8:00 p.m. at the Town Grange. Motion seconded by Mr. Gubbins, and carried by unanimous vote.

Motion by Mr. Gillis, seconded by Mr. Curtin, and carried by unanimous vote to take a brief recess at 7:42 p.m. The meeting reconvened at 7:48 p.m.

6. SITE PLAN REVIEW

A) Application 13-16, Dan Secore, applicant, Philip and Kathryn Sabo, property owners, 15 Lookout Drive, Site Plan Review to raise the roof height to allow additional living space.

Assessor's Map 87, Lot 15.

First date: December 10, 2013

Last date: February 12, 2014

No one representing the applicant was present at this meeting. Mr. Ventres stated the engineer took an extensive amount of time for the plan. He heard from Chatham that they cannot have more than two bedrooms on this site. The applicant asked that the application be continued to the next regularly scheduled meeting.

Motion by Mr. Curtin to continue Application 13-16 until the next meeting on January 14, 2014. Motion seconded by Mr. Gubbins, and carried by unanimous vote.

7. DISCUSSION

A) Agricultural Uses

Mr. Ventres noted that the Agriculture Committee hopes to have a report for the next meeting.

B) Gateway Height Regulation

None

C) Other regulations and ordinances to review

Mr. Ventres stated they did bring up the issue of medical marijuana. Several towns are adopting moratoriums on this issue. Mr. Ventres distributed information to the commission for review and discussion at the next meeting. Mr. Ventres will re-copy the handout and send it to the commission. A brief discussion ensued.

8. ZEO REPORT

Mr. Ventres stated most of his recent work was included in everyone's packet.

9. ADJOURNMENT

Motion by Mr. Gubbins, seconded by Mr. Matthews to adjourn at 8:01 p.m., and carried by unanimous vote.

Respectfully submitted,

Holly Pattavina