



Town of Colchester, Connecticut

127 Norwich Avenue, Colchester, Connecticut 06415

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Planning & Zoning Commission (AMENDED)

Meeting Minutes

October 2, 2019

Town Hall Room 2 @ 7:00 pm

1. **CALL TO ORDER** – Chairman Joseph Mathieu called the meeting to order at 7:00 pm.

2. **ROLL CALL-**

Members Present: Chairman Joseph Mathieu, Vice Chairman John Novak, Secretary Mark Noniewicz, Meaghan Kehoegreen, Jason Tinelle, & Bruce Hayn, and Alternate Beverly Seeley

Members Absent: Karen Godbout

Others Present: Matthew Bordeaux, Planner, Daphne Schaub, Assistant Planner/Zoning Enforcement Officer, Board of Selectman Liaison Stan Soby, and Kamey Cavanaugh, Clerk.

The Planning and Zoning Commission welcomed Matthew Bordeaux, the newly hired Planner for the Town of Colchester.

3. **APPROVAL OF MINUTES – August 21, 2019**

J. Novak MOTIONED to APPROVE the minutes of August 21, 2019 as written. SECONDED by J. Tinelle. MOTION CARRIED 5-0-2, M. Noniewicz and M. Kehoegreen abstained.

4. **PUBLIC HEARING-**

A. **Application No. SP2019-004: 350 New London Road, Pine Gate Renewable (Applicant), John & Laurie Herde (Owner) for a Special Permit and Site Plan Approval of Solar Panel Facility, Map 02-08/Lot 046-000, in the RU Zone.**

D. Schaub reported the application before you is for a Special Permit and Site Plan Review to develop a solar farm at 350 New London Road, Route 85, an arterial road in the Rural Use Zone (RU) and the Arterial Commercial Overlay Zone (A/C). Pursuant to Regulation Nos. 3.3.5 and 7.3.5 public utility structures are permitted by Special Permit in both the RU and the A/C Zones. Stormwater basins are proposed and will provide for a reduction in stormwater runoff from the property. There are presently no sidewalks located along New London Road in the vicinity of this site and the applicant requests none be required. There is no site lighting proposed for the project. This use will emit no offensive odors perceptible from any property line of the lot and will emit no obnoxious, toxic, or corrosive fumes or gases. Once construction is completed there will be no increase in the existing traffic volume as work crews will only be onsite for routine maintenance, landscaping, and repairs. There will be no noise emitting from the operation of this solar farm. The community character of the area will remain unaltered as the setback are large and there is no lighting or signage proposed. The Town Engineer and Public Works Director have both recommended approval of this project. The Colchester Conservation Commission issued a wetlands permit for this activity on September 11th.

MINUTES

Wednesday, October 2, 2019

Planning & Zoning Commission

Ellen Bartlett, CLA Engineers, representing the applicant provided a visual of the plans for the commissions review. The site is made up of 42 acres, with approximately 7 acres of disturbance, and 4.5 acres holding solar panels. The setback from the road is 250' and the site is heavily wooded.

M. Noniewicz MOTIONED to CLOSE the public hearing of application No. SP2019-004: 350 New London Road, Pine Gate Renewable (Applicant), John & Laurie Herde (Owner) for a Special Permit and Site Plan Approval of Solar Panel Facility, Map 02-08/Lot 046-000, in the RU Zone. SECONDED by B. Hayn. MOTION CARRIED.

5. FIVE MINUTE SESSION FOR THE PUBLIC – None

6. PENDING APPLICATIONS –

- A. Application No. SP2019-004: 350 New London Road, Pine Gate Renewable (Applicant), John & Laurie Herde (Owner) for a Special Permit and Site Plan Approval of Solar Panel Facility, Map 02-08/Lot 046-000, in the RU Zone.**

M. Noniewicz MOTIONED to APPROVE Application No. SP2019-004: 350 New London Road, Pine Gate Renewable (Applicant), John & Laurie Herde (Owner) for a Special Permit and Site Plan Approval of Solar Panel Facility, Map 02-08/Lot 046-000, in the RU Zone with the following conditions

- 1. No sidewalks shall be required*
- 2. An E&S Bond satisfactory to the Town Engineer must be in place prior to the pre-construction meeting*
- 3. A pre-construction meeting must be held before commencement of each phase*
- 4. The proposed landscaping must be installed prior to the Certificate of Occupancy and*
- 5. A Two-Year Landscaping Bond shall be established for any new landscaping planted*

Motion was seconded by J. Tinelle. MOTION CARRIED UNANIMOUSLY

7. PRELIMINARY REVIEWS – None

8. OLD BUSINESS – None

9. NEW BUSINESS – None

10. PLANNING ISSUES & DISCUSSION-

The commission would like to further discuss a better definition of special permit criteria for solar panels at the next regular scheduled meeting.

11. ZONING ENFORCEMENT – None

12. CORRESPONDENCE – None

13. ADJOURNMENT

M. Noniewicz MOTIONED to adjourn the October 2, 2019 Planning & Zoning Commission meeting at 7:50PM. SECONDED by B. Hayn. MOTION CARRIED UNANIMOUSLY

Respectfully Submitted,

Kamey Cavanaugh, Clerk

MINUTES

Wednesday, October 2, 2019
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