

COLCHESTER PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
WEDNESDAY, MAY 1, 2013
TOWN HALL, 127 NORWICH AVENUE, COLCHESTER, CT
Room 2
7:00 P.M.

MEMBERS PRESENT: Chairman Joseph Mathieu; John Novak, Mark Noniewicz, (arrived at 7:18 p.m.), John Rosenthal, Stacey Brown and Christopher Bakaj; Alternate: Jason Tinelle; Stan Soby, Board of Selectman Liaison

MEMBERS ABSENT: Dave Gesiak

STAFF PRESENT: Adam Turner, Town Planner, Craig Grimord, Assistant Planner/Zoning Enforcement Officer; Gail Therian, Clerk;

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

2. **Roll Call**

Chairman Mathieu asked the clerk to note those in attendance. J. Tinelle was seated as a voting member.

3. **Additions to Agenda** –

A. Turner asked that an "Item A" be added to the agenda under Item # 13 "Correspondence" – "POCD Language from Paula Stahl."

So moved, by J. Rosenthal, seconded by J. Novak. **Motion carried unanimously.**

4. **Minutes of Previous Meetings** – Minutes of Regular Meetings – April 17, 2013

Motion by J. Tinelle, seconded by S. Brown to accept the Minutes of the Regular Meeting of April 17, 2013 as written.
Abstentions: J. Rosenthal and S. Brown All others in favor **Motion carried.**

5. **Public Hearings** – None

6. **Preliminary Reviews** – None

7. **New Business & Applications Received:** -

- A. **CGS#13-046-Town of Colchester** – The transfer of a .10 acre triangular parcel of land to the adjacent property owner. The parcel is located adjacent to 738 Middletown Road at the NW corner of the intersection of Middletown Rd. (Rte16) and Westchester Rd (Rte.149). (Received 5/1/13 and scheduled for review on 5/15/13)

This application was for receipt only. It will be discussed at the May 15, 2013 meeting.

8. **Five Minute Session for the Public** -

Chris Bourque, 391 Westchester Road, asked the Commission to consider a revision to the Subdivision regulations allowing Agricultural easement as an alternative to Conservation easements in future developments.

Leslie Curtis, 110 Cato Corner Road, agreed with Mr. Bourque's suggestion.

David Wasniewski, Colchester resident, agreed with Mr. Bourque's suggestion.

9. **Pending Applications:-**

- A. **SDP #13-021 of C.A.S.T.L.E. Inc** for Site Plan modification to build a 1152 sq. ft. addition to the existing building and build a 12 space parking lot at 396 Halls Hill Road.

C. Grimord said this is scheduled for review at the May 15, 2013 meeting. He reminded the Commission that this is the application that at least two (2) members will need to recuse themselves and asked that the remaining Commissioners plan on attending this meeting.

- B. **SDP#12-022-Gehrlicher Solar America Corp applicant/ Moark, LLC owner**-Site Plan modification to install ground mounted solar array facility at 200 Shailor Hill Road. (Application submitted 3/14/13. Received by the commission on 3/20/13, must act on by 5/15/13)

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TOWN CLERK

C. Grimord distributed copies of the Exhibit List and a revision to Page 3 of his memo dated April 25, 2013 to the Commission members.

Steve D'Ambrosio of GZA GeoEnvironmental, Inc. told the Commission that this application is to install a 770kW ground mount photovoltaic facility at 200 Shailor Hill Road. He explained the location and access of the proposed solar field. He said that the facility will be enclosed by an 8" high fence. A Wetlands Agent application has been submitted and approved. Grading will be kept to the minimum and proper Erosion and Sediment Controls will be installed. Discussion followed regarding the fencing.

C. Grimord, ZEO/Assistant Planner told the Commission that he believed a year-round vegetative screen/buffer should be required along the frontage of the site to retain the rural character of the area. Discussion followed.

Nate Malo, Gehrlicher Solar America Corp. spoke about the construction process and maintenance of the facility. Discussion followed.

Motion by M. Noniewicz, seconded by J. Novak in conjunction with the findings in Staff report dated 4/25/13, the motion is hereby made to approve with modifications Site Plan Application SDP#13-022 Gehrlicher Solar America Corp. applicant, Moark, LLC owner, Site Plan modification to install ground mounted solar array facility at 200 Shailor Hill Road. Assessor, Map #05-16, Lot #006-001, and Specifically the plan titled "Solar Photovoltaic System, Moark Egg Farm, 200 Shailor Hill Road, Colchester, CT Proposed Site Plan" Prepared by GZA GeoEnvironmental Inc. for Gehrlicher Solar America Corp, 7-sheets dated 3/14/13 revised to 4/09/13.

The following modifications are to be made to the final plans for Commission signature:

1. Add the following notes to the final plans:
 - A. Zoning Compliance Permit is required prior to the start of construction
 - B. All Chatham Health District requires are complied with;
 - C. An As-built is required for review and approval prior to issuance of a Certificate of Zoning Compliance.
2. Per Section(s) 3.7.3.N.4, 12.3.10 and 13.9.3 of the regulations, final plans are to include that the applicant is to Provide a year-round vegetative screen/buffer along with the frontage of the site from the south end of the road Frontage to the main access drive in the form of spruce plantings, 4' – 6' high, spaced every six feet on center.

Motion carried unanimously.

10. Old Business - None

11. Planning Issues & Discussions -

A. Presentation by the Agriculture Commission of proposed regulations

A. Turner informed the Commission that the Agriculture Commission had developed an alternative to the Proposed Agriculture Regulations and were here to present these revisions.

Elizabeth Gilman, Chairman of the Agriculture Commission, gave a brief overview of the revised Agriculture Regulations. Chris Bourque, New London County Farm Bureau representative, spoke about the impact of the regulations on the local farmers. Discussion followed regarding the purpose and authority, farm buildings and structures.

Mark Noniewicz left the meeting at 9:00 p.m.

Discussions were also held regarding agricultural definition, setbacks and the Agricultural and Non-Agricultural Related uses and Signage. The Commission will continue discussing the proposed revisions to the Agriculture Regulations at the next meeting with representatives of the Agriculture Commission before making any decisions on the revisions.

B. Zoning Map Review

This item was not discussed due to time constraints

12. Zoning Enforcement Officer's Report - None

13. Correspondence -

- A. – POCD Language from Paula Stahl

SW

This item was not discussed due to time constraints.

14. Adjournment

Motion by J. Novak, seconded by C. Bakaj to adjourn at 9:43 p.m. **Motion carried unanimously.**

Gail N. Therian, Clerk