



**TOWN OF EAST WINDSOR  
PLANNING AND ZONING COMMISSION  
Regular Meeting #1708 – December 13, 2018  
MEETING MINUTES - Draft**

2

**MOTION:** To **ACCEPT** the Minutes of Regular Meeting #1707 dated August 22, 2016 as written.

**Devanney moved/Thurz seconded/DISCUSSION: None.**

**VOTE:**       **In Favor:**     **Kowalski/Ouellette/Sullivan/Thurz**  
                  **Opposed:**     **No One.**  
                  **Abstained:**  **Devanney**

**RECEIPT OF APPLICATIONS:**

No new Applications were presented this evening.

**PERFORMANCE BONDS – ACTIONS; PERMIT EXTENSIONS; ROAD**

**ACCEPTANCE: Newberry Village** – Request for extension of the existing Special Use Permit for the ongoing Active Adult Housing development at the intersection of Newberry Road and Winkler Road (*Approved on 5/24/2005; 5-year extension granted on 9/13/2011*):

Chairman Ouellette read the description of this Item of Business. Appearing to discuss this extension request was Jay Ussery, of J. R. Russo & Associates. Also present was the developer, Jim Giorgio.

Mr. Ussery reported this project has been going on for a number of years; he described the site location which extends from Winkler Road to Newberry Road. He noted Mr. Giorgio is now developing the final phase, which includes Goldfinch Court, Hickory Trail, and Sparrow Drive. Mr. Giorgio hopes to complete this work in the next 18 months. The infrastructure and roads are already in; Mr. Giorgio would like to renew the Special Use Permit.

Chairman Ouellette questioned if Town Planner Whitten had any concerns regarding this project? Town Planner Whitten concurred that Mr. Giorgio is working on the final phase. While working on the bonding release request they found an extension was due. This project qualifies under PA #1105; the extension would go the maximum length to expire May 24, 2019.

Chairman Ouellette queried the Commissioners for comments. Commissioner Thurz cited that the economy is turning around; sales should increase. Commissioner Devanney felt it wouldn't be fair to the people who have already settled in this development to not complete the project. The remainder of the Commissioners concurred.

**MOTION TO APPROVE Application of Newberry Village LLC for renewal of a special use permit to be extended to its final date of May 24, 2019 owned by**

**TOWN OF EAST WINDSOR  
PLANNING AND ZONING COMMISSION  
Regular Meeting #1708 – December 13, 2018  
MEETING MINUTES - Draft**

**Newberry Village LLC and LTP Realty, per Chapter 800 – [Map 104, Block 17, Lots 19-06 & 19 Zoned ARHD]** (as may be modified by the conditions) and the following conditions of approval: Town of East Windsor Planning and Zoning commission, Site Plan Motion and conditions, Special Permit – Certified Notice of Approval, filed with the town clerk on 6/29/05, in volume 287 pg 954, as may be amended

**Conditions of approval are as approved On May 24, 2005 and any or all subsequent modifications, inclusive of September 13, 2011**

---

**Referenced Plans:**

All plans, files, and documents submitted in the 2005 approval as listed in conditions of approval attached, and those referenced with the renewal and modification from approval September 13, 2011.

**Devanney moved/Sullivan seconded/DISCUSSION: None**  
**VOTE: In Favor: Unanimous Devanney/Kowalski/Ouellette/Sullivan/Thurz)**  
**(No one opposed/No abstentions)**

**OTHER BUSINESS:**

Town Planner Whitten introduced Shawn Rairigh, recently hired as the full-time Assistant Planner. Introductions followed; the Commission welcomed Mr. Rairigh.

**CONTINUED PUBLIC HEARINGS:** None.

**NEW PUBLIC HEARINGS :** None.

**NEW BUSINESS:** None.

**OLD BUSINESS:** None

**.CORRESPONDENCE:** None.

**BUSINESS MEETING/(1) Informal Discussion for NORCAP to install a solar farm (Siting Council Jurisdiction):**

Jay Ussery, of J. R. Russo & Associates, and Mr. Jeffery Macel, a principal in Lodestar Energy, joined the Commission to discuss the proposal for two solar farms.

Mr. Ussery submitted to the Commission a GIS aerial of the two NORCAP sites being considered for these projects. The sites are identified as NORCAP North, which is the location of a previous gravel pit known as the Maslak property, and NORCAP South,

**TOWN OF EAST WINDSOR  
PLANNING AND ZONING COMMISSION  
Regular Meeting #1708 – December 13, 2018  
MEETING MINUTES - Draft**

4

which is the location of a capped landfill and an existing gravel pit to the west of the railroad being worked by Herb Holden. Mr. Ussery indicated the sites contain 11 and 12+/- acres; each site will produce 1 megawatts of power which requires that Lodestar appear before the Connecticut Siting Council for approval. Mr. Ussery submitted to the Commission a copy of PA #03-140 which describes the charge of the Connecticut Siting Council, which takes jurisdiction over cell towers, wind farms, and gas transmission lines. Mr. Ussery suggested if you took the Inland Wetlands Commission, the Planning and Zoning Commission, the Department of Energy and Environmental Protection and the Army Corp of Engineers, and archeological and flora and fauna those would be the areas of concern/review of the Siting Council. He noted site walks will occur; there will be a period of public notice for people and commissions to present their concerns. Mr. Ussery reported they recently appeared before the Inland Wetlands Commission, and will be appearing before the Board of Selectmen next week. They are seeking letters of support from each of the agencies.

Mr. Ussery described each site. NORCAP South is the location of the capped landfill. Dennis Botticello is presently capturing methane gas from the landfill and utilizing generators at the site to produce electricity which is sold to CLP/Eversource. The site will never be used for housing; it could possibly be used for agricultural or something like the present proposal. There is a berm with vegetation and mature trees in front of the site; the west of the railroad is the location of the current excavation. NORCAP North was the site of the Maslak pit which may have predated Zoning Regulations. The site contains just over 12 acres. There is a small area of wetlands in the northwest corner of the site. No disturbance will occur in the wetlands but they will be working in the upland review area. Neither location of the solar farms will be visible from local roads. From an operational and logistical standpoint both locations are very good sites for solar farms.

Mr. Ussery reiterated they are appearing before the Commission to advise you of the applications they will be submitting to the Siting Council. They would like the Commission to raise their concerns, and if they favor these proposals they are looking for a letter of support to include with the applications to the Siting Council.

Chairman Ouellette queried the Commissioners for questions/concerns.

**Commissioner Moore:**

**What's the effect of dust on the panels?** Mr. Ussery reported they are washed as you would wash a window

**Are any maintenance facilities associated with these panels?** Mr. Ussery replied negatively, but noted someone comes in to mow between the panels.

**Commissioner Zhigailo:**

**Are the properties leased?** Mr. Macel indicated they propose a 20 year lease. Also, in regard to **cleaning the panels**, they typically only need to clean panels in the Northeast once a year.

**What's the life span of these panels?** Mr. Macel suggested 20 years; they tend to degrade at about 25 years.

**What happens to the panels, and when the lease is done do you take everything away?** Mr. Macel explained the installation process, noting they often mount them 5 panels high; the highest point of the installation would be approximately 8 feet high.

**Are you looking for anything creative to help with the mowing?** Mr. Macel suggested perhaps sheep; cows wouldn't work well.

**How long to build the facilities?** Mr. Macel suggested these proposed locations are flat; he felt they could complete the projects in 3 months.

**Commissioner Kowalski:**

**Do you sell the electricity back to third parties?** Mr. Macel reported they sell the product back to municipalities and agricultural uses. They are presently discussing sales to South Windsor, and currently sell to Vernon.

**Could there be a benefit to East Windsor?** Mr. Macel replied affirmatively.

**Commissioner Sullivan** felt these are both good locations; it's good to see something coming in for a reuse; no one will see them.

**Do you pay taxes to the Town?** Mr. Macel replied affirmatively, noting the real estate property value will increase so those taxes will increase because of the lease value.

**Commissioner Devanney:**

**Are the panels taxed?** Mr. Macel indicated they are leased so they would be exempt.

**Commissioner Thurz:**

**Are you aware of people riding dirt bikes at these locations?** Mr. Macel replied affirmatively.

**Town Planner Whitten:**

**There is no topsoil at these locations because of the excavation; will you bring in topsoil?** Mr. Macel suggested they would bring in probably 4 inches and then reseed the area. They will also have a vegetative maintenance plan.

**Does grass grow behind the panels?** Mr. Macel replied affirmatively; he referenced a cranberry bog which flourished because of the indirect light.

**What about glare?** Mr. Macel noted both these locations are heavily treed, and one has the berm.

**What are the problems associated with putting them on a landfill?** Mr. Macel suggested they are good uses for a landfill, although sometimes they can be tricky because of post-closure history.

Town Planner Whitten felt these are good sites for these proposals.

**Chairman Ouellette:**

**These proposals require approval through the Siting Council; was any consideration given to downsize the installations so review/approvals could be done locally?** Mr. Macel reported an installation in Barkhamstead was done locally, while an installation in Suffield was larger and required review by the Siting Council so they went through both processes side by side. He suggested the local process was probably a little more reasonable; the State review is intensive. Mr. Macel reported Lodestar focuses on installations between 1 and 5 megawatts. Commissioner Kowalski questioned that each site is a 2 megawatt facility? Mr. Macel indicated each site will produce 2 megawatts for a total of 4 megawatts for the two locations.

**Town Planner Whitten:**

**How does a municipality benefit from these installations?** Mr. Macel reported you can have 10 accounts; towns tend to go with a large facility like a library or a school which would use 250,000 to 350,000 megawatts. He indicated they will discuss options with East Windsor.

**Commissioner Moore:**

**How long to complete the application process with the Siting Council?** Mr. Macel suggested he anticipates 6 months at the Siting Council. He felt they would apply to the Siting Council next month; maybe construction would begin next Summer.

**Chairman Ouellette:**

**Are you seeking letters of support from each agency and the Selectmen?** Mr. Ussery reported that in Suffield they received letters from the Inland Wetlands and Planning Commissions, and maybe the Economic Development Commission, and the Selectmen. Mr. Macel felt that the appearances before each agency enables the agencies to weigh in on the project. Discussion followed regarding the timing of the letter submission; Mr. Ussery felt it would be beneficial to include the letters when applying to the Siting Council.

**Commissioner Kowalski:**

**Do you notify the abutters?** Mr. Macel reported the Siting Council notifies the abutters; Mr. Ussery also noted the respective Senators and Legislators are notified as well.

Town Planner Whitten suggested adding discussion of the Commission's concerns or considerations at the January 10, 2017 Commission Meeting under the Business Meeting.

**BUSINESS MEETING/(2) Election of Officers:**

The Commission discussed the current positions, who is serving in each position, and if they want to continue in the respective capacities. Commissioner Thurz indicated he would prefer someone else consider appointment as Vice Chairman as his schedule is getting busier. The following action was taken:

**TOWN OF EAST WINDSOR  
PLANNING AND ZONING COMMISSION  
Regular Meeting #1708 – December 13, 2018  
MEETING MINUTES - Draft**

7

Commissioner Kowalski nominated Commissioner Devanney as Secretary;  
Commissioner Sullivan seconded the nomination.

Commissioner Devanney nominated Commissioner Sullivan as Vice Chairman;  
Chairman Ouellette seconded the nomination.

Commissioner Thurz nominated Commissioner Ouellette as Chairman; Commissioner  
Devanney seconded the nomination.

**MOTION: To ELECT the Commissioners nominated for Secretary, Vice  
Chairman, and Chairman as discussed.**

**Kowalski moved/Thurz seconded/DISCUSSION: None.**

**VOTE: In Favor: Unanimous Devanney/Kowalski/Ouellette/Sullivan/Thurz)  
(No one opposed/No abstentions)**

**BUSINESS MEETING/(3) Meeting Schedule for 2017:**

**MOTION: To APPROVE the 2017 Meeting Schedule for the Planning and  
Zoning Commission as presented.**

**Devanney moved/Kowalski seconded/DISCUSSION: None**

**VOTE: In Favor: Unanimous Devanney/Kowalski/Ouellette/Sullivan/Thurz)  
(No one opposed/No abstentions)**

**ADJOURNMENT:**

**MOTION: To ADJOURN this Meeting at 7:23 p.m.**

**Devanney moved/Thurz seconded/VOTE: In Favor: Unanimous**

Respectfully submitted,

---

Peg Hoffman, Recording Secretary, East Windsor Planning and Zoning Commission