



TOWN OF NEWTOWN

PLANNING & ZONING COMMISSION

MINUTES

Regular Meeting

Council Chambers, 3 Primrose Street

August 4, 2016 7:30 P.M.

Present: Mr. Mulholland, Mr. Corigliano, Ms. Manville, Mr. Meadows, Mr. Taylor

Absent: Mr. Mitchell, Mr. Swift, Ms. Cox

Also Present: Fred Hurley, Director of Public Works

Mr. Mulholland called the meeting to order at 7:29 pm.

Public Hearing

Application 16.09 by **The Town of Newtown** for an Amendment to the Special Exception and Site Development Plans approved April 30, 1970 to 199A South Main Street, for the installation of solar panels at the town landfill, as shown on certain maps titled "Town of Newtown, CT – Landfill, 1360.8 KW Solar PV System, dated 2/22/16".

Ms. Manville read the call for the hearing. Mr. Mulholland asked to hear from the applicant. Fred Hurley, Director of Public Works, gave an overview of the current standard of maintaining the landfill. Mr. Hurley submitted the mailers and a document from the Department of Environmental Protection (DEEP) regarding the "disruption/post-closure use of the closed solid waste disposal area". He explained that there is over 3 feet of material covering the site that needs to be smooth in texture. The Department of Public Works (DPW) is charged with the task of eliminating any blemishes in the surface that would allow water to pool. The solar panels will not interfere with the standards from DEEP.

The wiring will run above ground in conduit until it can be buried off of the cover. The solar panels will cover an approximate 3 acre area. They have a fixed axis, and are rated for 96 mph wind resistance. Mr. Hurley explained the process that will be used; Virtual Net Metering. The electricity produced will go back onto the grid, and can be acquired at a lesser cost (than electricity from CL&P). These panels are of zero cost to the town; only

the electricity will be purchased at 6.3 cents per kilowatt. A purchasing contract will run for 25 years. These savings can be applied to town buildings, and will amount to approximately \$3 million. The area of the landfill is currently enclosed in a fence, and the ±3 acre parcel with the panels will be surrounded in another 6 foot chain-link fence. With no further question or comment, Ms. Manville presented the following motion:

BE IT RESOLVED by the Newtown Planning and Zoning Commission that the Application 16.09 by **The Town of Newtown** for an Amendment to the Special Exception and Site Development Plans approved April 30, 1970 to 199A South Main Street, for the installation of solar panels at the town landfill, as shown on certain maps titled “Town of Newtown, CT – Landfill, 1360.8 KW Solar PV System, dated 2/22/16” is hereby found consistent with the Plan of Conservation and Development and the Comprehensive Plan.

BE IT FURTHER RESOLVED that the application become effective August 27, 2016.

Mr. Corigliano made a motion to accept. Mr. Meadows seconded. The Commission took a vote:

Mr. Mulholland	YES
Mr. Corigliano	YES
Mr. Taylor	YES
Mr. Meadows	YES
Ms. Manville	YES

The motion was approved unanimously.

Minutes of July 21, 2016

No changes were made. **Mr. Meadows made a motion to accept. Mr. Taylor seconded. All were in favor.**

Adjournment

With no further business; Mr. Meadows made a motion to adjourn, Mr. Corigliano seconded. The meeting was adjourned at 7:52 pm.

*Respectfully Submitted,
Georgia Contois, Clerk*