

Planning and Zoning Commission
Special Meeting
April 14, 2016
Page 1 of 2

Special Meeting

Chair Grindle called the special meeting of the Planning and Zoning Commission to order at 7:10 p.m.

Roll Call

Present were: Chair Kevin Grindle, Gary DeCesare, Sue Hochstetter, Ev Hyde and Randy Thompson. Also present were Alternate Gloria Langer and Staff Member Martha Fraenkel. Absent was: Alternate Wayne DeCarli.

Old Business

1. Discussion: PLAN OF CONSERVATION AND DEVELOPMENT 2016

Tabled.

Communications

Solicitation of Comments - Notice of Petition to the CT Siting Council by ecos ENERGY for approval of the construction and operation of a 10 megawatt solar photovoltaic energy generating facility on property owned by Estate of Peter Freiman on the south side of Route 6 and west of Fisk Road. The proposed application uses 39.7 acre of a 100 acre parcel for installation of the solar equipment. Comments from the Town of Hampton must be submitted to the Siting Council by April 22, 2016.

Chair Grindle read aloud the notice of petition to the CT Siting Council by ecos ENERGY. He announced that a site visit has been scheduled for Thursday, April 21, 2016 at 10:30 a.m. Project Manager Steve Broyer will be on hand at the visit to answer questions. The Commission reviewed plans for the project dated March 15, 2016. It was reiterated for the record that Planning and Zoning will have limited jurisdiction regarding compliance due to the fact that the project is going before the state of CT siting council.

Selectman Chapel noted that the scope of work may involve some blasting that could affect a few very close neighbors to the property. He welcomed improvements that would be done to Fisk Road and planned to participate on the walk through on April 21, 2016.

Fraenkel read the project description and the description of work. The Commission questioned the change in vegetation with chemicals and the long term effects of using chemicals. They also wondered how stormwater run-off will be affected.

Wetlands Agent John Valente noted that the plans presented were not construction plans. He mentioned concerns about water run-off into the roads, the panels' drip edge, and who monitors during construction. He also said that the Town IWC will not have any jurisdiction unless there is a violation.

Stan Crawford asked how many phases the project would be completed in and if there was a plan for decommissioning. He reported that there would be no impact on the endangered species database.

Further comments/discussion from the Commission included:

- Possible concerns regarding fire and the use of enough foam to contain it
- Planning and Zoning and Inlands, Wetlands and Watercourses shall each submit separate comments
- Unofficially, comments may be accepted as late as May 5th
- The project will bring \$300,000 – \$400,000 taxable dollars to the town per year

Planning and Zoning Commission
Special Meeting
April 14, 2016
Page 2 of 2

- Would the project owners be willing to leave some commercial use frontage available
- Buffering and landscape plan – in the near future and later
- Definition of buffering as provided in the description of the project
- Further comments can be added after the site walk on April 21st
- What is the construction plan time frame?

A special joint meeting of the Planning and Zoning and Inlands, Wetlands and Watercourses Commissions will be held on Thursday April 21, 2016 at 7:00 p.m. to discuss the solar project with Project Manager Steve Broyer.

Adjournment

The meeting was adjourned at 8:55 p.m.

Respectfully submitted,

Valerie Imre

Recording Secretary