



Anthony Denorfia, 133 Main Street, Southington, CT. We're the applicants of this property and Mr. Wells is here. He is the property owner and we were the former property owner of the property. We developed the property years ago.

We sold the lot to Mr. Wells. The property is approximately a 2-acre site on the corner of Hawks Nest Drive and Shuttle Meadow Road. It's right across the street from Crescent Lake. Gorgeous area.

Mr. Wells plans on building a home. It's going to be a fairly large home. Its 4 bedrooms. The first floor is approximately 3,000 sf. The second floor is approximately 2140 sf. It has an unfinished bonus room of the 718 sf. Around it has wrapped porches and patios totaling about 1300 sf. Showed rendering.

The house is built on a 45-degree angle. The main part of the house is here and then it goes out at a 45 degree angle and that's where the garage area is. The front will consist of two doors, double door and a single door. The other bay of the garage is actually to the rear of the house. Showed elevations. It's three bays in the front and right around the back is the fourth bay.

At no time would you ever see more than two garage doors, no matter which way you look at it.

The total garage area, considering the size of the house, is probably less in proportion to what a two car garage would be on a 2400 sf house.

It's a fairly large house in an area of larger homes. Mr. Wells has four licensed drivers in his house.

The purpose of the fourth garage is primarily for the storage of kayaks, boats and lawn equipment.

If you have any questions, I'll be happy to answer them.

Those speaking in favor of the application:

Arthur Cyr, 103 Berlin Avenue. I speak in favor of this proposal for a couple of reasons. On a two acre lot, I don't believe there will be any opposition from the neighbors and as a taxpayer in this town, the bigger people want to build their houses with more things, I would love to see it assessed as high as possible. I agree it should be allowed.

From the plans it doesn't seem to be offensive from any direction.

Thank you.

Those speaking against this application:

None.

Attorney Denorfia noted a letter which is part of the record and we have met all of the conditions and objections stated.

The rendering submitted tonight is the same one that is on file clarified Mr. Phillips.

The Chair closed the public hearing.

Business Meeting

**A. AA Denorfia Building & Development, LLC**, Special Permit application to construct additional garage space totaling greater than 3 spaces onsite, property owned by William J. Wells, located at 15 Hawks Nest Drive (SPU #552)

This is ready for action. The applicant has a statement on file it is not to be used for business purposes.

Mr. D'Angelo made a motion to approve and Mr. Kalkowski seconded. Motion passed 7 to 0 on a roll call vote.

**B. Southington Water Department**, site plan application for the construction of a storage tank, pump station, water mains and appurtenances that will serve a new pressure zone, 720 Pleasant Street, 271 Chesterwood Terrace and Smith Street (SPR #1691).

Fred Rogers, Superintendent of the Southington Water Department represented the application. A presentation was given at a previous meeting and now the design is ready and we hope to have contracts by mid-summer and move forward late summer early fall.

Mr. Phillips advised this is ready for action with two stipulations:

- Coordinate with the tree warden on posting tree removal within Smith Street ROW prior to clearing.
- Coordinate with DPW Director and Department of Education Facilities Director on the final gate location and staging location.

Mr. Kalkowski made a motion to approve with the two stipulations noted. Mr. Macchio seconded. Motion passed 7 to 0 on a roll call vote.

**C. Greenskies Renewable Energy, LLC**, Floodplain filling application for work within the floodplain, 10 & 25 Maxwell Noble Drive (FF #245)

**D. Greenskies Renewable Energy, LLC** site plan application for the installation of a ground mount photovoltaic array, property of Town of Southington, Hatton School, 50 Spring Lake Road (SPR#1696).

**E. Greenskies Renewable Energy, LLC**, site plan application for the installation of a ground mount photovoltaic array, property of Town of Southington, South End School, 10 & 25 Maxwell Noble Drive (SPR #1697).

Chris Palmer with Greenskies, engineer. With me tonight is Ray Gradwell of BL Companies. BL has been contracted by Greenskies to perform design services.

Greenskies and the TOS have entered into a Power Purchase Agreement. Greenskies will design, construct, install, operate and maintain two proposed solar arrays at no cost to the town. The town's obligation is solely to buy the power produced by these two systems.

One system is for South End School and another is for Hatton School. Both will be installed on town owned property adjacent to the schools and they'll tie directly into the school where they'll deliver all power.

I have a couple of slides and I want to talk about safety concerns and glare issues.

Before doing that, I want to talk about why we chose ground mount over a rooftop system. At Hatton School, the roof is really not in any condition to install a solar array. Because during the life of our 20 year contract, we would need to replace that roof which would require the system is removed, a new roof is installed and the system is reinstalled. We try to avoid that when possible.

At South End School, there is a brand new asphalt shingle roof on a pitch. If we were to install on that roof, we would have to do numerous penetrations and we try to avoid doing that level of penetrations on a new roof.

Additionally, a rooftop system, because the size of the rooftop it can only meet about 20 to 30 percent of the energy demand of the building. With a ground mounted system --- we've sized them to meet about 80 to 90 percent of the entire energy demand. We'll be able to provide renewable energy to the school at 80 to 90 percent of their demand.

The two arrays will be fully fenced in. Restricted access. No access except for Greenskies personnel. We'll have signage around that will identify it as restricted access and it will be signed in accordance with the National Electric Code (NEC) to identify it as an electrical source.

All electrical runs will be underground. Outside of the array there'll be no equipment that can be accessed.

As to vandalism, that is covered by Greenskies and we'll pay for any repairs that need to be done.

As far as electrical safety, the important thing to understand is that during operation of the system you can physically go up and touch all components of the system without any concern for electric shock.

As far as health concerns, I'll reference the Department of Energy Resources for Massachusetts put out for ground mounted systems. These are silicon-based modules. Silicon is found in TVs, computer monitors, cell phones and it is wedged between two temper resistant glass shields with an aluminum frame around that. No potential for leaching into the air or into the groundwater.

In the rare event of a fire, there is not chance it can reach any temperature high enough to emit any toxins.

As far as electromagnetic frequency goes, it's the same level of standard household appliances which is less than cell phones and radios.

Lastly, glare. Anytime we are reflecting light off of the surface of a module, we are losing energy. To combat that the modules have a textured glass and anti-reflective coating and that holds the reflection down below about 2 percent. The FFA put together a chart which shows that a snow bank in the front yard will reflect light 8 times more than a module would.

I'll hand it off to Ray who can walk you through the site plans.

Ray Gradwell, Senior Project Manager and Manager of landscape architecture and civil engineering at BL Companies, Hartford office, 150 Trumbull Street, Hartford, CT.

Showed the site. Parking and circulation around the school. This project is part of a big Southington complex. We have an athletic complex located to the west, Southington Wastewater Treatment to the west and we have a pond across the street that's associated with Misery Brook.

As Chris mentioned, the array is going to be located off the edge of the school. (Indicated) The area is already disturbed. There is an existing hockey rink used in the past for deck hockey. There's a volley ball court and a gravel parking lot. That area has been prior disturbed and prior damaged by opportunities out there.

We're proposing about 800 modules as Chris mentioned, to power the school. The trenching from the array will run back through the gravel parking lot to the school into an electrical closet located on the east side of the school.

We're proposing erosion control and storm water control. Explained that will be accomplished by a construction entrance, silt sacks, waddles and silt fence.

The array will be mounted on a post. The panels will capture the light and they'll be mounted on posts driven into the ground. Not a lot of heavy excavation. This is a simple system. Foundations are driven into the soil; the soil is left as it is today as is the terrain. Once the soils have been disturbed they'll be stabilized with a low maintenance seed mix to maximize the sunlight on the panels.

Storm water management will not have a hard piped system. We'll catch the water and discharge to the wetland systems adjacent to the site. It'll be a sheet flow type technique. Explained.

We did receive a wetlands approve May 12, 2015 with a couple of stipulations that the applicant has agreed to account for in the project construction.

The other part of this application is a floodplain fill. Out and around Misery Brook is a floodway and floodplain. A portion along the edge, there are a few panels that'll be located within the floodplain. We're not proposing any cuts or fills in the floodplain. The post will be driven in the floodplain and the panels will be elevated above the 100 year flood elevation by approximately 2 feet. Explained.

The area disturbed for this project is about 1.5 acres.

HATTON SCHOOL

The school is located on the north side of the site. The array proposed is on the south side of the building and it is surrounded by fencing. There will be a gate system around there to get into that site.

Same scenario as South End School. The panels will be mounted on a post driven into the ground to limit the excavation and cuts/fills in that area.

Erosion control and sedimentation will be handled the same way as the other school site. Construction entrance, waddles, silt fencing and silt sacks.

Once the ground has been disturbed by the placement of the array, it will be re-established with the low maintenance seed mix under the limits of disturbance.

Storm water will be handled in the same manner as the other site. Explained the water will get back into the ground naturally as it does today.

Mr. D'Angelo asked about the walkway from Berlin Street to Hatton School. There will be a fencing to block off that from the walkway? Mr. Gradwell said the walkway will be there but the fencing will be around the array itself.

Proximity from the edge of the system to the property edges were discussed.

We visited the site. We found an opportunity to provide some buffering on this site. We felt it was important for this array and the neighbors of this array. (Showed some views and explained features.)

The Chair asked about power generation. There are about 860 modules on South End School and about 1,054 or so for Hatton. Hatton will generate about 326 kilowatts about 430,000 kilowatt hours. South End has 860 modules and that's a 252 kilowatt system and that'll produce about 340,000 kilowatt hours per year. That's between 80 and 90 percent at each school of total usage.

The highest part of the module is about 8' high.

Those two schools were selected as a decision between Greenskies and the BOE. They had good opportunities with adjacent lands and they also had substantial energy use that we have an opportunity to offset at this level.

We're also looking at other opportunities throughout the town on some rooftops of municipal buildings, et cetera.

The arrays are held to the south. That maximizes production for us. It's 30 degree fixed tilt. They won't rotate. High end on the north side.

As to fencing, we try to keep a lower fence to prevent shading on the array. With a higher fence we need to increase the footprint of the array as

we have to step the fence line further away from the solar panel so it doesn't cast a shadow.

Particulars of the East Lyme installation were discussed.

Mr. Kalkowski stated he had a problem with only a 4' fence in school areas. I would ask us to think about going with an 8' fence as my recommendation. I am concerned with the height and with the fact it is just chain link. Our homeowners have direct sight into that. I'd ask you think about putting a good looking blockade fence in there.

Discussion on fence height. The plan shows 7 foot 11 on the detail.

Noise is not a consideration with the array. Just a slight hum if you are standing next to it that dissipates quickly.

Mr. Leggett asked if the Park Board had reviewed this in light of the gravel parking lot near South End. Attorney Sciota didn't know if the Park Board approved the parking lot or not.

Signage was described as identifying it is Greenskies property, who to contact and the number. It'll say it is restricted access and it is an electrical source. Within the array, there is certain signage required on the disconnects and the metering components and it will be signed in accordance with the NEC.

Attorney Sciota suggested the fence be no higher than 6' because 8' puts us in a variance situation. My opinion only, 6' is safe enough to protect people.

Mr. Phillips confirmed the regulation is less than 7'.

The Chair noted he would give the neighbors a moment to come up with questions they may have. One as a representative can come up and ask questions.

RICHARD PANEK: 88 Cathy Drive. I am upset there is no plan apparently to block the view I'm going to have. I look out over the entire field. There is nothing blocking our view. And, it doesn't appear there is going to be any attempt to do that.

My question is: Are you going to do anything or are we going to have to look at these things?

Mr. Phillips noticed the trees are all deciduous trees. Showed a picture of what it is in the winter. Nothing really blocking it.

JAN BRUCH: 452 Berlin Street. We're not as affected as other homes are but from the sounds of the construction routes, I am going to be highly affected. Our entire property line abuts that sidewalk. The town or the school just put in fencing to keep motor bikes from accessing. I'm sure that has to come out for the trucks to go through. This is all summer with construction going by my house.

And, how far in is the fence going to be from the sidewalk relating to the homes on the east border.

Mr. Palmer said they did not plan to put in vegetation there as there is a tree line there. That did not become part of our plan. If we do decide on a different fencing approach I think the site concerns can be solved with the fencing.

In terms of the access, there is the access road from Berlin and that is how we will access from construction. There is a gate there now we can open and get into the site. Heavy construction will be about 8 weeks. Explained after that it will be just electricians doing the rest of the work for up to 4 additional weeks.

Discussion of fencing and it casting a shadow can be mitigated by fencing the fence away from the modules.

Mr. D'Angelo agreed with Mr. Kalkowski's concerns. Chain link fences do nothing to block views. Would you consider some type of blockade fence?

Mr. Palmer said they would be open to that.

MR. PANEK: We're trying to get overall dimensions on this thing and the view. He showed a view of his backyard in the wintertime. I'll be looking at these things for six months with nothing to block it and I am not very happy. (Passed around)

Attorney Sciota asked about entering through Hatton School. Mr. Palmer said it would not be. We decided against that because there is a baseball field right there we didn't want to interfere with in the summer months. If you prefer that, we can do that.

Discussion.

Mr.Kalkowski asked if there is anything we can do to stipulate more mature, taller vegetation. Attorney Sciota said at JFK, we had trees planted off center. And, higher trees, 8'. Explained.

Mr. Phillips advised all the applications are technically ready for action with any suggested stipulations the commission may have.

**C. Greenskies Renewable Energy, LLC, Floodplain filling application for work within the floodplain, 10 & 25 Maxwell Noble Drive (FF #245)**

Mr. Kalkowski made a motion to approve FF#245. Mr.Macchio seconded.

Mr. Conroy asked: Before we vote on these, if the intention is to stipulate a 6' fence and additional vegetation does it make sense to know where the fence will be. He stated with a higher fence the footprint has to be bigger than it is now. Is that something we should know before we vote?

Mr. Kalkowski said that would be definitely for the site plans.

Motion passed 7 to 0 on a roll call vote.

**D. Greenskies Renewable Energy, LLC** site plan application for the installation of a ground mount photovoltaic array, property of Town of Southington, Hatton School, 50 Spring Lake Road (SPR#1696).

Mr. Conroy wanted his comment noted. Mr. Kalkowski made a motion to table. Ms. Locks seconded. Motion passed unanimously on a voice vote.

**E. Greenskies Renewable Energy, LLC**, site plan application for the installation of a ground mount photovoltaic array, property of Town of Southington, South End School, 10 & 25 Maxwell Noble Drive (SPR #1697).

Mr.Kalkowski made a motion to approve with a stipulation:

- Minimum of 6' high fence.

Mr. D'Angelo seconded. Motion passed 7 to 0 on a roll call vote.

**F. Pepin Estates**, request for release of \$1,000 subdivision bond, 658 Jude Lane (S#1297)

Ready for action. Mr. Kalkowski so moved the motion which Mr.Macchio seconded. Motion passed unanimously on a voice vote.

**G. Lake Compounce Campground**, reduction of E & S bond from \$18,000 to a new amount of \$5,000 (SPR #1623).

Ready for action. Mr. Kalkowski so moved the motion which Mr. Macchio seconded. Motion passed unanimously on a voice vote.

**H. Information Discussion - Aircraft Road water tower proposal**

Kevin Obimja, 773 Meriden Waterbury Road, Wolcott, made a presentation to the commission. He introduced himself and gave personal background.

He spoke about the old water tank that is rusted --- blight. On Pratt & Whitney property. I did not just see a rusty, abandoned water tank. Upon further investigation, I found it was on Pratt & Whitney property sold years ago. This water tank is not used, it's just there rusting. It looks pretty bad.

I could fix this thing and do a little business around it and be a good member of the town. My proposal I would like to show you. Other cities and town have figured out aesthetic ways of fixing this. It's good for the city. (Showed the Chevy one in Oklahoma, one in California and one in Chicago.) This is a clever way to use blighted properties.

My proposal is I would repaint the structure. I talked to the owner and we agreed that subject to approval, I could repaint it and have signage on it and pay a lease. (Showed picture)

One is a 3-D sign and the other is 2-D with floodlights at the bottom or top.

This is a much better way than what we have now. As it is right now it is a bad sign of the city and we could do better.

My proposal is with your permission I could bring it to life and make something cleaner and nicer than it is right now.

Any questions?

Mr. Conroy said essentially what you are asking is for zoning approval to convert this into a billboard, a lighted billboard, is that correct, from a zoning perspective? The applicant agreed.

Attorney Sciota explained a text change would be needed for this aspect of it. If you chose to have him move forward, the next thing is to work with me and the planner to come up with a text change that would then go to public hearing.

The applicant pointed out it is in an industrial area of town --- not residential.

There is this only one water town that is privately owned.

The current zoning as far as signs was discussed with Mr. Phillips.

Mr. Conroy stated billboards are not permitted in town and I would see this as a billboard. I don't want to be opening this up.

The Chair agreed saying he thought this opens a Pandora's Box. I don't think at this time it is a good idea.

Discussion of billboards by the applicant noted there are still billboards in town. They're around here. What you are doing is making it impossible for small businesses to succeed. I only need this one to get started and then I'm good.

Discussion.

The Chair said I don't think this is going to go forward with this commission at this point. Thank you for your presentation. Good luck in your future endeavors.

**PLAN OF CONSERVATION AND DEVELOPMENT**

May 21, 2015 was the last meeting. Next meeting is June 18<sup>th</sup>, 2015. We go into the next stage. As usual, all information is on the website.

**ITEMS TO SCHEDULE FOR PUBLIC HEARING**

A. Beecher Street Associates, LLC, special permit application to construct a 22 unit multifamily development, 49 Beecher Street (SPU #553) June 16<sup>th</sup>

B. AA Denorfia Building & Development, modification of previous special permit approval from 25 age restricted multifamily units and 6 non age restricted multifamily units to 31 age restricted and 3 non age restricted multifamily units, 54 & 82 Liberty Street (SPU #523.2) June 16<sup>th</sup>

C. Proposed Zoning Text Amendment, GID Zone District, new Section 4-06 and revised Section 7A (ZA #585) June 16<sup>th</sup>

D. Proposed Zone Boundary Change, GID Zone District, Parcel IDs: Map 120, Parcel 001, Map 119, Parcel 152, Map 131, Parcels 001, 015, 0113, 014, 043, 012, 011 and 013 (ZC #550) June 16<sup>th</sup>

Schedule all of them. It is going to be a heavy meeting, noted the Chair.

**ADMINISTRATIVE REPORTS**

None.

**RECEIPT OF NEW APPLICATIONS**

Distributed to the commissioners.

**EXECUTIVE SESSION - Real Estate**

A motion to go into executive session, barring the press and public and including the Chair of the Strike Committee and the Economic Development Coordinator. Also, including the town's third party engineer we are having a presentation from tonight. Mr. Kalkowski so moved. Mr. Coviello seconded. Motion passed unanimously on a voice vote.

(Whereupon the meeting was adjourned to executive session at 8:11 o'clock, p.m.)

EXECUTIVE SESSION

The Planning & Zoning Commission of the Town of Southington entered into executive session immediately following their regularly scheduled regular meeting on Tuesday, June 2, 2015 at the Municipal Center Assembly Room, 196 North Main Street, Southington, CT in order to discuss real estate.

James Macchio  
Kevin Conroy  
Michael DelSanto, Chair

Steve Kalkowski  
Susan Locks

Alternates: Joe Coviello, Anthony D'Angelo & Steve Leggett

Ex-officio members present were as follows, viz:

Robert Phillips, Director of Planning & Community Development  
Keith Hayden, Town Engineer  
Mark Sciota, Deputy Town Manager/ Town Attorney  
Chair of the Economic Strike Committee Michael A. Riccio  
Economic Development Coordinator Louis Perillo  
Scott Medeiros engineer

No motions or votes were taken.

Ms. Locks made a motion to adjourn executive session which Mr. D'Angelo seconded. Motion passed unanimously on a voice vote.

(Whereupon, executive session was adjourned at 8:40 o'clock, p.m.)

REGULAR SESSION

Mr. Kalkowski made a motion to adjourn which Mr. Macchio seconded. Motion passed unanimously on a voice vote.

(Whereupon, the meeting was adjourned at 8:41 o'clock, p.m.)

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Mark J. Sciota  
Acting Secretary