

12/10/21
\$280 CC

PLANNING AND ZONING DEPARTMENT

MUNICIPAL CENTER, 196 NORTH MAIN STREET
SOUTHINGTON, CONNECTICUT 06489
PHONE (860) 276-6248



FEE: See fee schedule

SPECIAL PERMIT APPLICATION

Date: December 2, 2021

SPU # 657

Owner name and mailing address (please print):

Rogers Orchards, Inc

320 Long Bottom Road

Southington, CT

Telephone: (860) 229-4240 Fax # _____

Email: info@rogersorchards.com

Applicant name and mailing address (please print):

Energy Venture Management, Inc.

184 W. Main Street #3

Milford, CT 06460

Telephone: 203-889-6815 Fax # _____

Email: srogers@evminc.energy

Address of Property: 320 Long Bottom Road

Zone: _____

Assessor's Map # _____ Parcel: 184011 Volume: 203/116 Page: 116

Is any part of this property within 500 ft. of a Town boundary? No

Zoning Regulation authorizing: Section 11-24: An accessory solar array in any residential district shall not exceed the greater of one-half the footprint of the principal structure or 600 square feet, whichever is greater.

Nature of Special Permit: Proposed ground mounted solar array at Rogers Orchards.

We are asking for a variance to the above Zoning Regulations as this is a unique situation. The parcel of land while in a Residential Zoned area is a Commercial property. With regard to Section 11-24, Rogers Orchards principle buildings are 41,500 sq ft. Half of that equates to 20,750 sq ft. Our proposed solar array is 18,800 sq ft which is 45.3% Furthermore placement exceeds all setback requirements and with buildings and trees it will not be visible from the road or adjacent residences.

Signature of Applicant/Owner/Agent: Stephen Rogers

Please Print: Stephen Rogers

Please include 7 copies of the boundary map, general development plan, 500 foot* radius map with all owners listed, a reduction of the application area showing surrounding streets (i.e., not exceeding 8 1/2 in. by 11 in. in size), and any other exhibits.

NOTES: 1. AN APPROVAL OF A SPECIAL PERMIT ONLY BECOMES EFFECTIVE AFTER PROPER NOTICE HAS BEEN PUBLISHED AND THE APPLICANT HAS FILED A COPY OF HIS/HER APPROVAL LETTER WITH THE TOWN CLERK ON THE LAND RECORDS (SEC. 8-3c OF THE CONNECTICUT GENERAL STATUTES). 2. THE APPLICANT MUST SUBMIT A STAMPED COPY (BY THE CLERK) OF THE SUBMITTAL TO THE CLERK WHICH NOTES THE VOLUME AND PAGE NUMBER IN THE LAND RECORDS WHEN APPLYING FOR A SUBSEQUENT PERMIT OR A ZONING PERMIT. 3. AN APPROVED SPECIAL PERMIT USE NOT PUT INTO EFFECT WITHIN ONE YEAR BECOMES NULL AND VOID. A SINGLE ONE-YEAR EXTENSION MAY BE GRANTED BEFORE THE APPROVAL FIRST ANNIVERSARY DATE (SECT. 8-03.3 OF THE ZONING REGULATIONS).

*For a parent/grandparent apartment Special Permit applications only, a 250 foot radius map with all owners listed is to be provided.