



TOWN OF KILLINGLY, CT  
PLANNING AND ZONING COMMISSION  
**MONDAY – DECEMBER 16, 2019**

RECEIVED  
TOWN CLERK, KILLINGLY, CT  
23 AM 11:25

**Regular Meeting**  
**7:00 PM**

*Elizabeth M. Wilson*

**Town Meeting Room, Second Floor**  
**Killingly Town Hall**  
**172 Main St., Killingly**

**MINUTES**

- I. **CALL TO ORDER** – Chair, Keith Thurlow, called the meeting to order at 7:09 pm.
- ROLL CALL** – Virge Lorents, Sheila Roddy, Milburn Stone, Keith Thurlow.  
Brian Card and Matthew Wendorf were absent with notice.
- Staff Present** – Ann-Marie Aubrey, Director of Planning and Development.
- Others Present** – Patti George, Town Council Liaison.
- II. **SEATING OF ALTERNATES** – None.
- III. **AGENDA ADDENDUM** – None.
- IV. **CITIZENS' COMMENTS ON ITEMS NOT SUBJECT TO PUBLIC HEARING** (Individual presentations not to exceed 3 minutes; limited to an aggregate of 21 minutes unless otherwise indicated by a majority vote of the Commission) – None.
- V. **COMMISSION/STAFF RESPONSES TO CITIZENS' COMMENTS** – None.
- VI. **PUBLIC HEARINGS – (review / discussion / action)**  
None
- VII. **UNFINISHED BUSINESS – (review / discussion / action)**  
None
- VIII. **NEW BUSINESS – (review/discussion/action)**  
1) **Zone MAP Change Application #19-1229**; Lisa A. Dauphinais; request change of zone map from industrial to commercial; 23 Wauregan Road, Killingly, CT 06239; GIS MAP 217; Lot 70; ~1.1 Acres; Industrial Zone .  
**Though this was originally scheduled for Dec. 16, 2019 – the hearing must be rescheduled to TUESDAY, JANUARY 21, 2020; as the prior schedule did not allow enough time to properly notify NECCOG.**

Motion was made by Virge Lorents to reschedule the public hearing for **Zone MAP Change Application #19-1229**; Lisa A. Dauphinais; request change of zone map from industrial to commercial; 23 Wauregan Road, Killingly, CT 06239; GIS MAP 217; Lot 70; ~1.1 Acres; Industrial Zone (the prior schedule did not allow enough time to properly notify NECCOG) to Tuesday, January 21, 2020, Town Meeting Room, Second Floor, Killingly Town Hall, 172 Main Street, at 7:00 p.m. Second by Milburn Stone. Motion carried unanimously (4-0-0).

2) **Zone MAP Change Application #19-1230**; Town of Killingly; request change of zone map from industrial to commercial; State of CT land at the intersection of Route 6 and Route 12; state highway right of way; Industrial Zone. **Schedule for TUESDAY, JANUARY 21, 2020; will have enough time to properly notify NECCOG.**

Motion was made by Virge Lorents to schedule a public hearing for **Zone MAP Change Application #19-1230**; Town of Killingly; request change of zone map from industrial to commercial; State of CT land at the intersection of Route 6 and Route 12; state highway right of way; Industrial Zone for Tuesday, January 21, 2020, Town Meeting Room, Second Floor, Killingly Town Hall, 172 Main Street, at 7:00 p.m. Second by Milburn Stone. Motion carried unanimously (4-0-0).

3) **§8-24 Review Application #19-1231**; Greenskies Renewable Energy/Town of Killingly; Review of proposed ground mount solar installation; totaling 500 KW; Phase 1 = 250 KW and Phase 2 = 250 KW; Killingly Intermediate School; 1599 Upper Maple Street, Killingly; GIS MAP 107; Lot 46; ~86 Acres; Low Density Zone.

Bradley J. Parsons, P.E., All-Points Technology Corporation, gave a PowerPoint presentation and provided hard copies to Commission Members as well as two concept plans (Plans had also been included in packets to Commission Members): Site & Utility Plan (Sheet #SP-1 dated 12/6/2019); and Sedimentation & Erosion Control Plan (Sheet #EC-1 dated 12-6-2019). Ryan Lenares represented the Applicant, Greenskies Renewable Energy.

Mr. Parsons explained that the approval of the Commission is needed in order to proceed with the proposed improvements to the school.

- The array is proposed in the grass area on the east side of the School between Upper Maple Street and the parking lot.
- Fixed-tilt, ground-mounted array.
- Panels to sit approximately three feet above existing ground at the low point and approximately nine-to-ten feet above existing ground at the high point.
- Total of 1,800 solar panels to be done in two phases due to economics (900 panels on the northern half and 900 panels on the southern half). Both 250 kilowatts AC.
- They have worked with the Board of Education and are looking to incorporate a future, potential access drive on the northeastern corner of the parking lot tying in to Upper Maple Street as an exit only for the buses.
- Mr. Parsons explained that, due to shading concerns, they would be removing trees along Upper Maple Street between the array and the Street. They intend to leave the stumps so as not to disturb the berm/embankment (eliminating earthwork).
- No grading on site. Existing grass cover to remain.
- Anything disturbed during construction to be repaired to its original condition.
- Site to be surrounded by a six-foot high, chain-link fence. Proposing privacy slats on the eastern side.
- Mr. Parsons indicated the route of the electrical interconnection: to run around the northern edge of the parking lot into the northeast corner of the building to the existing electrical room.
- Mr. Parsons went through site plan review to demonstrate compliance with the Zoning Regulations;  
Public Safety – Emergency disconnect switch to be located on the exterior of the building at the interconnection location on the northeast corner. Training to be provided to emergency personnel.  
Storm Drainage – No grading. No change to existing drainage patterns. No change in cover type. Grass will continue to grow underneath the panels throughout.  
Pedestrian and Vehicular Access – No loss of parking or sidewalks. Grass area and fence to run along the existing edge of the pavement.  
Construction access from the south (on the west side of the garage). Mr. Parsons referred to the Sedimentation & Erosion Control Plan that he had provided and indicated the proposed construction access.

Noise Abatement – Mr. Parsons explained that the Project will have five inverters each, of which, will have 56 dBA @ 3m. He stated that it will be normal ambient noise.

Other Pollution or Related Problems – Site will not be lit. No additional lighting. No other site emissions.

Landscaping and Screening – Privacy slats on the east side of fencing.

Neighborhood and Aesthetic Impact – Site is approximately seven feet below existing grade along the road.

COMMENTS FROM THE COMMISSION:

Virge Lorents voiced concern about the proximity to the school and the age of the students. Mr. Parsons and Mr. Lenares explained that it will be monitored 24/7, 365 days per year. Mr. Lenares explained that fixing/maintenance is the responsibility of Greenskies.

Keith Thurlow asked where the inverters would be located. Mr. Parsons explained that it is still to be determined, but in most cases, they would be either post-mounted or rack-mounted and located behind a few of the arrays.

Mr. Thurlow asked about the 10' x 20' pad. Mr. Parsons explained that there is other equipment there (possibly a pad-mounted transformer).

Mr. Thurlow asked if it is connected to the grid. Mr. Parsons explained that it will strictly go to the school which will receive the electrical credits.

Mr. Thurlow asked if the conduit will be buried. Mr. Parsons answered that it is all underground conduit running from the pad on the northern side and around.

Mr. Thurlow asked if the trees to be removed on Upper Maple Street are within the setback lines or from the setback to the panels. Mr. Parsons indicated on the plan where trees would be removed because of shade. Mr. Thurlow asked about the stumps. Mr. Lenares stated that the intention is to grind and chip the stumps. Mr. Thurlow asked about planting low-growing trees for a visual blockage. Mr. Parsons offered that, instead of the privacy slats, if it is preferred, he suggested that they could plant dwarf-height evergreens such as Spartan Juniper interspersed with a holly. There was discussion.

Mr. Thurlow asked about drainage and whether a swale by the parking area would be necessary or beneficial. He explained that there are a lot of water issues in that field and that there is a huge drainage swale on the opposite side of the driveway as you drive in. Mr. Parsons explained that they look at it from a calculations standpoint and that the grass will continue to grow under the panels, and it will get mowed 2-4 times per year. The thicker grass will slow down the water velocities even more. He said that putting the array in could improve the drainage. They look at it as a net balance because there is no change in cover type. Discussion continued. Mr. Parsons explained that there is already an established root system and that there would only be potential issues if there was bare earth. Mr. Parsons offered that they could look at how a swale line may affect the existing drainage system and where it would go (drive isle for existing garage). Mr. Parsons noted that this would be introducing more disturbance to the project.

Mr. Thurlow asked where the major entrance will be after completion. Mr. Parsons indicated where the gate (secured fence with padlock) landscaping/maintenance access will be located.

Sheila Roddy asked about the height of the arrays. Mr. Parsons explained the elevations, the tilt of the panels, and the spacing.

Ms. Roddy asked about monitoring/security. Mr. Lenares explained that it would be monitored 24/7 using Wi-Fi. If one thing goes down, most of the system will go down and a maintenance specialist would be on site within 24 hours. He explained that they are under contract with the Board of Education to hit a certain production level on an annual basis.

Ms. Lorents asked about when the panels are covered by snow. Mr. Parsons explained that they are on a cost analysis basis and that they make a judgment call as to whether to call maintenance staff to clear the off or to wait for melting.

Mr. Thurlow asked about security cameras. Mr. Parsons explained that there are no cameras. There will be a router utilizing the Wi-Fi at the School. It is just through data analytics.

Milburn Stone asked about the proposed privacy slats. Mr. Parsons explained that they get woven into the chain-link fence. Mr. Lenares explained that they would provide either the slats or the trees as both are not needed.

Mr. Thurlow asked if anything is being provided on the school side of the fence line. Mr. Lenares explained that they have an agreement with the School to leave it open for educational purposes.

Mr. Thurlow asked about the entrance by the existing maintenance facility. Mr. Parsons explained that the purpose is to keep construction traffic away from the front area and the parking area during construction, so the intent is for it to go away after construction is completed.

Mr. Thurlow asked about the distance between the rows of panels. Mr. Parsons stated that there are about 16 feet between rows and there are about 15 feet spacing around the outside.

Mr. Stone asked about the acreage. Mr. Parsons stated that the total limit including tree clearing is approximately 3.2 acres and the fenced-in area is approximately 2.5 to 2.75.

Ms. Roddy asked how long from the start of construction they would become operational. Mr. Lenares stated that they intend to complete Phase One in 1.5 to 2 months.

Mr. Parson explained about some of the other projects they will be doing in Town. They will be back before the PZC next month.

Mr. Stone asked if the panels were fixed. Mr. Parson stated that they are. There was discussion regarding fixed vs. trackers.

Motion was made by Virge Lorents to support moving forward with **§8-24 Review Application #19-1231**; Greenskies Renewable Energy/Town of Killingly; Review of proposed ground mount solar installation; totaling 500 KW; Phase 1 = 250 KW and Phase 2 = 250 KW; Killingly Intermediate School; 1599 Upper Maple Street, Killingly; GIS MAP 107; Lot 46; ~86 Acres; Low Density Zone with the following recommendation:

- Trees to be planted in place of the proposed fence with privacy slats.

Second by Milburn Stone.

Amendment to the Motion was made by Sheila Roddy to include that the Town Engineer investigate the necessity of requiring a swale.

Virge Lorents agreed with the Amendment to the Motion. Milburn Stone seconded the amendment.

Main Motion, as amended, carried unanimously (4-0-0).

**IX. UPDATE ON POCD – (review / discussion / action)**

1) The Hearing Date for the POCD is scheduled for TUESDAY, FEBRUARY 18, 2020.

2) The Final Draft of the POCD has been posted to the front page of the Town's Website as of Thursday, December 12, 2019.

3) The New Town Council received their copies of the Draft POCD, there was minor discussion during their December 9, 2019 meeting, and they may continue the discussion during their January 7<sup>th</sup> or January 14<sup>th</sup> meetings.

**X. ADOPTION OF MINUTES – (review/discussion/action)**

1) Regular Meeting of Monday, November 18, 2019 – RE: Regularly Scheduled Meeting

Motion was made by Virge Lorents to adopt the minutes of the Regular Meeting of Monday, November 18, 2019. Second by Sheila Roddy. Motion carried unanimously (4-0-0).

**XI. OTHER / MISCELLANEOUS – (review/discussion/action)**

1) Next Workshop for the parking regulations – Tuesday, January 21, 2020 @6:00 pm

**XII. CORRESPONDENCE – (review/discussion/action)**

**A. Zoning Enforcement Officer's & Zoning Board of Appeal's Report(s)**

Enclosed – No discussion.

**B. Inland Wetlands and Watercourses Agent's Report**

Enclosed – No discussion.

**C. Building Office Report**

Enclosed – No discussion.

**XIII. ECONOMIC DEVELOPMENT DIRECTOR REPORT – No Representation.**

**XIV. TOWN COUNCIL LIAISON REPORT**

Patti George reported on the actions taken at the last Town Council Meeting.

There was discussion regarding tolls.

**XV. ADJOURNMENT**

Motion was made by Milburn Stone to adjourn at 8:10 p.m. Second by Sheila Roddy. Motion carried unanimously (4-0-0).

Respectfully submitted,

J.S. Perreault  
Recording Clerk