

PLANNING & ZONING COMMISSION
EAST GRANBY, CONNECTICUT
MINUTES
July 9, 2019

A meeting of the East Granby Planning & Zoning Commission was held on July 09, 2019. Members present when Chairman John Welsh called the meeting to order at 7:04 p.m. were David McNally, Amanda Thompson, Thomas Derlinga, David Brassard, Robert Ravens-Seeger and alternate members Daniel Velcofsky and Mark Ricketts.

PUBLIC HEARING

- A. Special Permit Application # 19-05 by Timothy Brignole/103 Hartford Avenue**
Revisions for the winery/vineyard (rec'd 5/14/19)
(h/d extended to 7/09/19) (d/d 9/10/19)

A last minute communication from the Attorney, representing the applicant, requested the hearing not open until the next meeting in August.

DISCUSSION WITH APPLICANT AND/OR PUBLIC

None.

MINUTES

A motion was made by David McNally & seconded by Amanda Thompson to approve the minutes of 6/25/19 as submitted. Votes in favor were unanimous. Motion carried.

COMMUNICATIONS

The Commission received:

- ZBA minutes and a copy of the legal notice for a decision for 8 Old Hartford Avenue
- Site Plan Application #19-10 by Earthlight Technologies for a solar farm at 60 South Main Street for Galasso
- Staff reports dated 7/08/19 for Applications #19-05 & #19-10
- Emails, photos, letters & videos communications from the following neighbors for application #19-05 for the winery revised special permit: Mark & Tanya Hansen, Denise Farnsworth, Larry & Missy Silverman, Keith & Kathy Daleb, Caryn Christensen and David Tobin
- Information from staff on events at the winery that exceed allowed hours of operation.
- Email communication dated 7/09/19 by the Attorney representing the applicant for Application #19-05 requesting a delay until the August meeting for the opening of the public hearing. It was also noted that the applicant requested a delay in viewing the videos of the site received from an abutting neighbor not be viewed until the public hearing.

OLD BUSINESS

- A. **Zoning Enforcement Report** – No report.
- B. **Planner Report** - Administrative Site Plan Approvals: No approvals
- C. **CRCOG Regional Meeting Report** – No meetings until September

NEW BUSINESS

- A. **Special Permit Application # 19-05 by Timothy Brignole/103 Hartford Avenue**
Revisions for the winery/vineyard (rec'd 5/14/19)
(h/d extended to 7/09/19) (d/d 9/10/19)

No action taken. Hearing opening delayed to August.

- B. **Earthlight Technologies #19-10 – Revised Site Plan for Galasso**
Solar Farm @ 60 South Main Street (rec'd 7/09/19) (d/d 9/10/19)

Craig Timson, general manager @ Galasso, displayed a large aerial photo of the site and distributed smaller photo copies. He explained the benefits to Galasso for this 1 megawatt solar farm and the incentives from Eversource. This is a \$2,000,000 investment with a long term payback. This is also meeting State and community goals. There was an explanation on how the incentives worked and the efficiency of the system.

Mr. Timson noted that staff comments dated 7/08/19 recommended approval but he disagreed with the comment regarding the restoration bond. He proceeded to explain that the solar farm would not be in the restoration area and even if the quarry operations ceased to exist, other operations would and can continue and the solar farm would still be of value to those operations. Demolition of the panels would not be necessary. Electricity is always necessary.

The Commission had questions on wetlands effects if any, elevation of the panels, and visibility to neighbors. Due to the heavy berms and surrounding wooded areas, visibility would not be an issue. Commission members commented that based on the explanation, they did not feel the removal of these structures should be a part of the restoration bond.

A motion was made by David McNally and seconded by Amanda Thompson to approve Application #19-10 for a ground mounted solar farm as presented. This approval is contingent upon receipt of an approval from the Inland/Wetlands Commission for work within the upland review as per staff comments dated 7/08/19. Votes in favor were unanimous. Motion carried.

ADJOURNMENT

A motion was made by David McNally and seconded by Amanda Thompson to adjourn the meeting at 7:59 p.m. The votes in favor were unanimous. Motion carried.

Respectfully submitted,
Rosalie McKenney
Land Use Administrative Assistant