PLANNING AND ZONING COMMISSION
EAST GRANBY, CONNECTICUT

Thursday, January 29, 2026
SPECIAL MEETING
6:30 pm

MINUTES

1. **Call to Order:** 6:33 pm, Members present when Chairman John Welsh called to order: Austin Gelinas, Brian O'Connor, Tom Derlinga & Alternate Patrick McKenney; Absent: David Brassard, Bob Ravens-Seger & Alternates: Bill Hearn & Joel Strong.

2. **8-24 Referral** : Ryan Linares presented on behalf of Green Skies Solar. The proposal is for a ground mount unit on the town's former landfill property at 205 Turkey Hills Road. It's a parcel of approximately 4 acres. The town will be compensated for the land use at about $50,000 per year over 20 years.
   Green Skies will be responsible for all equipment, connections, preventative maintenance and any unforeseen repairs. The state of Connecticut has encouraged the building of these arrays on unbuildable "brown fields" as a good use of the land.
   The arrays will be built on ballasted blocks on TOP of the land, not penetrating the old landfill soils.
   Green Skies owns warehouses next to Bradley Airport so there will be no need for storage at the site and any faulty equipment will be removed from area if the need arises. There will be a 7' chain link fence around the perimeter.
   At this point they will need to go through DEEP. The town will receive $9,000 per month rent until the project is completed and energized, then the 20-year lease will begin.
   After it is built, Green Skies will have to post a decommissioning bond with the town in the event they do not renew in 20 years.
   Any issues with anything within the fence line is the responsibility of Green Skies.

   Brian O'Connor read the memorandum from Robin Newton, town planner.

   Chairman Welsh made a motion for the commission to provide a positive referral for the request of a solar array system being installed on the town landfill property at 205 Turkey Hills Road; Brian O'Connor seconded the motion. Votes in favor were: Chairman Welsh, Brian O'Connor, Austin Gelinas & Patrick McKenney. Tom Derlinga abstained. Motion carried.

   Before adjourning, Chairman Welsh thanked Robin Newton for the work she has done as Town Planner. Tomorrow is her last day. All members agreed she had done an outstanding job with Planning & Zoning.

3. **Adjournment:** 6:58 pm, Tom Derlinga made a motion to adjourn; Austin Gelinas seconded the motion. Votes in favor were unanimous. Meeting adjourned.

   Respectfully Submitted this 30th day of January 2026,

   Michele Leadbeater
   East Granby Building & Land Use Administrative Assistant