



TOWN OF EAST WINDSOR  
BOARD OF SELECTMEN  
Regular Meeting #1782 – June 9, 2020  
ZOOM Teleconference  
Meeting ID: 332 683 3563  
MEETING MINUTES

2

A quorum was established as four Regular Members were present at the Call to Order. Following in accordance with the service rotation schedule Chairman Ouellette requested Alternate Member Gowdy to join the Board regarding discussion and action on all Items of Business this evening as well.

**LEGAL NOTICE:** None.

**ADDED AGENDA ITEMS:**

Staff noted the continuing application of LaBrecque Autocraft appears to have been omitted from the latest Agenda revision. Staff noted that Eric Peterson, of Gardner & Peterson, who represents the applicant is present at this meeting. Staff questioned if the Commission would consider adding this application to the Agenda to give Mr. Peterson an opportunity to offer an update on the application status.

**MOTION:** To ADD under **OLD BUSINESS** the continued Application #PZ 2020-05 LaBrecque Autocraft, Site Plan Review for construction of a new commercial building for automotive repair at 63 Newberry Road. Map 093, Block 17, Lot 024; Zone District: M-1.

Sullivan moved/Thurz seconded/**DISCUSSION:** None.

**VOTE** In Favor: Ouellette/Sullivan/Thurz/Kowalski/Gowdy  
(No one opposed/No Abstentions)

**ADDED AGENDA ITEMS/A. PZ-2020-10: Site Plan Modification Application.**  
**Applicant: The Silverman Group, 12 South Main Street,** for an increase of 62,000 square feet (MBL # 081-11-082 and MBL # 071-11-3AI, 06A and 010) in the B-1 and M-1 zoning districts.

Chairman Ouellette acknowledged the addition of Application PZ-2020-10 for The Silverman Group, at 12 South Main Street, for an increase of 62,000 square feet (MBL # 081-11-082 and MBL # 071-11-3AI, 06A and 010) in the B-1 and M-1 zoning districts.

**PUBLIC PARTICIPATION:**

Chairman Ouellette queried the audience for comments regarding items/issues not posted on the Agenda. No one requested to speak.

**APPROVAL OF MINUTES/A. May 26, 2020:**

**MOTION:** To APPROVE the Minutes of Regular Meeting #1781 dated May 26, 2020 as presented.

TOWN OF EAST WINDSOR  
BOARD OF SELECTMEN  
Regular Meeting #1782 – June 9, 2020  
ZOOM Teleconference  
Meeting ID: 332 683 3563  
MEETING MINUTES

3

Sullivan moved/Kowalski seconded/DISCUSSION: None.  
VOTE In Favor: Ouellette/Sullivan/Thurz/Kowalski/Gowdy  
(No one opposed/No Abstentions)

RECEIPT OF APPLICATIONS:

Chairman Ouellette acknowledged receipt of the following new applications:

- PZ 2020-09 – Broad Brook Meadows Resubdivision – Applicant: Windbrook Homes, LLC. – 15-lot residential subdivision. Property located at 131 Depot Street, corner of Depot Street and East Road; property owned by Sheila Sharos. R-3 Zone. Map 99, Block 53, Lot 005.
- PZ 2020-10 – Site Plan Modification – 62,000 square feet increase. Applicant: The Silverman Group. Property located at 12 South Main Street, Map 081, Block 11, Lot 082 and Map 071, Block 11, Lots 3AI, 06A and 010, in the B-1 and M-1 zoning districts.

PERFORMANCE BONDS – ACTIONS; PERMIT EXTENSIONS; ROAD ACCEPTANCE

No requests presented under this Item of Business this evening.

CONTINUED PUBLIC HEARINGS: None.

NEW PUBLIC HEARINGS: None.

OLD BUSINESS/#PZ 2020-05 LaBrecque Autocraft - Site Plan Review for construction of a new commercial building for automotive repair at 63 Newberry Road. Map 093, Block 17, Lot 024; Zone District: M-1:

Chairman Ouellette read the description of this application.

Eric Peterson, of Gardner and Peterson, joined the Commission to provide updates from the previous meeting. Mr. Peterson reported he's an engineer with Gardner and Peterson, and is representing the applicant, Mike LaBrecque of LaBrecque Autocraft.

Mr. Peterson noted discussion occurred at the May 12, 2020 PZC Meeting. In response to that discussion Mr. Peterson has submitted revised plans, which addressed comments made by Town Engineer Norton. Mr. Peterson indicated he has also submitted, at the request of the PZC, revised plans which include an exterior lighting plan.

**TOWN OF EAST WINDSOR  
BOARD OF SELECTMEN  
Regular Meeting #1782 – June 9, 2020  
ZOOM Teleconference  
Meeting ID: 332 683 3563  
MEETING MINUTES**

4

133  
134 Mr. Peterson recalled they are proposing to construct a 9,600 square foot new building to  
135 expand the auto repair business located at 63 Newberry Road. The total parcel contains 2  
136 ½ acres. Mr. Peterson indicated the lighting is for security purposes, and will illuminate  
137 the area between the buildings and the parking lot; there's also a CL&P streetlight in  
138 front of the building. Mr. Peterson reported the area to the back, and to the east has no  
139 exterior lighting; there is no light spillage off site.

140  
141 Mr. Peterson reported he has added the location of a dumpster pad near the back of the  
142 existing building; the site was chosen for ease of access. They are not proposing any  
143 screening as the area is already surrounded by heavy vegetation.

144  
145 Mr. Peterson indicated the two buildings will have a fence between them.

146  
147 Mr. Peterson indicated he discussed with the applicant what he currently does with waste  
148 oil from the auto repairs. Mr. LaBrecque has a company come in to remove the oil; they  
149 are audited by the State as to what's brought in, what's been used, and what's being  
150 disposed of.

151  
152 Mr. Peterson noted the applicant received approval from the Inland Wetlands and  
153 Watercourse Agency last Wednesday, June 3, 2020. That approval included the addition  
154 of a maintenance schedule for the rain garden.

155  
156 Chairman Ouellette noted the Commission had not been provided with a Staff memo  
157 regarding the proposed approval motion and conditions of approval, so the Commission  
158 isn't in a position to act this evening. Town Planner Flores-Marzan indicated he didn't  
159 realize this application would be on the agenda this evening. The review of this  
160 application was initiated when he was out of the office; he'll prepare the motion for the  
161 next Commission Meeting.

162  
163 Chairman Ouellette queried the Commissioners for comments.

164  
165 Commissioner Kowalski indicated the questions he raised at the previous meetings have  
166 been addressed.

167  
168 Commissioner Thurz is good with the presentation.

169  
170 Commissioner Gowdy had no concerns.

171  
172 Commissioner Sullivan indicated he had no problem with the proposal; he felt the  
173 expansion will be a good addition to the Town.

174  
175 Commissioner Gobin indicated she had no issues with the application.

TOWN OF EAST WINDSOR  
BOARD OF SELECTMEN  
Regular Meeting #1782 – June 9, 2020  
ZOOM Teleconference  
Meeting ID: 332 683 3563  
MEETING MINUTES

5

Commissioner Zhigailo indicated all is well for her with this application.

Chairman Ouellette questioned if the motion will be available for the next meeting; Town Planner Flores-Marzan replied affirmatively. Chairman Ouellette indicated he had no concerns; he suggested the applicant should be good to go at the next meeting. Mr. Peterson reported he'll join the Commission for the next meeting.

**MOTION:** To CONTINUE Application PZ 2020-05 LaBrecque Autocraft, Site Plan Review for construction of a new commercial building for automotive repair at 63 Newberry Road. Map 093, Block 17, Lot 024; Zone District: M-1 until the Commission's regularly scheduled meeting at 6:30 p.m. on June 23, 2020, via ZOOM teleconference.

Sullivan moved/Thurz seconded/DISCUSSION: None.

**VOTE** In Favor: Ouellette/Sullivan/Thurz/Kowalski/Gowdy  
(No one opposed/No Abstentions)

**OLD BUSINESS/A. Site visits:**

See discussion after **BUSINESS MEETING/General Zoning Issues.**

**OLD BUSINESS/C. Continued discussion regarding Warehouse Point Planning Study to include Terri Hahn of LADA P.C. Land Planners:**

Town Planner Flores-Marzan reported that Mrs. Hahn will not be able to join the Commission this evening due to a family situation.

**NEW BUSINESS:** None.

**OTHER BUSINESS/A. Informal Discussion – Presentation by DESRI, LLC – Gravel Pit Solar (GPS) 1, Gravel Pit Solar 2, Gravel Pit Solar 3** – (properties ranging from Apothecaries Hall Road, to NORCAP, to Back 124, to Makowski on Plantation Road) – solar energy development:

Chairman Ouellette read this item of business. He introduced Aaron Svedlow, of Northlight Solar, representing DESRI, LLC; joining Mr. Svedlow in his presentation were also Aileen Kenney, Sue Moberg, and Jon Gravel.

Chairman Ouellette noted members of the Inland Wetlands and Watercourse Agency had also been invited to attend this presentation. Rebecca Talamini, Chairman, and Members Alan Baker and Kurt Keschull have joined the Commission.

**TOWN OF EAST WINDSOR**  
**BOARD OF SELECTMEN**  
**Regular Meeting #1782 – June 9, 2020**  
**ZOOM Teleconference**  
**Meeting ID: 332 683 3563**  
**MEETING MINUTES**

6

Mr. Svedlow provided the Commission with a copy of his slide presentation to follow along, please see Attachment A.

Mr. Svedlow reported this proposal is being reviewed by the Connecticut Siting Council; one of the first steps is submitting a draft application with the Town, which is part of this presentation this evening.

Referencing his slide presentation, Mr. Svedlow reported this project is a 120 megawatt development, which would provide enough clean energy to power 12,000 homes. Approximately 60% of the total site is an active gravel pit; they will be utilizing approximately 485 acres out of the total 726 acres for the project, which will result in the permanent closure of the gravel pit.

Mr. Svedlow referenced a site map of the project location, which runs from Apothecaries Hall Road through to Plantation Road. Mr. Svedlow noted the railroad runs through the middle of the site. Mr. Svedlow suggested that when they consider a project they look for parcels with existing Eversource power lines; he noted Eversource power lines already exist at these locations. Mr. Svedlow then explained the design of the project, noting that most of the project will not be visible to the public. The substations and switch yard will be located in the middle of the property. He noted it's important to them that they minimize the amount of ground disturbed; they will be using stormwater basins to manage stormwater, and have avoided wetlands disturbances.

Mr. Svedlow paused in his presentation to take questions from the Commissions.

Commissioner Sullivan referenced Mr. Svedlow's estimation of using 60 to 65% of the site, he questioned what would the remainder be used for? Mr. Svedlow suggested they will leave the remainder in a fallow state presently, but will be providing security to the Town through the installation of a fence around the project which should help with the illegal ATV use within the pits. He noted under Federal regulations the project must be fenced in. Mr. Svedlow suggested this is a large project but it's a unique site. It isn't visible to the public. The Town gets revenue and gets rid of the ATV use on the parcel.

Commissioner Thurz questioned if the solar fields at the NORCAP parcel are part of this project? Mr. Svedlow indicated negatively, noting they will use Apothecaries Hall Road and Plantation Road as their entrance for this project.

Commissioner Gobin suggested this is an interesting project; she's happy to see a large scale solar project coming to East Windsor. It's the cleanest energy we can get. When she thinks of this large area of land no longer being an active gravel pit she thinks of the reduction in dust, which had been an annoyance to the neighbors.

**TOWN OF EAST WINDSOR**  
**BOARD OF SELECTMEN**  
**Regular Meeting #1782 – June 9, 2020**  
**ZOOM Teleconference**  
**Meeting ID: 332 683 3563**  
**MEETING MINUTES**

7

262  
263 Commissioner Gobin questioned if they had the ability to include walking trails within  
264 the site? Mr. Svedlow indicated her suggestion was interesting. He noted they operate  
265 two other commercial scale projects, one located in Simsbury which allowed public  
266 access outside of the fence. When the application came before the Siting Council they  
267 were asked to remove the public access because the Siting Council didn't want to be  
268 responsible for the public use. Mr. Svedlow indicated they would be happy to consider  
269 that for this project but perhaps it needs to be defined outside the scope of the project.  
270

271 Commissioner Kowalski questioned if the gravel pit will continue in operation on the  
272 areas not within the project? Mr. Svedlow indicated they will be acquiring the  
273 Apothecaries Hall Enterprises pit so there will no longer be a gravel operation; they will  
274 be leasing the other properties.  
275

276 Commissioner Gobin noted one of the parcels is a volume reduction facility with  
277 materials stored at that location. Mr. Svedlow agreed there was some debris located on  
278 the northern pit area, and some fill has been brought in which is sub-standard. He  
279 suggested they will be working with the owner regarding that area. Mr. Svedlow  
280 indicated these projects are around for 20 to 25 years, which is the minimum life span for  
281 these projects – although some could last 30+ years.  
282

283 Chairman Ouellette questioned if the Siting Council process is in perpetuity; how long is  
284 that approval good for? Mr. Svedlow felt it best to defer to the attorney for that answer  
285 but he noted when they appear before the Siting Council they must provide a  
286 decommission plan for the project. Commissioner Gobin cited concern that the area  
287 would revert to a gravel pit after the end of the project. Mr. Svedlow indicated he would  
288 be surprised if that occurred; he felt the agricultural land would be in better shape after  
289 completion of the project.  
290

291 Mr. Svedlow returned to his slide presentation, noting the next slide is a photo of the  
292 Simsbury project. Mr. Svedlow then reviewed the Siting Council review process, noting  
293 the ability for public input during that presentation. He noted they will also be setting up  
294 a virtual interactive website, and a traditional website, so people can review the status of  
295 the project and get their questions answered. Mr. Svedlow noted they are submitting  
296 their draft Siting Council application to the Town, and have completed a wetlands study.  
297 Mr. Svedlow indicated there is no direct wetlands impact related with this project.  
298

299 Mr. Svedlow indicated they will be a large, if not the largest, taxpayer in Town, and are a  
300 significant economic development. The project will not need public water or sewer, and  
301 they will be improving the agricultural soils. They will also work with the local fire  
302 departments regarding emergency responses. Mr. Svedlow suggested one of the biggest  
303 advantages of the project will be the closure of the gravel pit, and the increased security  
304

**TOWN OF EAST WINDSOR**  
**BOARD OF SELECTMEN**  
**Regular Meeting #1782 – June 9, 2020**  
**ZOOM Teleconference**  
**Meeting ID: 332 683 3563**  
**MEETING MINUTES**

8

305  
306 of the parcel. He indicated much of the process will be decided by the Siting Council.  
307 Their intent is to begin building the interior roads and stabilizing the area by late Summer  
308  
309 or Fall. Commissioner Sullivan questioned if their proposed schedule is the best case  
310 scenario? Mr. Svedlow indicated they hope to be providing power in 2022, and hope to  
311 start some work in 2021.  
312

313 Commissioner Zhigailo questioned how they propose to keep the invasive species from  
314 reestablishing themselves within the site? Mr. Svedlow indicated they want to establish a  
315 permanent seed bed of native grasses in 2021 to keep down the invasive plants; they  
316 don't need to be mowed excessively. Mr. Svedlow indicated they do not plan to use any  
317 chemical treatments to keep the vegetation down.  
318

319 Chairman Ouellette noted the PZC had invited the Wetlands Commission to listen to Mr.  
320 Svedlow's presentation; he questioned if Chairman Talamini, or other members, had any  
321 questions or comments?  
322

323 Wetlands Commission Chairman Talamini indicated her questions regarding weed  
324 management were raised by Planning and Zoning Commissioner Zhigailo. She noted  
325 that Ketch Brook runs through the project area, but it appears they are not impacting the  
326 brook.  
327

328 PZ Commissioner Gowdy suggested this was a wonderful presentation.  
329

330 Wetlands Commissioner Kebschull didn't think Mr. Svedlow will have any problems  
331 selling this proposal to the Town of East Windsor; one of the benefits is the economy of  
332 producing the power. Commissioner Kebschull questioned if there is a massive power  
333 outage in East Windsor can this power go to the residents of East Windsor? Mr. Svedlow  
334 replied negatively, noting the power goes into the grid.  
335

336 Commissioner Kowalski suggested that based on Mr. Svedlow's estimated schedule at  
337 best the project won't begin until a year from now. He questioned if the excavation at  
338 Apothecaries Hall Enterprises will continue until this project starts? Mr. Svedlow  
339 indicated they will continue until Northlight takes control of the property. Commissioner  
340 Kowalski recalled the gravel permit renews on an annual basis and may come up again  
341 prior to Northlight taking control. Mr. Svedlow noted it's an extensive permitting  
342 process with the State; they can't tell the gravel pit owner not to renew their permit. Mr.  
343 Svedlow indicated they will communicate with the gravel pit owner, and the Town, when  
344 they are ready to transition. Commissioner Kowalski suggested Northlight may be a co-  
345 applicant on the next gravel pit permit renewal; Mr. Svedlow suggested he would defer to  
346 their attorney on that issue. Commissioner Thurz noted the past problems with dirt bikes  
347 and ATV use at this site; he felt this project will take care of 90% of that problem, as well



TOWN OF EAST WINDSOR  
BOARD OF SELECTMEN  
Regular Meeting #1782 – June 9, 2020  
ZOOM Teleconference  
Meeting ID: 332 683 3563  
MEETING MINUTES

9

as the dust issues on Apothecaries Hall Road. Commissioner Kowalski suggested that may be a consideration when requesting the addition of the walking trails.

First Selectman Bowsza noted that Mr. Svedlow has been great to work with. This is great economic development for East Windsor at no cost to the Town. It also solves the dirt bike and ATV use problem at the site. First Selectman Bowsza thanked Mr. Svedlow for the professional working relationship.

Commissioner Kowalski questioned if this requires a Public Hearing? He noted that during previous permit renewal hearings people have complained about dust on Apothecaries Hall Road; he questioned if Mr. Svedlow would consider some type of screening? Chairman Ouellette felt that may be a decision for the Siting Council. Mr. Svedlow requested the names of the individuals so he could review their plans with them.

Chairman Ouellette thanked Mr. Svedlow for his presentation, noting he was impressed with his proficiency and honesty.

**OTHER BUSINESS/B. Informal Discussion regarding 55 Winkler Road – Karim Radzhabov, Owner/President MAS Transport, Inc.** Discussion to include permitted uses for parking of general freight trucks and potential for future construction of auto body shop. MFDD Zone; Map 114, Block 24, Lot 005A.

Chairman Ouellette questioned if Mr. Radzhabov, who had forwarded the Commission a letter of interest to purchase 55 Winkler Road, was present at this meeting to discuss his proposal? No one responded.

Town Engineer Norton felt Mr. Radzhabov wanted the Commission to respond to his letter; he didn't think Mr. Radzhabov planned to be present for the discussion. Chairman Ouellette suggested an informal discussion is a two way conversation; if Mr. Radzhabov wants feedback from the Commission he should participate in the discussion. Town Engineer Norton felt Mr. Radzhabov wanted to store tractor trailers on the property.

Chairman Ouellette noted the Commission held a discussion at their previous meeting and raised questions regarding Mr. Radzhabov's proposal. He cited the Commission questioned the current MFDD Zone listed on the property card, and had questioned if the

previous application approved for this site had expired. Commissioner Sullivan questioned if Mr. Radzhabov's proposal would require a Zone Change?

Chairman Ouellette suggested removing this discussion item from the agenda unless there is a commitment from Mr. Radzhabov, or his realtor, to join in a future discussion

**TOWN OF EAST WINDSOR**  
**BOARD OF SELECTMEN**  
**Regular Meeting #1782 – June 9, 2020**  
**ZOOM Teleconference**  
**Meeting ID: 332 683 3563**  
**MEETING MINUTES**

10

**OTHER BUSINESS/C. Informal Discussion regarding 14B Rice Road** – Potential for Special Use Permit/Rear Lot for a single family home. Parcel contains 8.08 acres, 152+ feet of frontage. A-1 Zone; Map 116, Block 28, Lot 013A. Parties: David Mosher (Broker) and Ronald Hunt (Buyer).

Chairman Ouellette read the description of this item of business.

Mr. David Mosher joined the discussion, noting he lives at 39 Main Street, Broad Brook, and also owns the subject parcel. Mr. Ronald Hunt, the potential buyer of the property, was also present and joined the conversation later.

Mr. Mosher reported Mr. Hunt would like to purchase this parcel to build a home, but he's short on the required frontage. They've approached a neighbor to purchase additional land but the mortgage company hasn't gotten back to the neighbor. Mr. Mosher indicated he had also been told an optional approach to development could be a rear lot under a Special Use Permit. J. R. Russo & Associates is working with Mr. Hunt to develop a Site Plan for the property; they'll be digging test holes tomorrow. Mr. Mosher indicated he didn't feel the proposed house location would fall within the wetlands.

Chairman Ouellette indicated that if Mr. Mosher and Mr. Hunt could acquire the additional frontage from the neighbor the Special Use Permit process would be unnecessary. Mr. Mosher and Mr. Hunt concurred. Mr. Mosher indicated the lack of response from the mortgage company was frustrating.

Chairman Ouellette queried the Commission for comments.

Commissioner Thurz questioned if they were trying to acquire the additional frontage from the Artz family? Mr. Mosher indicated the Artz' don't have enough land to sell to them; it's another neighbor. Commissioner Thurz suggested the parcel was a beautiful property. Mr. Mosher indicated he's farmed it for years but his life has changed; he feels Mr. Hunt could use the property better than he could.

Commissioner Sullivan had no questions.

Commissioner Kowalski noted the current configuration of the lot is as a rear lot; he questioned if that's the way it's always been laid out? Mr. Mosher indicated J. R. Russo had indicated this isn't a traditional rear lot because of the amount of frontage they do have, but the rear lot approach may be the only way to get a permit if they can't acquire land from the neighbor.

**TOWN OF EAST WINDSOR**  
**BOARD OF SELECTMEN**  
**Regular Meeting #1782 – June 9, 2020**  
**ZOOM Teleconference**  
**Meeting ID: 332 683 3563**  
**MEETING MINUTES**

11

Town Engineer Norton suggested that the parcel contains 8 acres; there's plenty of room in back for the house. Mr. Hunt joined the discussion, noting that's where he would like to locate the house. Town Engineer Norton noted Mr. Mosher has 152 feet of frontage; he suggested the rear lot proposal seemed like a reasonable request.

Mr. Mosher questioned if the Commission could give Mr. Hunt an idea of how long the process would take after Russo's provides the Site Plan? Chairman Ouellette noted the Commission tries to move application along quickly as long as the required information is submitted, and the Staff comments are addressed. He suggested the Commission could open the Public Hearing, discuss the information, and close the Public Hearing the same night if the information is in order.

Town Engineer Norton questioned if it would be quicker to seek a variance? Chairman Ouellette noted that isn't the PZC's purview; can Mr. Mosher prove a hardship? First Selectman Bowsza indicated that Town Planner Flores-Marzan indicated that wouldn't be a viable option as they would have to meet all nine (9) criteria for a variance.

Mr. Mosher questioned if this could be done for the next meeting? Chairman Ouellette reviewed the Statutory timelines related to receipt of the application and posting of a Public Hearing if the application is a Special Use Permit; he suggested Mr. Mosher follow up with Town Planner Flores-Marzan.

Commissioner Zhigailo noted part of the Public Hearing process is notification to abutters; she suggested Mr. Mosher contact them quickly as notification of abutters can sometimes be a hang up. Mr. Hunt indicated he spoke with some of the neighbors and they have no problem with him putting the house in the back. Chairman Ouellette noted that part of the Public Hearing process is public comments so neighbors may appear and request to speak during that process.

Mr. Mosher and Mr. Hunt thanked the Commission for their time.

**CORRESPONDENCE:** None.

**BUSINESS MEETING/A. General Zoning Issues:**

First Selectman Bowsza advised the Commission he and Staff are in the process of creating a Developer's Agreement which would be initiated between the Town and a developer. He indicated the Town Attorney is reviewing a redline copy; he hopes to have a copy to review with the PZC, perhaps for the June 23, 2020 Meeting.

Town Planner Flores-Marzan advised the Commission the mylars for the MMCT Zone Change have been signed and are good to go.

**TOWN OF EAST WINDSOR**  
**BOARD OF SELECTMEN**  
**Regular Meeting #1782 – June 9, 2020**  
**ZOOM Teleconference**  
**Meeting ID: 332 683 3563**  
**MEETING MINUTES**

12

Town Planner Flores-Marzan also indicated the Gravel Pit Solar projects are exciting projects. He has experience in renewable energy; this is a good opportunity for the Town. Town Planner Flores-Marzan suggested Mr. Svedlow and his team have been great to work with.

**SITE VISITS:**

Joe Sauerhoefer, Operations Manager, and acting Zoning Enforcement Officer, joined the Commission with the following updates:

**Craftsman Road (IBOE), West River Farms, and Jessie Lane:** Mr. Sauerhoefer reported all sites are in compliance, and are keeping up with their erosion controls.

**Wapping Road:** Mr. Sauerhoefer reported he received one noise complaint regarding tailgates of the dump trucks banging as they load material. He's also received additional complaints of the trucks coming in Morris Road; he's asked the pit owner to ask the haulers to use other routes.

**Harrington Road:** Mr. Sauerhoefer reported tomorrow is the end of the response period for this resident but nothing has been submitted. He suggested it appears to be business as usual at that location.

**131 North Road:** Mr. Sauerhoefer has not received a response to his letter.

**Pleasant Street:** Mr. Sauerhoefer reported he spoke with the residents who live at this property. They've been cleaning up some of the vehicles parked around the property, and are talking to a neighbor to rent property for their animals; the neighboring land is in Enfield. They're telling Mr. Sauerhoefer the pigs are considered indoor pigs and should be allowed to remain on the property.

**45 Perri Lane:** Mr. Sauerhoefer reported he is seeking advice from the Commission regarding this issue. He has received a complaint from a neighbor regarding extremely bright lights at the rear of 45 Perri Lane which illuminate a pool. Mr. Sauerhoefer noted Town Planner Flores-Marzan looked at the property in October; at that time the only problem he found was the garage lights. Commissioner Thurz concurred; the lights are extremely bright for a residential property. Chairman Ouellette indicated he was aware of the lights, but he questioned the Commission's ability to take action as the Town lacks a residential light ordinance.

Discussion continued regarding the situation. Without the support of a light ordinance it becomes a nuisance issue rather than an enforcement issue. At what level of illumination

**TOWN OF EAST WINDSOR  
BOARD OF SELECTMEN  
Regular Meeting #1782 – June 9, 2020  
ZOOM Teleconference  
Meeting ID: 332 683 3563  
MEETING MINUTES**

13

520  
521 does a situation become offensive to others? Chairman Ouellette suggested Town  
522 Planner Flores-Marzan submit a query on the List Serve to see what other Towns are  
523 doing regarding light ordinances and the handling of nuisance complaints. Commissioner  
524 Thurz suggested contacting the Town of Tolland as he felt they have an ordinance  
525 regarding levels of light.  
526

527 **BUSINESS MEETING/(7) Signing of Mylars/Plans, Motions:**

528  
529 • **Mylars/Plans:**

530 Nothing submitted  
531  
532

533 • **Motions:**

534 MMCT Zone Change  
535  
536

537 **ADJOURNMENT:**

538  
539 **MOTION: To ADJOURN this Meeting at 8:07 p.m.**

540  
541 **Sullivan moved/Kowalski seconded/VOTE: In Favor: Unanimous**

542  
543 Respectfully submitted,

544   
545 \_\_\_\_\_  
546 Peg Hoffman, Recording Secretary, East Windsor Planning and Zoning Commission

547 **ATTACHMENT: (DESRI, LLC) Gravel Pit Solar Presentation**





# Project Introduction

Planning and Zoning Commission

Town of East Windsor

June 9, 2020

# Overview

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## The Basics:

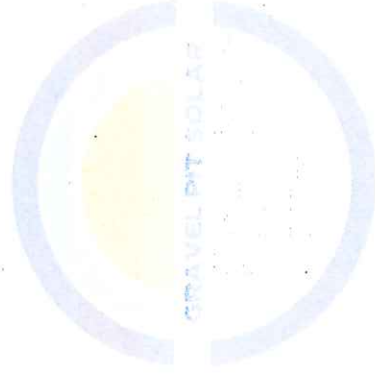
- 120 MW – enough clean energy to power over 12,000 homes
- Utilizing approximately 485 acres of the 726-acre project site
- Permanent closure of two sand and gravel pits
- Substantial economic benefits to the town

## Simple Construction:

- Minor grading outside of gravel pit areas
- Typical light construction equipment

## Quite Neighbor:

- Limited traffic, sound, and maintenance after construction
- No town services needed

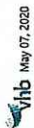




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# Design

## Arrays:

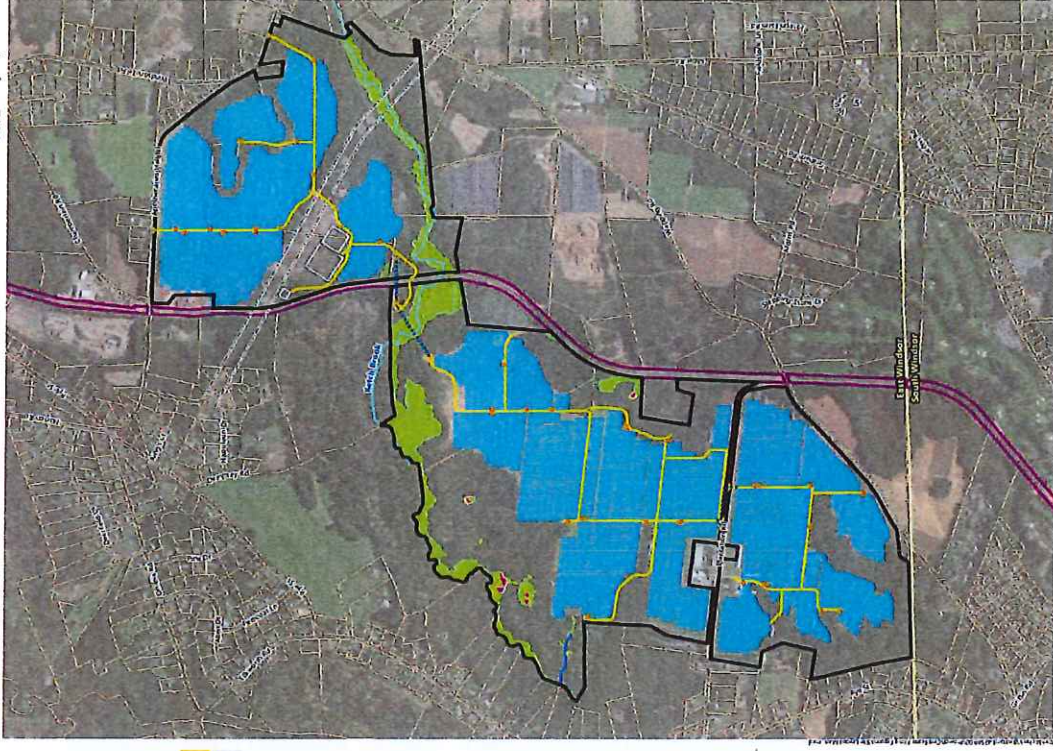
- Panel racking: mix of single-axis trackers (~40%) and fixed (~60%)
- Avoidance of wetlands, watercourses, buffers, and sensitive resources
- Use of existing topography and designed basins to handle stormwater

## Inverters:

- Centrally located to minimize impacts

## Collector Lines and Interconnection:

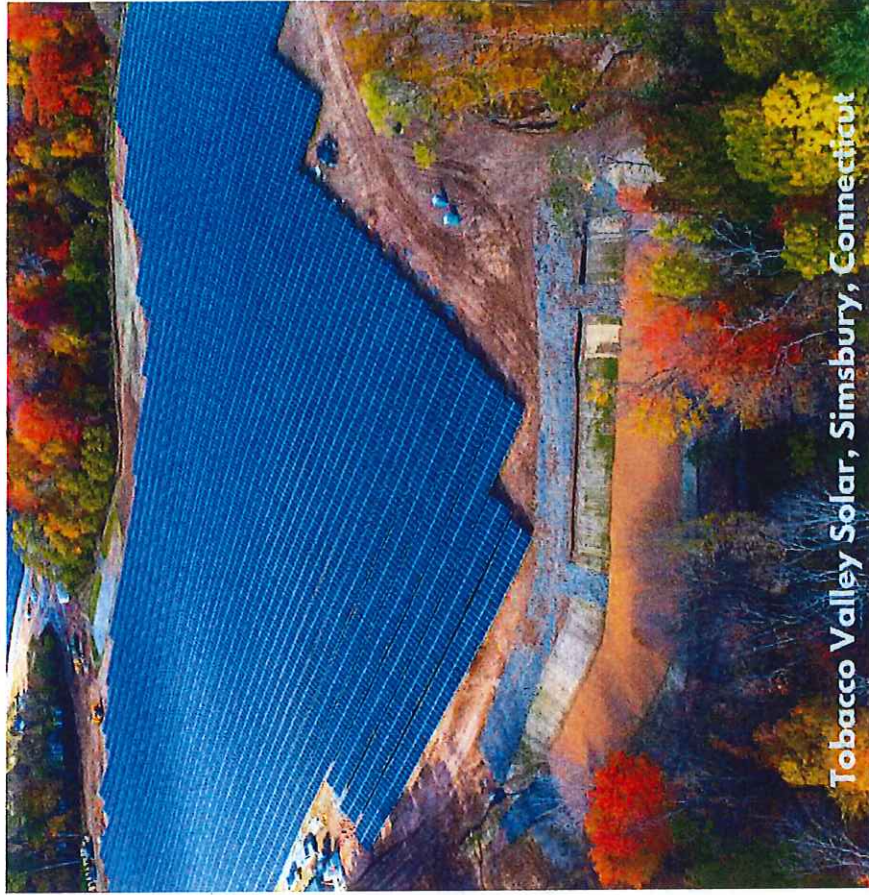
- Predominantly underground collector lines
- Interconnection switchyard and substation located in gravel mine area adjacent to existing transmission lines







## | Construction

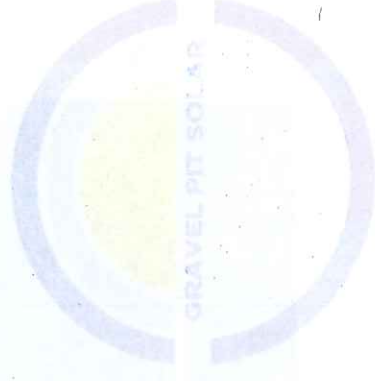


Tobacco Valley Solar, Simsbury, Connecticut

# Rigorous Environmental Review

- State Siting Council will conduct a public process (Certificate of Environmental Compatibility and Public Need)
- Draft Siting Council Application submitted to Town for review
- Project may only proceed if we demonstrate that it meets state environmental standards
- We have completed numerous environmental studies (wildlife\*, wetlands, waters, cultural resources, air quality, noise impacts, etc.)
- We will go above and beyond to:
  - Avoid direct impacts to watercourses and sensitive natural resources
  - Close gravel mining operation
  - Use attractive screening at key viewpoints
  - Enhance the agricultural value of the soil with cover crops and resting the soil

\*wildlife studies will continue through the summer 2020



# Benefits Summary

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- Big taxpayer
- Significant new economic development and no additional town services required
- Clean energy for CT and the region
- A quite and low impact neighbor
- Improve agricultural soil quality
- Closure of gravel mines
- Increased property security (project will be entirely fenced)

