



**Beacon Falls Planning & Zoning Commission
10 Maple Avenue
Beacon Falls, CT 06403**

**BEACON FALLS PLANNING AND ZONING COMMISSION
Public Hearing
Application PZC-09232021-1-SP
October 21, 2021
Minutes
Subject to Revision**

0. Call to Order / Pledge of Allegiance

Chairman Donald Molleur opened the hearing at 7:00 P.M. and the call was read into the meeting minutes. Public Hearing legal notice was published in the Republican-American on October 7, 2021, and October 14, 2021, and posted to Town website.

Members Present: Donald Molleur (DM), Harry Roscoe (HR), Jack Burns (JB), Michael Pratt (MP), Howard Leeper (HL), Michael Rupsis (MR)

Members Absent: Robert Starkey (RS) Marc Bronn (MB), Cody Brennan (CB)

Others Present: Town Planner Keith Rosenfeld (KR)

1. Public Hearing

Chairman Molleur read the following correspondence into the record.

a. Applicant's Presentation

Christopher Gagnon, PE- BL Companies, 355 Research Parkway. Meriden, CT.

This is a utility scale solar project. Will be tied into grid. Eversource selects projects. This potential project on Lopus Road was awarded back in July. Under 1 Megawatt, therefore going before Siting Council is not required; can seek local approval. Due to size of development, we will also obtain a General Permit for stormwater discharge from CT DEEP. No parking lots, no sewer, no water. State requires we analyze panels as impervious area. 12-foot-wide gravel road around site. Meadow mix planted under panels. House and Barn on site – performed phase one site assessment – did not do an HBMI- but phase 1 to determine what we will run into when we do demolition.

b. Comments & Questions from Commissioners

JB: Would you have to go to the Siting Council? **Chris Gagnon:** Bc we are going through local process, do not have to go through siting council

MP: Timeline for DEEP permit? **Chris Gagnon:** 60-90 days

DM: Construction Timeline? How many yards of material to be removed? **Chris Gagnon:** more or less six months, around 25,000 yards

MR: If all permitting is done, would construction begin in winter? **Chris Gagnon:** looking at March to break ground.

MP: Landscaping? **Chris Gagnon:** No additional proposed. Not unprecedented for us to plant screening. Not opposed to it where it is appropriate.

KR: Chosen location to dispose earth materials? **Chris Gagnon:** Not yet.

c. Comments & Questions from Public

Patrick Servidio, 42 Andrasko Road- Submitted pamphlet into the record "The Coming US Economic Miracle on the New Silk Road" – 5 acres? How many workers to maintain this? How does Town benefit? **Chris Gagnon**: Zero- Just maintenance of mowing and washing the panels every once in a while. This site ups the overall percentage of non-greenhouse producing gas energy for area. Additionally, this has not been finalized yet, but there is zero net metering, where energy produced at this facility, can be used at Town owned buildings. We can work with Town, and obtain electric bills, where this site can be used to offset this cost. None in place now, not completed or done, but is something that has happened in other communities.

Michael Gondola, 306 Lopus Road – How tall are the panels? **Chris Gagnon**: 8-10 feet. At highest point, tips of panels will be above the fence. **MG**: Facing Rt 8? Reflection of the panels? **CG**: Arrays go north and south, panels face east in morning, west at night. Panels are not mirrors, absorb the sun, inefficient to reflect. I can provide data about the reflection. **MG**: Privacy blocking around the fence? **CG**: There is an opportunity to provide privacy screen. **MG**: Would like more info about screening, spacing, maintenance etc. We have weight limitations on this road. Construction equipment? How do they access? **CG**: Town roads used; bonding is an option. Means to make sure that any potential damage is taken care of. **MG**: 20-year lease, what happens after? **CG**: 20-year lease, can be reupped. Lifetime of project can push 40 years. Decommissioning plan in place, with money in place to decommission site after it goes through its useful timeframe. I can provide a copy, not the final, but a similar one used on all sites.

Robert Gondola, 390 Lopus Road – Where is the retention pond? **CG**: Far Southern side. **RG**: Pond on the property? **CG**: Walked the site. Resources on site have been documented. We are on the record, that the pipe near your property needs to be maintained.

Elizabeth DeGeorge, 392 Lopus Road – Where does it start? **DM**: It is on the Joe Meany property. 5 acres that was the vegetable farm.

Keith Rosenfeld, Town Planner: May want applicant to discuss vegetative screen, reflection, excavation, decommission plan, investigate road weight limitations, discuss with Town Engineer a road bond and ENS Control bond.

Motion by MP to continue public hearing to November 18, 2021, at 7:00 PM, at the Town Hall Assembly Room. Seconded by MR. All ayes.

Respectfully submitted,
Lisa Daigle
Clerk, Planning & Zoning Commission