

**TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION**

**Special Meeting
Tuesday, June 20, 2017
Clifford B. Green Meeting Center
69 South Main Street
6:30 p.m.**

MINUTES

I. Call to Order – Acting Chair, Carlene Kelleher called the meeting to order at 6:40 p.m.

II. Roll Call – Carlene Kelleher; Craig Dunlop; David Fuss; Aaron Kerouac; Jules D’Agostino. J. Mohn was absent with notice. Alan Carpenter and Michelle Sigfridson were absent.

Staff Present – Jana Roberson, Director of Community Development

III. Seating of Alternates

Motion was made by A. Kerouac to seat J. D’Agostino in the absence of A. Carpenter, M. Sigfridson and J. Mohn. Second by C. Dunlop. Motion carried unanimously (4-0-0).

The Recording Secretary noticed that the Motion Page that she had previously posted showed A. Kerouac as, both, making the motion and seconding the motion which is an error. K. Kerouac made the motion and it was seconded by C. Dunlop as above in these Minutes.

IV. Public Commentary – None.

V. New Business – None.

VI. Unfinished Business

a. Other Business:

1. Review/Discussion of Draft Zoning Regulations, Topics: Small Solar Energy Systems, etc.

J. Roberson explained that Martha Fraenkel, ZEO, had reviewed the draft and that her comments have been incorporated into the draft as they were not policy related.

Ms. Roberson informed the Commission Members that the mandatory notice (and map) from Quinebaug Solar, LLC regarding their proposed solar generating facility application to the Connecticut Siting Council has been received (copies were included in the packets to Commission Members). Ms. Roberson asked if the Commission would want to make suggestions and have her compile them and forward them to the CSC.

J. D’Agostino asked, if the P&Z Commission is going to make a statement, should the Board hear what the public has to say about it? J. Roberson stated that the

Commission would need to make that decision. Ms. Roberson will provide a link to the CSC website where the Commission Members can view the packet of information regarding the Proposed Project that was recently posted there.

The Commission and J. Roberson reviewed the draft regulations dated June 13, 2017. Photographs of some existing ground-mount solar systems in Town were included in the packets to Commission Members:

6.N SMALL SOLAR ENERGY SYSTEMS

6.N.1 Purpose and Intent – No changes.

There was discussion regarding what type of permitting process (if any) should be required for Flush-Mount on Roof Systems vs. Ground-Mounted Systems or Other (Tracking). The Commission discussed concern for not adding to the regulatory burden, if it isn't necessary, while still being able to enforce.

6.N.2 Roof-Mounted Systems

There was a consensus (5-0) for a requirement of Site Plan Review in the VCD only if visible from a public right-of-way; if not visible from a public right-of-way N/A. All other Zones N/A.

J. Roberson will draft language in the design standards regarding the VCD.

6.N.3 Ground-Mounted Systems And Other Types of Mounts

There was a consensus (5-0 J. D'Agostino agreed as long as the VCD/RA Zone will be tied to Route 169) for the requirement of Site Plan Review in all Zones except VCD which would be by Special Permit for both visible and not visible from the public right-of-way. The VCD will be revisited during discussions regarding the Route 169 - Scenic Overlay Zone.

Standard setbacks (with potential for a waiver permissible by the Commission). J. Roberson will draft language to allow greater flexibility in choosing the site location

6.N.4 PERFORMANCE STANDARDS

6.N.4.3. To read, "Abandoned, obsolete, or unused solar energy systems shall be removed by the property owner." Delete the second sentence. J. Roberson will consult with the Town Attorney whether the Town can remove an abandoned system, at the property owner's expense, if the property owner fails to remove it.

There was discussion regarding fire safety.

2. Correspondence re: solar power projects – See above regarding the Quinebaug Solar, LLC application to the CSC for a proposed solar generating facility.

There was discussion regarding what to work on next. J. Roberson will try to prepare a draft for Basic Standards 7.B, 7.C, 7.D and 7.E for discussion at the next regular meeting.

J. D’Agostino asked why 5.A. Scenic Corridor Overlay Zone (Route 169) was not included in the Table of Contents of the Draft. Discussion ensued. J. Roberson assured Mr. D’Agostino that she will be putting it back in. Discussion continued.

D. Fuss left at 8:30 p.m. There was no longer a quorum. Discussion continued.

There was discussion regarding brew pubs.

There was discussion regarding Brooklyn Farm & Pet.

VII. Public Commentary – None.

VIII. Adjourn

Motion was made by A. Kerouac to adjourn at 8:45 p.m. Second by J. D’Agostino. No vote.

Respectfully submitted,

J.S. Perreault
Recording Secretary