

RECEIVED
ENFIELD TOWN CLERK

2022 MAR 29 AM 12:31

Sheila M Bailey

ENFIELD PLANNING AND ZONING COMMISSION
REGULAR MEETING

MINUTES

Thursday, March 24, 2022 – 7:00 p.m.

ENFIELD TOWN HALL - COUNCIL CHAMBERS
820 ENFIELD STREET - ENFIELD, CT

Call to Order & Pledge of Allegiance

Chairman Fiore called the meeting to order at 7:01 PM.

Roll Call

Commissioner Petronella took the roll and present were Commissioners Lewis Fiore, Virginia Higley, John Petronella, Kiran Majmudar, Frank Alaimo, Linda DeGray, Kenneth Hilinski, and Alternate Commissioners Christian D'Antonio, Nicles Lefakis, and Vinnie Grillo.

Also present were Laurie Whitten, Director of Development Services and Ricardo Rachele, Zoning Enforcement Officer.

Approval of Minutes

- a. March 3, 2022 – Special Meeting

Motion: Commissioner Higley made a motion, seconded by Commissioner Alaimo, to approve the minutes of the March 3, 2022 Special Meeting.

The motion passed with a 7-0-3 vote with Commissioners DeGray, Hilinski, and Lefakis abstaining.

Votes: 7-0-3

- b. March 10, 2022 – Regular Meeting

Motion: Commissioner DeGray made a motion, seconded by Commissioner Higley, to approve the minutes of the March 10, 2022 Regular Meeting.

Chairman Fiore stated that there is a section missing regarding the Paper Road release, and he would like to table the minutes until the section is put in.

Motion: Commissioner Alaimo made a motion, seconded by Commissioner Higley, to table the minutes until the next meeting.

The motion passed with a 10-0-0 vote.

Votes: 10-0-0

Zoning Enforcement Report

Mr. Rachele stated that there is not a formal report tonight and the Commission will get a spreadsheet at the next meeting.

Public Participation

Chairman Fiore stated that 25/35 Bacon Road is pending litigation so no one may comment on that. He asked if anyone would like to speak about any other items not on the agenda.

Angela Foss, 16 Crescent Beach Drive, went over the questions she asked at the last meeting. She asked why the Commissioners are voting yes on Site Plans for buildings when they do not know the tenants, and why they voted yes for the building at 113 North Maple Street. Ms. Foss asked how they proceed to move that building from a Site Plan to a Special Permit. She asked what happens when a tenant does not fall under a mere Site Plan Review.

Ms. Foss stated that the Commission needs to ask who the tenants will be, and without knowledge of a tenant they cannot merely allow a Site Plan. She stated that she is very hopeful after watching the POCD meeting, and went over some of the points regarding Special Permits that were touched upon at this meeting. Ms. Foss asked how residents get answers to their questions and submitted her questions in writing to the Commission.

Chairman Fiore asked three times if anyone else in the audience would like to speak; no one came forward.

New Public Hearings

- a. **PH# 3027** – 2 Washington Avenue – Special Use Permit application to allow for one commercial vehicle; Ivy Nieroda Broderick, Owners; Richard Broderick, Applicant; Map 22/Lot 59; TD-2 Zone.

Commissioner Petronella read the legal notice.

Richard Broderick addressed the Commission. He stated that they are asking to be allowed to park a 250 pickup truck with commercial plates on it. Mr. Broderick stated that there are two other pickup trucks parked there, one a 250 and the other a 150 Ford, and both have regular non-commercial plates. He stated that it is a two-family residence.

Commissioner Higley stated that the vehicles have Massachusetts plates and should be housed in Massachusetts, to which Mr. Broderick replied that some of them are and some of them they drive back and forth to work. Commissioner Higley stated that if they live in Connecticut, their vehicles should be registered in Connecticut.

Commissioner Higley stated that the one commercial vehicle must be parked ten feet away from the property line, and it does not appear that this is happening. Mr. Broderick explained where the property line is located and asked if they are allowed to park a regular car there and just switch the cars, to which Commissioner Higley replied that they are.

Commissioner Petronella asked if the applicant is planning on parking the commercial vehicle in the spot on the site plan submitted that says “parking for commercial truck.” Mr. Broderick stated that the pictures were taken when they were in the middle of re-doing the roof and backyard, and

that whole side of the garage has been all redone. He stated that the closest vehicle to the fence is the neighbor, and if they are not allowed to park the commercial vehicle there they will not.

Commissioner Petronella stated that it appears he is running the business out of there, with employees parking their cars on the street. Mr. Broderick stated that this is not the case, and they have a snow plow business but the people they saw there working were friends working on the house and yard at the time. He stated that the business is run out of the Cube Smart near the DMV, and in two weeks the property will be cleaned up.

Commissioner Lefakis asked if the Bobcat equipment is permanent, to which Mr. Broderick replied that it was used for grading and moving equipment around. Commissioner Lefakis stated that construction vehicles appeared to be parked on the street and asked where those are typically housed. Mr. Broderick stated that the black 250 is his son's and is not a commercial vehicle. He stated that the fuel tank on the back of one of the trucks is for diesel.

Commissioner Hilinski asked if the other two pickup trucks are commercial trucks, to which Mr. Broderick replied that they are not. Commissioner Hilinski asked if they are used for the business, to which Mr. Broderick replied that they do not have commercial plates but occasionally they are used for the business. Commissioner Hilinski asked how commercial and non-commercial vehicles are classified.

Commissioner Petronella asked if the two additional trucks are registered as personal vehicles or under the business, to which Mr. Broderick replied that they are personal and when they use them they get a 1099 for what they are paid.

Mr. Rachele stated that under the regulations, which deal with Connecticut plates, if a vehicle is used in the process of a business it is considered a commercial vehicle regardless of the registration. He stated that the trucks are all registered in Massachusetts and the business is being conducted out of 2 Washington Avenue and has been for some time. He stated that there are up to six commercial vehicles parked at the address at any given time.

Mr. Rachele read through sections of the regulations pertaining to commercial vehicles, pointing out how the applicant is in violation in a number of ways.

Commissioner Alaimo stated that the sand truck in the photo says B&L on it, to which Mr. Broderick replied that this is the commercial vehicle. Commissioner Alaimo stated that there are two trucks with B&L on the side in the pictures. Mr. Broderick stated that there may have been two parked there during the day but they are not parked there at night. He stated that they have ten commercial vehicles and are not running a business out of there, but this is where they live.

Mr. Broderick stated that the vehicle on the lawn is the neighbor's vehicle and it was after a snowstorm when there was a parking ban. He stated that he wants to understand the rules and know what he is allowed to do.

Commissioner Alaimo stated that there was a complaint filed and they have to be sensitive to the people complaining.

Chairman Fiore asked three times if anyone in the public would like to speak in favor or against the application; no one came forward.

Mr. Broderick explained that he lives with his daughter in law and asked if he is no longer allowed to park and live there. Chairman Fiore stated that if he lives there, he needs to get the vehicles registered in Connecticut. Mr. Broderick stated that he has a home in Massachusetts but he is living here right now.

Commissioner Grillo asked where the business is being run out of, to which Mr. Broderick replied that he is running it out of Cube Smart. Commissioner Grillo asked if the business is registered in Connecticut, to which Mr. Broderick replied that they are an LLC out of Massachusetts doing business in Connecticut, Massachusetts, and Rhode Island. Commissioner Grillo stated that if he is running a business out of Connecticut, it needs to be registered with both the state and the town.

Mr. Rachele stated that Cube Smart is not approved to have business offices and asked where the applicant gets phone calls and keeps records. Mr. Broderick stated that they take calls on their phones and have an accountant. Mr. Rachele stated that Cube Smart is storage but is not approved as a business use.

Commissioner Petronella asked if a company vehicle is considered a commercial vehicle; Mr. Rachele stated that it is. Commissioner Petronella stated that there are probably thousands of violations in town that they do not know about, to which Mr. Rachele agreed.

Commissioner Petronella stated that many sales people and people who work in the trades take their company vehicles home and asked if they are all in violation. Mr. Rachele stated that if they have commercial combination plates on them and are used in the activity, they are in violation. Commissioner Petronella stated that several of his employees take company vehicles home and he is trying to understand. Mr. Rachele stated that this is more blatant of a violation than a businessman driving a company sedan.

Commissioner Petronella asked if they are here to act on whether he can park one commercial vehicle at the property, or whether he can run the business out of the property. Mr. Rachele stated that they are acting on whether he can park one commercial vehicle.

Commissioner Higley stated that they are not here to address the business being run, but the business is not allowed. Mr. Rachele stated that the business is not allowed in a residential zone and this is why the original complaint came in.

Motion: Commissioner Higley made a motion, seconded by Commissioner DeGray, to close the Public Hearing.

The motion passed with a 7-0-0 vote.

Votes: 7-0-0

Motion: Commissioner Petronella made a motion, seconded by Commissioner DeGray, to approve PH# 3027.

Commissioner DeGray stated that the applicant is not clear on a lot of things but they are only here for this one thing. She stated that she is uncomfortable moving forward until Mr. Broderick is clear on what he needs to do in order to come into compliance.

Commissioner Hilinski stated that if the Commission approves the motion, the applicant will only be allowed to park one commercial vehicle on the property and the other two vehicles cannot be parked there as they are commercially used for the business and are combination plates. Mr. Broderick asked if his personal truck can be parked there as long as he does not work for the company, to which Commissioner Hilinski stated that it can be parked there as long as it is not used for the company.

Ms. Whitten stated that the Public Hearing has been closed so there is no back and forth allowed. She stated that they need true verification that it is not a commercial truck.

Commissioner Alaimo stated that it is like a revolving door of trucks and the applicant is on call as the business is a snow plowing business. He asked how they would enforce this even if they do approve one truck. Chairman Fiore stated that this is putting an undue burden on Staff.

Commissioner Higley read a section of the regulations which states that commercial vehicles shall be owned or operated by the permanent resident of the property, and stated that the vehicles are all registered in Massachusetts. Ms. Whitten stated that the regulations do not say anything about where the vehicle is registered.

Mr. Rachele stated that they have to determine whether the vehicle can be screened, whether it is ten feet away from the property line, and if it interferes with traffic or pedestrians in the neighborhood.

The motion failed with a 2-5-0 vote.

Votes: 2-5-0

Chairman Fiore stated that he was voting against as he does not believe the application meets all of the requirements of the regulations. Commissioners Higley and DeGray stated that they are also voting against as it does not meet all of the requirements of the regulations. Commissioner Majmudar stated that he is voting against because they are not sure if the applicant can comply with all of the regulations. Commissioner Hilinski stated that he is against because it violates the regulations.

- b. **PH# 3029** – 90 Elm St – Special Use Permit application for an outdoor home & product show; Enfield Square Realty LLC + Enfield, CH LLC+ Enfield Nassim LLC, Owners; NCCCC Applicant; Map 43/Lot 16; B-R Zone.

Commissioner Petronella read the legal notice.

Aimee Boettcher and Gary Cote from the North Central Connecticut Chamber of Commerce (NCCCC) addressed the Commission.

Mr. Cote stated that they are coming up on the 54th annual home and product show and Ms. Boettcher is taking over as Chair of the event. He stated that if it is approved they will be having an outdoor show this year. Ms. Boettcher stated that there will be some popup tents and two food trucks.

Commissioner DeGray asked what happens if it rains, to which Mr. Cote replied that they have provisions to move some of the vendors inside if the weather is bad.

Chairman Fiore stated that there are approvals from the various town departments, to which Mr. Cote agreed. He stated that the food vendors outside are dealing with the Health Department on their own.

Chairman Fiore asked three times if anyone in the audience would like to speak; no one came forward.

Ms. Whitten stated that Dog Star Rescue is a great rescue group. She stated that the show is also inside.

Motion: Commissioner DeGray made a motion, seconded by Commissioner Majmudar, to close the Public Hearing.

The motion passed with a 7-0-0 vote.

Votes: 7-0-0

Motion: Commissioner Hilinski made a motion, seconded by Commissioner Alaimo, to approve PH# 3029.

The motion passed with a 7-0-0 vote.

Votes: 7-0-0

- c. **PH# 3030** – 10 Hazard Avenue – Special Use Permit application for a Class 3 Liquor Permit; Equity One (Northeast Portfolio) LLC, Owner; Gaurav Bishnol, Applicant; Map 56/Lot 22; B-R Zone.

Commissioner Petronella read the legal notice.

Gaurav Bishnol, 24 Park Avenue, addressed the Commission. He stated that he is asking for permission to bring a wine store to Enfield.

Chairman Fiore asked where in the ShopRite plaza this business would be, to which Mr. Bishnol replied that it will be in Unit #6 between the Chinese restaurant and hair salon.

Chairman Fiore asked three times if anyone in the public would like to speak in favor or against the application; no one came forward.

Chairman Fiore asked how many liquor stores they are allowed to have and how many slots they have left. Mr. Rachele stated that they are allowed to have 17 and this would be the final one. Ms. Whitten stated that the liquor store that closed in the Kohls plaza allowed this one to open.

Chairman Fiore asked if they can appeal to the state for more slots, to which Ms. Whitten replied that she does not believe they can.

Mr. Rachele stated that they measured it out and it satisfied the distance of 1,000 feet for anything of a similar use.

Commissioner Alaimo stated that the application is for beer, wine, and spirits but the store is going to just be wine, which Mr. Bishnol replied that he is going to carry all three but he would like to consider it as a wine store to be more exclusive and higher end.

Motion: Commissioner Higley made a motion, seconded by Commissioner Petronella, to close the Public Hearing.

The motion passed with a 7-0-0 vote.

Votes: 7-0-0

Motion: Commissioner Petronella made a motion, seconded by Commissioner Hilinski, to approve PH# 3030.

The motion passed with a 7-0-0 vote.

Votes: 7-0-0

Old Business

- a. **SPR# 1882** – 25 Hazard Avenue – Site Plan Review for modifications to site plan, Paramount Realty Services Inc., Owner; AAA Club Alliance Inc., Applicant; Map 45/Lot 8, B-R Zone.

Motion: Commissioner Higley made a motion, seconded by Commissioner Petronella, to take SPR# 1882 off of the table.

The motion passed with a 7-0-0 vote.

Votes: 7-0-0

David Ziaks of F.A. Hesketh & Associates addressed the Commission. He stated that the Commission had concerns about phasing the work so that AAA could receive their CO and open before the Paramount portion of the work was done. Mr. Ziaks stated that Paramount provided a letter to the ZEO indicating that they have entered into a contract with a paving company and will be completing their work by the end of April. He stated that all of the work between Paramount and AAA will be completed by the end of April.

Chairman Fiore stated that this project was notified a year ago that this potential problem may occur, so it does not sit right with him that they are now under the gun to act on it right away.

Mr. Rachele stated that this has not been reviewed by the Town Attorney. He stated that bonds are only in place for Erosion and Sediment Control and Landscaping, and were posted by AAA. Ms. Whitten read a section of the regulations which states that they can require phasing of the bonding, stating that they can require a bond for the pavement based on this.

Chairman Fiore stated that this could possibly be precedent-setting and he is concerned about doing that. Mr. Ziaks stated that the Commission can require a bond if they would like to, but he would like to leave the phasing in just in case.

Commissioner Hilinski stated that the biggest concern of the Commission is whether they will finish the paving once the building is done. Mr. Ziaks stated that the paving for AAA will be done, to which Commissioner Hilinski replied that that site plan is for the whole thing and not just the AAA building.

Commissioner Majmudar asked if the estimate is for both phases, to which Mr. Ziaks replied that it is only for the owner's portion and they are not asking for any delay in AAA. Commissioner Majmudar asked if the Engineering Department has reviewed it, to which Ms. Whitten replied that they have not but this can be a condition of approval.

Commissioner Higley asked when AAA is slated to open, to which Mr. Ziaks replied that it will be the middle of April.

Commissioner Petronella stated that they can stipulate a condition of approval that requires a bond in an amount to be verified by the Town Engineer. Mr. Ziaks stated that he cannot guarantee anything but everyone's intent is to finish the whole thing by the end of April. He stated that they will know if there is an issue by the middle of April, at which point they can work with Staff and post a bond.

Chairman Fiore stated that no one seems to have an issue with the site plan changes, and the hangup seems to be whether they want to allow the phasing of this project. He stated that those who support the phasing seem to want to have a bond that has been approved by Staff. The Commission agreed.

Commissioner Majmudar asked if the Commission has the right to ask for a bond on a property that the applicant does not own. Ms. Whitten stated that they have a right to require a bond for phasing.

Commissioner DeGray asked if the contract has been signed for the paving to be completed by April 30th, to which Mr. Ziaks replied that he has been assured by Mr. Kelly that this is the case.

Commissioner Alaimo stated that the letter has merit as it is from one of their big tenants in town. He stated that he is comfortable moving forward with this with the conditions of approval included.

Chairman Fiore asked if there is a way to vote for the site plan but against the phasing. Ms. Whitten explained that the Site Plan tonight is already approved and they are asking to add a phasing line to that Site Plan, which would then become the new approved Site Plan. She stated that they would bond for part of it.

Chairman Fiore asked if some of the changes from the original Site Plan approval such as moving some storm drains will now be redacted. Ms. Whitten stated that minor modifications are pretty standard. She stated that they require an A2 survey for a CO, but they can require an A2 survey if the phasing is approved tonight.

Motion: Commissioner Petronella made a motion, seconded by Commissioner Majmudar, to approve SPR# 1882 with 26 conditions plus an additional condition add a bond in an amount approved by the Town Engineer for paving and landscaping.

The motion passed with a 4-3-0 vote with Commissioners Fiore, DeGray, and Higley voting against.

Votes: 4-3-0

Chairman Fiore stated that he voted against as he does not believe it is in the best interest of the town to phase this project. Commissioner DeGray stated that she voted against because she does not believe phasing a site plan that has already been approved will set the right precedent. Commissioner Higley stated that she voted against as she agrees with both Chairman Fiore and Commissioner DeGray that it is not in good standing.

Other Business

a. Recreational Marijuana

Motion: Commissioner Alaimo made a motion, seconded by Commissioner DeGray, to take the discussion of recreational marijuana off of the table.

Ms. Whitten went over Staff recommendations of what should be added to this based on the workshop she had attended. She read over clarifications that had been added regarding vehicle parking. Ms. Whitten stated that it may also be helpful if they include that the applicant specifically address the systems to be used for odor control, water use and waste water discharge, noise abatement, external equipment and screening, site lighting, traffic, fire, and security.

Chairman Fiore asked for a show of hands to see how many Commissioners were in favor of sending this off to CRCOG. The Commission all agreed to send it to CRCOG and Ms. Whitten explained the timing for the next steps.

b. Food Truck Regulations - **TABLED**

Motion: Commissioner Higley made a motion, seconded by Commissioner Alaimo, to take the discussion of food truck regulations off of the table.

Commissioner Higley stated that a 13-month extension was approved and sent to the governor's office for signature. Ms. Whitten stated that this was not food truck regulations but rather outdoor dining.

Motion: Commissioner Higley made a motion, seconded by Commissioner Majmudar, to table the discussion of food truck regulations again until the temporary outdoor dining extension expires.

c. Discussion on Solar Project at 289 Shaker Road

Tim Coon of J.R. Russo & Associates addressed the Commission as a representative for Connecticut Green Bank, SunPower Corporation, and Advanced Power Corporation. He explained what the Connecticut Green Bank is and some of the other solar projects they are working on currently.

Mr. Coon provided an aerial photograph of the overall site plan and explained the size and dimensions of the property as well as the proposed solar project area. He described the locations of the transmission lines and explained where the power generated would be directed.

Mr. Coon stated that wetlands were identified on the site and pointed out where they are located on the site plan. He stated that the project was designed in order to minimize any impacts to the wetlands.

Mr. Coon stated that the project will not require any clearing, and will take advantage of the existing grades so no re-grading will be required. He stated that the existing drainage patterns and vegetation will remain in place.

Mr. Coon described the locations of the storm water management basins, which he stated will provide groundwater recharge and retain runoff so there is no increase in peak discharge from the site. He stated that they met with the DEEP and the comments regarding storm water at this location were favorable.

Mr. Coon stated that the area will be surrounded by elevated chain link fencing. He stated that there are no residents that will be looking at it other than those behind bars.

Mr. Coon stated that this project falls within the jurisdiction of the Connecticut Siting Council, but they are before the Commission to solicit comments and recommendations as they want to make sure they are doing the right thing for the town.

Commissioner DeGray asked how high the fence is going to be, to which Mr. Coon replied that it is a 7-foot fence that will be 8 inches off of the ground. Commissioner DeGray stated that deer like to jump fences.

Commissioner Hilinski asked how large this project is in comparison to others that Mr. Coon has worked on. Mr. Coon stated that it is small, and there are much larger ones out there that take up many acres of land.

Commissioner Grillo asked if this is what they want for Enfield. Chairman Fiore stated that this is clean energy and is benefitting the state of Connecticut, and will benefit him in the long run. He stated that this is not intrusive

Commissioner Majmudar stated that this has already been approved by the Siting Council and the town just has an advisory function. Mr. Coon stated that this is accurate and there is no permitting involved with the town for something like this.

Commissioner Majmudar asked what percentage of the requirements for the prison facilities this project is going to meet. Mr. Coon stated that he does not know the answer to that.

Commissioner Higley asked if the panels will still be visible beyond the fence. Mr. Coon stated that the panels are on the low side and only the very top of the panels will be visible over the fence. He went on to state that it is on a slope so they will be visible going up the hill.

Chairman Fiore proposed that they ask Staff to write a letter approving this project; the Commission agreed.

Chairman Fiore asked about the timeline of the project. Mr. Coon stated that they are hoping to get Siting Council approval and start this summer.

d. Discussion on Solar Project at Map 100/Lot 5, North Street

Brian Fitzgerald and Brad Parsons addressed the Commission. Mr. Fitzgerald provided an overview of the project utilizing materials they submitted to the Commission. He went over the project description, explaining that it is overseen by the Connecticut Siting Council.

Mr. Fitzgerald stated that the project will comply with CTDEEP air and water quality standards, and there will be no emissions generated or waste water produced.

Mr. Fitzgerald stated that this project is participating in the Shared Clean Energy Facility Program (SCEF) in Connecticut, and explained how this program works.

Mr. Fitzgerald described the site selection process, stating that they have three main features they focus on when looking at project sites, one of which is environmental characteristics. He stated that this project is not impacting any wetlands or vernal pool resources. Mr. Fitzgerald stated that they also look at topography, and this site is very flat and currently unforested. He stated that the

final feature is interconnection viability, and that they have completed impact studies with EverSource which revealed that they can interconnect the project here safely with minimal upgrades.

Mr. Fitzgerald stated that this project is compatible with surrounding land uses as they have Industrial abutters to the North, East and West, and the plan is very low impact.

Mr. Fitzgerald went over the site development plan and explained where the array is going to be located. He pointed out where the residential abutters are and stated that a view shed analysis is in process. Mr. Fitzgerald stated that they will be able to blend in with the existing land uses.

Mr. Fitzgerald stated that they have a robust public outreach and public relations plan and described the various features of this plan.

Mr. Parsons stated that the wetland delineation has been completed and there are no direct impacts to that. He stated that they reviewed the Natural Diversity Database and have received a final determination regarding the blue spotted salamander from DEEP, and will be imposing measures associated with that determination. Mr. Parsons described the other no-impact letters they had received from DEEP and the Connecticut Department of Agriculture. He explained how the dual use sheep raising program will work.

Mr. Parsons stated that very minimal site work is needed for construction, including very minor grading associated with the storm water basin. He stated that any disturbed areas will be vegetated post-construction. Mr. Parsons stated that it is a very simple construction process which will take 4 to 5 months.

Mr. Parsons went over the next steps for the project, stating that they hope to start construction late this year or early next year.

Chairman Fiore asked if they will hook right up to the EverSource line on North Street, to which Mr. Parsons replied that this is correct. Mr. Parsons explained how the power will be transformed and exported out to the street.

Chairman Fiore asked if they could have done bigger here, to which Mr. Fitzgerald replied that they are at the limit for the program.

Chairman Fiore asked how the babble of the sheep will be controlled for the abutters. Mr. Fitzgerald stated that the current design has enough setbacks so the noise from the sheep will dissipate before it reaches the abutters.

Commissioner DeGray stated that there are animals there and they will need water, and also stated that the waste from the animals will need to be cleaned up. She asked if the animals need shelter in the winter. Mr. Fitzgerald stated that the animals will only be onsite during the grow season, which is typically late April to the end of October. He stated that on a hot day they will shelter in the shade under the modules, and water is brought onsite by the grazing company. Mr. Parsons

stated that the paddocks and rotation through the site allows for the areas to re-establish vegetation and the manure waste to break down and absorb back into the soil.

Commissioner Alaimo asked where the storm water will drain, to which Mr. Parson replied that it will drain to the wetlands as it does today.

Commissioner Alaimo asked what kind of maintenance is required post construction as far as trucks and vehicles. Mr. Parsons stated that it is typically just a pickup truck or utility truck.

Commissioner D'Antonio asked about the most common concerns they hear during their public outreach. Mr. Fitzgerald stated that a lot of their outreach has to do with explaining how the project works and that there are no emissions or pollution associated with it.

Commissioner Majmudar stated that the outreach and sheep grazing are good ideas. He asked if the land will revert back to the owner after 20 years and the site will be cleaned up by the operator. Mr. Fitzgerald stated that this is correct and they will remove the equipment at the end of the lease term. Commissioner Majmudar asked if they will be obligated to clean up any items that are not considered hazardous now but may be in 20 years. Mr. Fitzgerald stated that they have not run into this yet, and they have a good understanding of all of the components they are installing. Mr. Parsons stated that they will be bound by any state and federal regulations as far as disposal of any hazardous materials.

Commissioner Petronella asked how the panels are disposed of, to which Mr. Fitzgerald replied that they will get recycled and often re-used.

Commissioner Hilinski asked how many panels would need to be completely replaced over a 20-year period. Mr. Parsons stated that they hope none but there can be an accident or other issue. Commissioner Hilinski asked if they can do partial repairs, to which Mr. Parsons replied that they usually cannot as they are fully enclosed.

Chairman Fiore asked if they need a letter of support from the Commission, to which Mr. Fitzgerald replied that this would be ideal. The Commission agreed to ask Staff to send along this letter.

Chairman Fiore stated that municipalities can buy in and asked if Enfield had done so. Mr. Fitzgerald suggested reaching out to the administrators of the program at EverSource and asking to be considered to opt-in to a portion of the project as it is available.

Correspondence

Chairman Fiore stated that they received a list of questions from a resident. Ms. Whitten stated that she will do her best to answer them.

Commissioner's Correspondence

Commissioner Alaimo asked if there were any updates on the mall owners coming before the Commission to provide an update. Ms. Whitten stated that they are working on it and the mall

owners live in New York. Commissioner Alaimo asked if they have any representatives in town, to which Ms. Whitten replied that they do not.

Chairman Fiore stated that there is a lawsuit on 25/35 Bacon Road so they cannot comment on it from this point on.

Director of Development Services Report

Ms. Whitten stated that she is interviewing a good potential candidate tomorrow and for now they are understaffed.

Ms. Whitten replied that they received the POCD survey in their emails and requested that the Commissioners take the survey.

Applications to be Received

Ms. Whitten read over the applications to be received.

Opportunities/Unresolved Issues

Chairman Fiore proposed that they have a joint informational meeting with Agriculture & Conservation. Commissioner DeGray suggested that they have a joint meeting with all of the land use boards as well.

Adjournment

Motion: Commissioner DeGray made a motion, seconded by Commissioner Higley, to adjourn.

The motion passed with a 7-0-0 vote.

Votes: 7-0-0

Prepared by: Elizabeth Bouley

Respectfully Submitted,

John Petronella, Secretary