

**TOWN OF BARKHAMSTED  
PLANNING AND ZONING COMMISSION  
MINUTES OF REGULAR MEETING  
THURSDAY, JUNE 11, 2015**

Chairman Christina Lavieri called the meeting to order at 7:00 p.m. Members present were James Hart, and Sharon Neumann-Lynes, and alternates, Al Neumann and Tom Andersen. Also present was Zoning Enforcement Officer, Debbie Brydon. Andersen was seated for Greg Gordon and Neumann was seated for John Polderman.

**NEW APPLICATIONS: None**

**PUBLIC HEARINGS:**

**A. Lodestar Energy, LLC., applicant, Regional Refuse Disposal District # 1, owner, 31 New Hartford Road. Application for Special Exception for Energy Generation Facility in an I-1 zone**

The hearing opened at 7:05 pm. James Hart recused himself from the Public Hearing. Stuart Clark, P.E. from Lodestar Energy, LLC. presented the application and maps showing where the solar panels would be located at R.R.D.D. # 1. Approximately 5 acres of area will be covered with solar panels that will be ballasted ground mounted. (See attached information on panels). Mr. Clark also presented a site plan showing the array of solar panels and a 7' fence surrounding the system. As this property is not a residential zone, the fence was addressed on the site plan. FVHD approval was presented. The commission and staff questioned Mr. Clark on the storm water runoff from these panels. Mr. Clark testified that the location chosen for the panels is now an impervious surface of hard panned soil and during construction additional fill of loam will be placed over the soil and grass will be planted to absorb any runoff. There is a swale in place below the panels that drains towards the Town Garage into a catch basin and then across Route 44. The commission further questioned Mr. Clark on the ownership of the panels, who maintains them and would they be visible from Route 44. Mr. Clark stated that this system will be sold to an independent investor. The end owner will be responsible for maintenance and they are not visible from Route 44.

The questions were opened up to the public and Francine Beland, Town Assessor questioned the financial benefits from the panels. Mr. Clark stated that the arrangement with RRDD # 1 was to lease the property. All the power obtained from panels would go to the grid. Todd Beland questioned if any of this electricity could be used in the event of an emergency to power buildings in Town. Mr. Clark stated that this would not be possible because all the energy generated goes to the grid directly. Deborah Simon from the Conservation Commission questioned the S & E controls that will be in place during construction. Mr. Clark stated that since there will be over 5 acres of disturbed soil they must file a plan with the EPA addressed the S & E controls to be in place and any storm water runoff. Mr. Clark will get a copy of this report to the Building Department.

Public hearing was closed at 7:50 pm.

**PENDING APPLICATIONS:**

**A. Lodestar Energy, LLC., applicant, Regional Refuse Disposal District # 1, owner, 31 New Hartford Road. Application for Special Exception for Energy Generation Facility in an I-1 zone**

Andersen made a motion to approve the application as presented, as per oral and written testimony, seconded by Neumann-Lynes. The vote was three in favor (Lavieri, Andersen and Neumann-Lynes) to one opposed (Al Neumann). The motion passed.

Hart was then seated back for the remainder of the meeting.

**APPROVAL OF MINUTES:**

Hart made a motion to approve the minutes of May 7, 2015, as presented, seconded by Neumann-Lynes and unanimously approved.

**CORRESPONDENCE:** None

**ANY OTHER BUSINESS LEGAL AND PROPER TO COME BEFORE SAID MEETING:**

Hart explained to commission that R.R.D.D. #1 would be receiving \$14,000 a year in rental income from the owner of the solar facility.

**PUBLIC COMMENT:** None

Neumann-Lynes made a motion to adjourn the meeting at 8:35 pm, seconded by Hart and unanimously approved.

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James Hart  
Secretary