

**TOWN OF BARKHAMSTED
PLANNING AND ZONING COMMISSION
MINUTES OF REGULAR MEETING
THURSDAY, NOVEMBER 12, 2009**

Chairman Christina Lavieri called the meeting to order at 7:00 p.m. Members present were James Hart, Sharon Neumann-Lynes, John Polderman, and Alternates Storm Connors and Todd Beland (7:15 pm). Also present was Rista Holda the Zoning Enforcement Officer. Lavieri sat Connors for Wayne Renfrew.

PUBLIC HEARINGS:

A. Northwestern Regional School No. 7, owner, Optiwind Corp., applicant, 100 Battistoni Drive. Application for Special Exception for energy generation facility.

Debbie Brydon read the legal notice into the record. The public hearing opened at 7:05. Dave Hurwit from Optiwind gave a presentation on the history of Optiwind and electrical consumption. At 7:15 pm the hearing was moved to the Barkhamsted Elementary School due to the amount of people showing up for the hearing. At 7:30 pm the hearing continued at the School. Dave Hurwit continued with his presentation discussing safety issues with lightening rods and anti climbing devices. Mr. Hurwit estimated that the wind turbine would provide one-third of the power for the Northwestern Regional School No. 7.

Matt Speck from Optiwind then continued the presentation by discussing the key points in the reports from the Town Planner, Martin Connors and Town Engineer, Tom Grimaldi. The two key points made by Martin Connors were to have the Town require a bond to be determined by the Town Engineer for the removal of the wind turbine at the end of its life expectancy. Mr. Connors also recommended that the Commission restrict the period that the Special Exception is granted for to twenty (20) years, at which point it would need to be renewed. Mr. Speck argued against both those requests.

The Town Engineer, Tom Grimaldi made some suggestions, as well. He recommended that the Town Attorney review the Easement agreement from Mallory Brook Farm, LLC. Mr. Speck argued against this as well. Chairman Lavieri felt this was the Commission's right and Mr. Hurwit stated that it would be no problem, and to have it reviewed.

Mr. Grimaldi also asked that the access to the construction site should have gravel installed to stabilize the access as well as install orange construction fence along the access and around the construction area. These should both be removed after the wind turbine is installed. Mr. Grimaldi also asked for a drainage swale to be installed at the toe of the proposed slope to prevent slope erosion and insure surface water run-off. The project description and construction sequence should be updated to reflect these revisions. Mr. Grimaldi also suggested the Town should have a bond for erosion and

sedimentation control measures and maintenance and restoration for the temporary access. Mr. Speck also argued against these changes, and presented a report from the Optiwind Engineer, Mr. Ronald J. George from CCA, LLC. Mr. Speck also presented reports from Hunter Associates and Oles & Jerram. Inc. regarding the lack of impact the wind turbine will have on property values in the area.

Chairman Lavieri then asked for public input. The following people spoke in favor of the wind turbine, Clint Montgomery, Superintendent of NWR #7, Joshua Sedgwick, student, Audrey Leach, green science teacher at NWR # 7, Marc Lanctot, Board of Education member, Emily Cronauer, graduate of NWR #7 and Jean Cronauer, member of Northwest Conservation. Two letters were read into the record in favor of the wind turbine, one from Donald S. Stein, First Selectman and the other from Molly Sexton Read, Chairman of the NWR # 7 Board of Education.

Members of the public who asked questions were, Howard Whitback, Winsted resident, Deb Ciriello, resident, and Peter North, resident. Some of the questions concerned the close proximity of the Yankee gas line to the wind turbine and lightning strikes, with regards to safety issues. Mr. Speck stated that Yankee Gas would be contacted and all measures would be taken to provide the best safety measures.

Rista Holda, ZEO recommended keeping the public hearing open and continue the public hearing until December 10, 2009 at 7:00 pm at the Barkhamsted Elementary School. The Commission agreed.

NEW APPLICATIONS: None

PENDING APPLICATIONS:

A. Northwestern Regional School No. 7, owner, Optiwind Corp., applicant, 100 Battistoni Drive. Application for Special Exception for energy generation facility.

Public hearing continued until December 10, 2009 at 7:00 pm.

DISCUSSION OF I-3 ZONE AMENDMENTS:

Tabled until next meeting.

SET MEETING DATES FOR 2010:

Hart made a motion to approve the 2010 meeting dates, as presented, seconded by Connors and unanimously approved.

APPROVAL OF MINUTES:

Hart made a motion to approve the minutes of October 8, 2009, as presented, and asked the Chairman to take note of the time adjourned, seconded by Polderman and unanimously approved.

CORRESPONDENCE: Chairman Lavieri read a letter from the Connecticut Siting Council regarding the hearing on December 10, 2009 at the Senior Center at 7:00 pm on the proposed cell phone tower on Gavitt Road.

ANY OTHER BUSINESS LEGAL AND PROPER TO COME BEFORE SAID MEETING: None

PUBLIC COMMENT: None

Connors made a motion to adjourn at 9:30 pm, seconded by Hart and unanimously passed.

Approved _____ Date _____
James Hart-secretary