

Solar array located at 54 South Street

March 20, 2025 – Greenskies Clean Energy (GCE) met with First Selectman Tom Weik and ZEO Tony Adili to introduce Project.

April, 2025 - GCE sent letters to the abutters of 54 South Street, notifying them of the Project.

April 12, 2025 – Resident at 42 South Street asked GCE to address their concerns related to electromagnetic fields, water runoff, and privacy fencing. As of the time of the filing of this Petition, the resident has not responded to GCE's last correspondence sent on May, 9, 2025.

July 9, 2025 – GCE mailed letter to the Project site neighbors in Morris providing an overview of the proposed project. See Appendix N – Local Outreach (mailed certified on 8/6/25)

August 13, 2025 – First Selectman received letter from CT Siting Council.

August 29, 2025 – GCE received comments from property owner of 72 South Street with concerns that the project might be constructed on her property. Property owner followed up on September 11, 2025 with a request to meet and voiced concerns of water runoff from solar array would contaminate water on her property and put her horse's life at risk. GCE called her and addressed a number of concerns and offered to have a larger meeting with any other members of the community that had questions about the project. Resident offered to put a meeting together. A meeting was scheduled on December 15, 2025 and later cancelled by residents. Resident indicated a desire to reschedule for early 2026.

Said meeting took place on March 20, 2026 at the Morris Town Hall.

September 11, 2025 – Inland/Wetlands Minutes discussion re: solar array at 54 South Street

October 21, 2025 – BOS – Kathleen Bugnacki solar discussion

November 13, 2025 – Inland/Wetlands Minutes discussion re: solar arrays

December 4, 2025 – Planning & Zoning Commission Minutes re: discussion for Solar over 1 Megawatt (State Jurisdiction). Kathleen Bugnacki provided some documents to Commission and Town Planner.

December 4, 2025, 2026 – Planning & Zoning Commission posted Solar Array Packet on Town website

January 8, 2026 – Planning & Zoning Commission Minutes re: Solar discussion continued

March 26, 2026 – First Selectman sent letter to Todd Levine, Environmental Review/CT Freedom Trail and W3R Coordinator, CT Department of Economic and Community Development

March 26, 2026 – First Selectman sent letter to Melanie Bachman, Executive Director, CT Siting Council

March, 2026 – Letters from community

GREENSKIES – 54 South Street, Morris

CERTIFICATION OF SERVICE TO ABUTTERS
CT SITING COUNCIL

<u>ABUTTERS:</u> ADDRESS Map Block Lot PID	<u>ABUTTING PROPERTY OWNER</u> <u>(MAILING ADDRESS</u> <u>FOR NOTIFICATION)</u>	<u>MAILED</u> From P & C via Certified Mail	<u>RETURN</u> RECEIPT BACK [Green Card]	<u>NOTES</u>
54 SOUTH STREET M/B/L 09/680/54	JAMES TILLSON 918 BRANCH RD THOMASTON, CT 06787	08/06/25		SITE 75.21 ACRES
35 WEST STREET M/B/L 09/790/35	CHRISTOPHER CIAFFAGLIONE PO BOX 195 MORRIS, CT 06763	08/06/25		1.82 ACRES NE OF SITE
16 SOUTH STREET M/B/L 09/680/16	16 SOUTH ST LLC 225 EAST SHORE RD MORRIS, CT 06763	08/06/25		4.3 ACRES E OF SITE
42 SOUTH STREET M/B/L 09/680/42	MARK & MICHELLE ZARRELLA PO BOX 389 MORRIS, CT 06763	08/06/25		4.35 ACRES E OF SITE
72 SOUTH STREET M/B/L 09/680/72	MELISSA SEELEY & STEPHEN DOW 72 SOUTH ST MORRIS, CT 06763	08/06/25		4.35 ACRES E OF SITE
68 PLATT FARM ROAD M/B/L 09/620/68	STEPHEN MATOES 68 PLATT FARM RD MORRIS, CT 06763	08/06/25	8/26/25 Unclaimed/ Return to Sender	3.7 ACRES S OF SITE
78 PLATT FARM ROAD M/B/L 09/620/78	JOSEPH & CHERYL FERRARO 78 PLATT FARM RD MORRIS, CT 06763	08/06/25		3.4 ACRES S OF SITE
84 PLATT FARM ROAD M/B/L 09/620/84	DANIEL & SUSAN COUTU 84 PLATT FARM RD MORRIS, CT 06763	08/06/25	9/1/25 unclaimed / return to sender	20 ACRES +/- SW OF SITE
14A PLATT FARM ROAD M/B/L 09/620/14A	DANIEL & SUSAN COUTU 84 PLATT FARM RD MORRIS, CT 06763	08/06/25		3.4 ACRES- SW OF SITE
85 WEST STREET M/B/L 09/790/85	DAVID CALVERLEY PO BOX 115 MORRIS, CT 06763	08/06/25		1.75 ACRES- N OF SITE

95 WEST STREET M/B/L 09/790/95	ROBERT ZWICK 95 WEST ST MORRIS, CT 06763	08/06/25		5.5 ACRES- N OF SITE
161 WEST STREET M/B/L 09/790/161	SUSAN SCHIFFRES 103 BRICK KILN RD CHESHIRE, CT 06410	08/06/25		4.3 ACRES- W OF SITE

White Memorial confirmed they received no correspondence.

SITE PROPERTY



PULLMAN & COMLEY

LEE D. HOFFMAN
90 State House Square
Hartford, CT 06103-3702
p (860) 424-4315
f (860) 424-4370
lhoffman@pullcom.com
www.pullcom.com

August 6, 2025

**Via Certified Mail/
Return Receipt Requested**

Re: Development of Solar Project to be located at 54 South Street, Morris, Connecticut

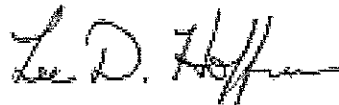
Dear Property Owner:

Please be advised that this office represents Greenskies Clean Energy LLC, a developer of renewable energy facilities. Greenskies Clean Energy intends to develop a 4.9 MW AC ground-mounted solar photovoltaic facility ("facility") to be located at 54 South Street in Morris, Connecticut ("the Property"). The Property is located in roughly the south-central portion of Morris, with West Street (Route 109) to the north, and South Street (Route 61) to the east. The area of the facility will encompass approximately 20 acres of the approximately 75 acre property.

This letter is to advise you that Greenskies Clean Energy will be filing a petition for declaratory ruling with the Connecticut Siting Council on or after August 8, 2025 to seek to develop its solar project at the Property. You are receiving this notice from Greenskies Clean Energy because your property abuts the Property.

Copies of the petition will be available at the Connecticut Siting Council, 10 Franklin Square; New Britain, CT 06051 or at the Town Hall for the Town of Morris. In addition, an electronic copy of the petition will be available on the Siting Council's website at www.ct.gov/esc. Should you have any further questions or concerns regarding this matter, please contact me at 860-424-4315 or the Connecticut Siting Council.

Sincerely,



Lee D. Hoffman

GREENSKIES – 54 South Street, Morris

CERTIFICATION OF SERVICE TO GOVERNMENT ENTITIES
CT SITING COUNCIL

<u>GOVERNMENT NAME / ENTITY</u>	<u>MAILED</u> From P & C via Certified Mail	<u>RETURN</u> <u>RECEIPT</u> <u>BACK</u> [Green Card]
<u>TOWN OF MORRIS</u>		
Tom Weik, First Selectman Town Hall 3 East Street Morris, CT 06763	08/06/25	
Laura Halloran, Town Clerk Town Hall 3 East Street Morris, CT 06763	08/06/25	
Michael Doyle, Inland Wetlands Chairman and Commission Chair Town Hall 3 East Street Morris, CT 06763	08/06/25	
Tony Adili, Zoning Enforcement Officer Town Hall 3 East Street Morris, CT 06763	08/06/25	
Chris Zibell, Building Official Town Hall 3 East Street Morris, CT 06763	08/06/25	
David Wlig, Chair, Planning & Zoning Commission Town Hall 3 East Street Morris, CT 06763	08/06/25	
Conservation Commission		

GREENSKIES – 54 South Street, Morris

CERTIFICATION OF SERVICE TO GOVERNMENT ENTITIES
CT SITING COUNCIL

<u>GOVERNMENT NAME / ENTITY</u>	<u>MAILED</u> From P & C via Certified Mail	<u>RETURN</u> <u>RECEIPT</u> <u>BACK</u> [Green Card]
Town Hall 3 East Street Morris, CT 06763	08/06/25	
Northwest CT Economic Development Corporation Town Hall 3 East Street Morris, CT 06763	08/06/25	
Northwest Hills Council of Governments 59 Torrington Road, Suite A-1 Goshen, CT 06756	08/06/25	
<u>STATE GOVERNMENT</u>		
Connecticut Attorney General William Tong 165 Capitol Avenue Hartford, CT 06106	08/06/25	
Senator Richard Blumenthal 90 State House Square, 10 th Floor Hartford, CT 06103	08/06/25	
Senator Christopher Murphy Colt Gateway 120 Huyshope Avenue, Suite 401 Hartford, CT 06106	08/06/25	
US Representative Jahana Hayes Waterbury Office 108 Bank Street, 2nd Floor Waterbury, CT 06702	08/06/25	
State Senator Stephen Harding Legislative Office Building, Room 3400 300 Capitol Avenue Hartford, CT 06106	08/06/25	

GREENSKIES – 54 South Street, Morris

CERTIFICATION OF SERVICE TO GOVERNMENT ENTITIES
CT SITING COUNCIL

<u>GOVERNMENT NAME / ENTITY</u>	<u>MAILED From P & C via Certified Mail</u>	<u>RETURN RECEIPT BACK [Green Card]</u>
State Representative Karen Reddington-Hughes Legislative Office Building, Room 4200 300 Capitol Avenue Hartford, CT 06106	08/06/25	
<u>STATE AGENCIES</u>		
State of Connecticut Department of Energy and Environmental Protection Katie Dykes, Commissioner 79 Elm Street Hartford, CT 06106	08/06/25	
State of Connecticut Department of Public Health Commissioner Manisha Juthani, MD 410 Capitol Avenue Hartford, CT 06134	08/06/25	
State of Connecticut Council on Environmental Quality c/o Paul Aresta, Executive Director 79 Elm Street, 6 th Floor Hartford, CT 06106	08/06/25	
State of Connecticut Department of Agriculture c/o Bryan P. Hurlburt, Commissioner 450 Columbus Blvd, Suite 701 Hartford, CT 06103	08/06/25	
State of Connecticut Public Utility Regulatory Authority c/o Marissa Gillett, Chairman Ten Franklin Square New Britain, CT 06051	08/06/25	

GREENSKIES – 54 South Street, Morris

CERTIFICATION OF SERVICE TO GOVERNMENT ENTITIES
CT SITING COUNCIL

<u>GOVERNMENT NAME / ENTITY</u>	<u>MAILED</u> From P & C via Certified Mail	<u>RETURN</u> <u>RECEIPT</u> <u>BACK</u> [Green Card]
State of Connecticut Office of Policy and Management Jeffrey R. Beckham, Secretary 450 Capitol Avenue Hartford, CT 06106	08/06/25	
State of Connecticut Department of Economic and Community Development Daniel H. O'Keefe, Commissioner 450 Columbus Boulevard Hartford, CT 06103	08/06/25	
Connecticut Department of Transportation c/o Garrett Eucalitto, Commissioner 2800 Berlin Turnpike P.O. Box 317546 Newington CT 06131-7546	08/06/25	
Connecticut Department of Emergency Services and Public Protection Ronnell A. Higgins, Commissioner 1111 Country Club Road Middletown, CT 06457	08/06/25	
State of Connecticut Department of Consumer Protection Bryan T. Cafferelli, Commissioner 450 Columbus Boulevard, Suite 901 Hartford, CT 06103-1840	08/06/25	
Connecticut Department of Administrative Services Michelle Gilman, Commissioner 450 Columbus Boulevard, Suite 1501 Hartford, CT 06103	08/06/25	

GREENSKIES – 54 South Street, Morris

CERTIFICATION OF SERVICE TO GOVERNMENT ENTITIES
CT SITING COUNCIL

<u>GOVERNMENT NAME / ENTITY</u>	<u>MAILED From P & C via Certified Mail</u>	<u>RETURN RECEIPT BACK [Green Card]</u>
Connecticut Department of Labor Dante Bartolomeo, Commissioner 200 Folly Brook Boulevard Wethersfield, CT 06109	08/06/25	
Office of Consumer Counsel Consumer Counsel, Claire E. Coleman 10 Franklin Square New Britain, CT 06051	08/06/25	



STATE OF CONNECTICUT
CONNECTICUT SITING COUNCIL

Two Franklin Square, New Britain, CT 06051

Phone: (860) 827-2911 Fax: (860) 827-2950

E-Mail: siting_council@ct.gov

Web Site: portal.ct.gov/csc

VIA ELECTRONIC MAIL

August 13, 2025

The Honorable Thomas Weik
First Selectperson
Town of Morris
3 East Street
P. O. Box 66
Morris, CT 06763
1stselectman@morrisct.gov

RE: **PETITION NO. 1686** – Greenskies Clean Energy LLC petition for a declaratory ruling, pursuant to Connecticut General Statutes §4-176 and §16-50k, for the construction, maintenance and operation of a 4.99-megawatt AC solar photovoltaic electric generating facility and associated equipment located at 54 South Street, Morris, Connecticut, and associated electrical interconnection.

Dear First Selectperson Weik:

Pursuant to Connecticut General Statutes §4-176 and §16-50k, the Connecticut Siting Council (Council) is in receipt of a petition for a declaratory ruling to construct, maintain and operate a 4.99-megawatt solar photovoltaic electric generating facility in the Town of Morris.

In accordance with Section 16-50j-40 of the Regulations of Connecticut State Agencies, on or about August 11, 2025, written notice of the intent to file the petition for a declaratory ruling was provided to the Council, the property owner of record, abutting property owners and the chief elected official of the municipality in which the proposed solar facility will be located.

You may access the petition and other documents for this proceeding on our website at <https://portal.ct.gov/csc> under the "Pending Matters" link.

Should you have any questions or comments regarding the above-referenced petition for a declaratory ruling, please feel free to call me at 860-827-2951 or submit written comments to the Council by September 11, 2025.

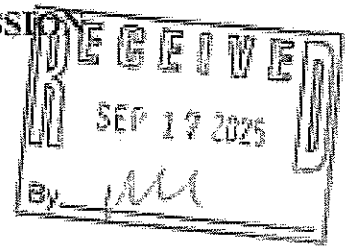
Thank you for your consideration.

Sincerely,

Melanie A. Bachman
Executive Director

MAB/dll

MORRIS INLAND WETLANDS COMMISSION
COMMUNITY HALL
3 EAST STREET
MORRIS, CT 06763



September, 2025

The regular September 11, 2025 meeting was called to order by the chair at 4:00 pm downstairs in the Community Hall. Present were Connie Trolle, Doreen Gagnon, Clif Wheeler, and Mike Doyle. Robin Viola called to say she was unable to attend. Also present were Ralph Langham, Ken Merz, and others.

The minutes of the regular August 14, 2025 meeting were accepted as written.

On a motion by Connie Trolle, seconded by Clif Wheeler, it was **VOTED** unanimously to add to the agenda an application from Ken Merz.

New Business

Application 25-12 was received from Marc Doucetto for replacing and adding decks at 17 Harrison Lane. Also submitted was a computer rendering, and two copies of the site plan with decks and silt fence sketched in. Helical structural support posts will be used to eliminate ground disturbance. All other construction will be above ground. On a motion by Connie Trolle, seconded by Doreen Gagnon, it was **VOTED** unanimously to approve this application that should have no more than minimal impact on the lake.

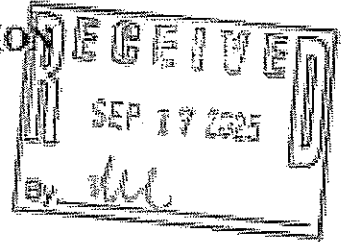
Application was received from Ken Merz to raise/replace a house at 13 Harrison Lane. Also submitted was a copy of the site plan. Mr. explained that they planned to raise the house and construct a foundation under it. This will be on next month's agenda.

Old Business

Application 25-11 from Ralph Langham for a 32 x 80 new home/garage, and to rebuild the block building as a garage with one home unit, with septic system and drive at 125 County Road was considered. There was a question regarding roof runoff that is directed to the west wetlands and to the south. Mr. Langham said he could direct the runoff from both buildings to riprap in the area where the runoff could collect and have a chance to be absorbed into the soil to the south by where the container bins are located. On a motion by Connie Trolle, seconded by Doreen Gagnon, it was **VOTED** unanimously to approve this application with the runoff directed to the south where it could be absorbed.

The site plan for Permit 25-09 from Debi Smiley for a new septic system at 230 East Shore Road has a revision dated 9-4-25, locating the fields close to East Shore Road, eliminating the need to build a construction road up across wetlands to the previous location at the top of the lot. The revised site plan will be placed in the folder.

MORRIS INLAND WETLANDS COMMISSION
COMMUNITY HALL
3 EAST STREET
MORRIS, CT 06763



September, 2025
Other Business

The proposed solar array at 54 South Street was discussed. Two neighbors shared their concerns, and have submitted these concerns to the Siting Council. It was agreed that Doreen Gagnon will send our support for addressing the concerns that if not addressed can have negative impact to the wetlands and community.

Connie Trolle reported that the Town Planner has incorporated the dock regulations and the proposed addresses on docks into the Bantam Lake Overlay District.

There was no other business and the meeting was adjourned at 4:55 pm.

Respectfully submitted, Michael Doyle

Town of Morris

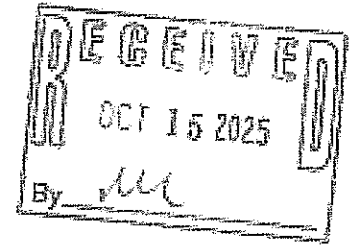
Board of Selectmen
Regular Meeting Agenda

October 21, 2025, 4:30 PM

Hybrid Meeting
Morris Community Hall
Morris, CT

Join Zoom Meeting

<https://us02web.zoom.us/j/85496060999?pwd=eRO91OGHd4VhRbDckhUeE7jESFzcT.1>



Meeting ID: 854 9606 0999

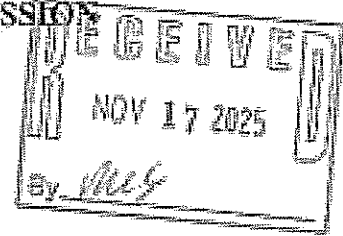
Passcode: 820475

Dial by your location

+1 929 205 6099 US (New York)

1. Call to order
2. Regular Meeting Minutes October 7, 2025
3. Refunds/Abatements
4. 2026 BOS Regular Meeting Schedule
5. 2026 Holiday Closings
6. Transfer Station Fees
7. Appointments
8. Solar - Kathleen Bugnacki — discussion
9. Refuse - Ben Paletsky
10. Correspondence
11. Public Comment
12. Adjourn

MORRIS INLAND WETLANDS COMMISSION
COMMUNITY HALL
3 EAST STREET
MORRIS, CT 06763



November, 2025

The regular November 13, 2025 meeting was called to order by the chair at 4:05 pm downstairs in the Community Hall. Present were Connie Trolle, Doreen Gagnon, Cliff Wheeler, and Mike Doyle. Robin Viola was unable to attend. Also present were Michelle Morris-Micoli, John McCormick, Guy Bouffard, Chris Pawlowski, and Kathy Bugnacki.

The minutes of the regular October 9, 2025 meeting were accepted as written.

New Business

Application 25-18 was received from Jason and Cindy Draluzzi to replace a house and septic at 8 Marsh Point. Also submitted was a site plan dated 13-Feb-25, revised 9-22-25, by Civil Engineering; a letter dated 10-29-2025 from Chris Pawlowski of Civil to the Commission; a letter dated 6-4-25 from Anna Toledo, DEEP, to Curtis Jones, Civil; a letter dated 10-20-25 from Andrea Dickson, DEEP, to Lucas Hyder, White memorial; and an approval dated 4-4-25 from TAHD. Chris Pawlowski explained the existing two-story cottage will be demolished and removed and the existing septic fields abandoned. The house is served by a well on the adjacent property. The new house will also be two-story with a walk out basement. The septic area of concrete galleries will be located above the house near the road, with a 1000 gal. Tank and 1000 gal. Pump chamber below the house. The curtain drain will run to riprap. The roof run off will be directed to four Cultec C-100 units. Silt fence and hay bales will be placed across the lot above the lake. This will be on next month's agenda.

Application 25-19 was received from Colby Engineering as agent for Roy Bouffard for a subdivision at 94 Isaiah Smith Lane. A site plan dated 9-4-25 was submitted showing the lot and the septic feasibility. As there are no wetlands it was agreed that a jurisdictional ruling only was required, that there are no Wetlands concerns with this proposed subdivision. A letter will be sent to P&Z of our determination.

Old Business

Application 25-14 from April Arrasate for a 3-Lot subdivision at 266 Watertown Road was considered. The property is Linates Faye Farm. Also submitted was a site plan dated 10-6-2025 by Design Professionals with a title page, the subdivision details, and the septic. Also submitted was a letter from TAHD stating that there is an approved septic plan for Lot A and the existing house. The letter states that Lot C is not a building lot. April Arrasate explained that Lot B (North and South) will remain part of the cannabis operation. She stated that Lot C will remain as is, in fact there will be no changes of use for the property (properties). The activity for Lot B (south) includes access from Route 63, but activity between Lots B use the North access on Anderson Road. It was pointed out that work on the Route 63 access would require wetlands approval, as would work on the farm road that crosses wetlands and a brook. Since there are no activities planned and no building lots proposed, on a motion by Doreen Gagnon, seconded by Cliff Wheeler, it was **VOTED** that a jurisdictional ruling only was required that there are no Wetlands concerns with this subdivision. Connie Trolle abstained, all others voted "aye". A letter will be sent to P&Z of our determination.

MORRIS INLAND WETLANDS COMMISSION
COMMUNITY HALL
3 EAST STREET
MORRIS, CT 06763

November, 2025

Application 25-15 from Bradley Seville for solar panels at 360 West Morris Road was not considered. The Plan for Margaret Deakin by Hrica Associates dated 5-31-2006 does not show the precise location of the line from the location of the array to the house. (A copy of the plan was included showing the area of panels and a sketched line indicating the line from the panels to the house through wetlands). This will be on next month's agenda.

Application 25-16 from Artel Engineering Group as agent for John McCormick for a new drive at 165 South Street was considered. Michele Morris-Miceli explained that the map was revised dated 10-30-25 after input from DOT. The revisions are at the road, the rest of the plan remains the same. On a motion by Connie Trolle, seconded by Cliff Wheeler, it was VOTED unanimously to approve this application that should not affect any wetlands.

Other Business

There was discussion with Kathy Bugnacki regarding the large solar arrays being approved in Morris and other towns. The legislation gave the approval authority to the Siting Council and the Towns are ill prepared to exert any restraints on what now appears to be out of control approvals.

Kathy Bugnacki explained the other towns are working on a plan that will lead to development of regulation/ordinance that will allow arrays but still preserve the character, safety, and environment of their towns.

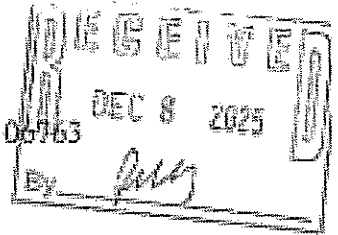
As for Morris, Kathy Bugnacki will attend the Zoning meeting, and will attempt to find out what course other towns are taking and bring them to us.

There was no other business and the meeting was adjourned at 5:25 pm.

Respectfully submitted,

Michael Doyle

MORRIS PLANNING & ZONING COMMISSION
COMMUNITY HALL - 3 EAST STREET - MORRIS, CONNECTICUT 06763



Regular Meeting Morris Town Hall and Live on Zoom

December 4th, 2025 at 7:00 pm

Call in # 1-929-205-6099

<https://us02web.zoom.us/j/89091654083?pwd=galmAnlQ7NamKQWlGzFybzQvOjB5awf.1>

Meeting ID: 890 9165 4083

Passcode: 572038

Mark Petzold	David Wiig Chairman	
Helen White	Dylan Hovey	Alternates:
Noah Butler	William Ayles Jr. (Vice-Chairman)	Veronica Florio
Douglas Barnes (Secretary)	Erika Leone	Barbara Bongolotti
	Kim Dore	
	Staff: ZEO Tony Adili	
	Planner: Janell Mullen	

Minutes

1) Call to Order

The meeting was called to order at 7:02 pm with David Wiig, William Ayles Jr, Kim Dore, Erika Leone, Helen White, and Veronica Florio who was seated for Dylan Hovey.

<https://www.youtube.com/watch?v=U8Cdev2IGHA>

The Meeting was recorded on Zoom and this is the link where you can watch it.

2) Agenda Review

Veronica Florio made a motion to correct 4a. Application for Subdivision #SD 25-03 to read Application for Subdivision #SD 25-02. Kim Dore seconded the motion. The motion passed unanimously.

The deliberations were digitally recorded.

3) Old Business

There was no Old Business

4) New Business

a) Application for Subdivision # SD 25-02 at 94 Isaiah Smith Lane to Split the Lot into Two Lots.

Veronica Florio made a motion to accept application #SD 25-02 and set a public hearing for January 8* 2026. Kim Dore seconded the motion. The motion passed unanimously.

The deliberations were digitally recorded.

- b) Application for Subdivision # SD25-03 at 266 Watertown Road to split the property into Three Lots.

Veronica Florio made a motion to accept application #SD 25-03 and set a public hearing for January 8th 2026. Helen White seconded the motion. The motion passed unanimously.

The deliberations were digitally recorded.

- c) Discussion for Solar over 1 Megawatt (State Jurisdiction)

Kathleen Bugnacki provided some documents and they will be distributed to the Commission as well as to the Town Planner.

Noah Butler made a motion discussion of Solar over 1 Megawatt at the January 8th 2026 meeting. Helen White seconded the motion. The motion passed unanimously.

The deliberations were digitally recorded.

- d) Discussion of how to engage with and get more public involvement

Douglas Barnes Arrived at 7:32 pm.

There was some minor discussion how to proceed. Tony Adili ZEO was directed to come up with a Social Media policy that will be brought to the January 21st 2026 Meeting.

S) Complaints

- a) 376, 378, 380, and 382 Bantam Lake Road

Veronica Florio made a motion to direct Tony Adili ZEO to provide complaint forms for items a, b, and c for the next meeting. Helen White seconded the motion. The motion passed unanimously.

- b) 191 Island Trail

The owner of the property removed one of the unregistered vehicles.

Veronica Florio made a motion to remove 191 Island Trail from the complaints. Kim Dore seconded the motion. The motion passed unanimously.

The Proceedings were digitally recorded.

- c) 221 South Street

Veronica Florio made a motion to remove 221 South Street from the complaints. Kim Dore seconded the motion. William Ayles Jr voted no. Everyone else voted yes so, the motion passed.

The Proceedings were digitally recorded.

6) Other Business

a) November 6th Meeting Minutes

b) November 19th Meeting Minutes

Minutes were tabled until January 21st 2026.

7) Communications and Bills

a) ZEO Report

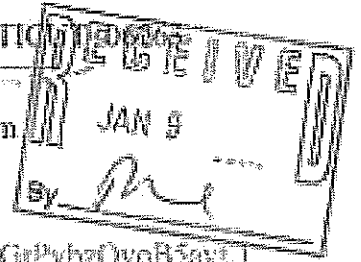
b) Legislative Update (New Housing Bill passed by State of Connecticut)

Tony Adill gave a minor review about the new bill and will bring more information to the next meeting on January 21st.

8) Adjourn

Veronica made a motion to adjourn at 8:41 pm. Kim Dore seconded the motion. The motion passed unanimously.

MORRIS PLANNING & ZONING COMMISSION
COMMUNITY HALL • 3 EAST STREET • MORRIS, CONNECTICUT



Regular Meeting Morris Town Hall and Live on Zoom

January 8th 2026 at 7:00 pm

Call in # 1-929-205-6099

<https://us02web.zoom.us/j/89091654083?pwd=eaUimAnlO7NamKOWlGnFvbzQvoB5av1.1>

Meeting ID: 890 9165 4083

Passcode: 572038

Marc Petzold	David Wiig Chairman	
Helen White	Dylan Hovey	Alternates:
Noah Butler	William Ayles Jr. (Vice-Chairman)	Veronica Florio
Douglas Barnes (Secretary)	Erika Leone	
	Kim Dore	Barbara Bongolotti
	Staff: ZEO Tony Adlli	
	Planner: Janell Mullen	

Minutes

1) Call to Order

The Proceedings were digitally recorded. The video can be viewed at

<https://www.youtube.com/watch?v=DuxefZMeOu8>

The meeting was called to order at 7:06 pm with David Wiig, William Ayles Jr, Helen White, Kim, Dore, Noah Butler, and Veronica Florio who was seated for Dylan Hovey Present.

The meeting reconvened at 8:58 after the two public hearings were completed.

2) Agenda Review

3) Old Business

- a) Application for Subdivision # SD 25-02 at 94 Isaiah Smith Lane to Split the Lot into Two Lots.

Veronica Florio made a motion to approve Application SD 25-02 at 94 Isaiah Smith for a 2 Lot Subdivision with a waiver for section 2.16.10 Open Space Reservation of the Town of Morris Subdivision Regulations based on the following Exhibits:

1. Application
2. Torrington Area Health Approval Letter
3. Letter provided by Mike Doyle Chair of the Morris Inlands and Wetlands Commission
4. Subdivision Plan dated 1-03-2026
5. Site Development Plan dated 1-06-2026.

Kim Dore Seconded the motion. The motion passed unanimously.

- b) Application for Subdivision # SD25-03 at 266 Watertown Road to split the property into Three Lots.

Veronica Florio made a motion approve Application SD 25-03 for a 3 Lot Subdivision with a waiver for Section 2.3 Buildable Area Requirement of The Town of Morris Subdivision Regulations, a waiver for Section 2.16.10 Open Space Reservation of The Town of Morris Subdivision Regulations, and has voluntarily imposed non-building restrictions on Parcels B and C based on the following exhibits:

1. Application
2. Tarrington Health Approval Letter.
3. Letter provided by Mike Doyle Chair of the Morris Inlands and Wetlands Commission
4. Binder Presentation
5. PowerPoint Presentation
6. Court Settlement
7. Subdivision Plans dated 10/6/2025 Revised to 12/12/2025
8. Color Coded Map.

Kim Dore seconded the motion. The motion passed unanimously.

- c) Bantam Lake Waterfront Overlay District as well as improve use of Low Impact Sustainable Development
- d) Subdivision Regulations and to include identifying archaeological, historical, or cultural resources that require a license professional to assess the impacts of development
- e) Restricting development on slopes greater than 20 percent.
- f) Regulation Change to allow Zoning Enforcement Officer, with input of the chairman to approve Minor Site Plan Modifications
- g) Solar Discussion continued

All other items were tabled to the February 18th, 2025 Meeting.

- 4) New Business
- 5) Other Business
 - a) Budget for 2026-2027 review
- 6) Communications and Bills

a) ZEO Report

7) Adjourn

Veronica Florio made a motion to adjourn at 9:10 pm. Kim Dore seconded the motion. The motion passed unanimously.

your memo:

1. 5.25 - CPG 7's
CT Siting Council Crite
2. 5.26 - CPG 7.67 Section
3. 6.6 (pg 90.4)
Special Excavations
4. 6.7 (pg 95-3)
Site Plans

Considerations/suggestions to P and Z:

Mission Statements do seem to carry impact re: Litchfield. Litchfield's focuses on its 57 mile town environmental, scenic and historic resources.

Citing council approved a solar farm on No. Lake St. but Litchfield P and Z did negotiate with the citing council. Solar farm was in without all the necessary vegetation and sound barriers in but it was addressed quickly (even w/o changes to ordinances- per agreement w citing council).

Ordinances changes in effect in Litchfield Nov. 6 2025.

Agrivoltarics: Should this be considered mandatory with solar farms: benefits include: improved microclimates, reduces temperature extremes, protects from excessive sun, and reduces water evaporation from soil.

This is an opportunity to help farmers and utilize solar: farming generate \$200. Acre. Combine with solar and it is upwards of \$900. Per acre. Has been shown to triple crop yields.

California, Minnesota Habitat Friendly Solar Program, Solar Synergy Program (free seeds /connects local beekeeper), and Indiana. The solar farm gets an incentive per kilowatt hour when implemented (government). Colo. R.D

Litchfield: consistency w/ neighbors & could be detrimental to health
Must provide environmentally sensitive areas
Ordinances
Deep considerations

OT - Gasline Farm owner - E. Windup * 1/1/2025

P and Z meeting

12/4/25

Solar farm development in Morris

Mission Statement: to promote sustainable solar energy while eliminating and health and quality of life concerns for residents, ensuring environmental protections, and preserving town character.

As an agricultural community, we would like to limit our solar development to working with companies who are committed to agrivoltarics and ecovoltarics.

To maintain town character and community life we would like to limit solar farm development to no more than 2% of property in our town limits.

Environmentally Friendly: any solar development needs to protect water reserves, soil, and wildlife. Environmental best practices need to be incorporated into all development. It also needs to control noise, glare, traffic, and maintain appropriate distances in all its operations.

Items in this category: Vegetation and noise buffers (noise can't exceed 50 d at the solar side of property line), set back requirements from property lines, watershed protections are essential, farm land preservation, fencing needs to be 18' off ground, native planting and pollinator pathways should be incorporated, and anti-glare measures. This should also include size limits for solar farms (nothing to exceed 50 acres). This is what is in other towns are setting as a limit.

Materials used in construction should be sustainable, safe materials. Native plantings and pollinator pathways should be incorporated.

Permitted zones for solar: Solar should be prohibited in residential, historic, wetland, watershed, and flood plain areas, and forests.

Design and construction standards: Panel spacing is important to water runoff and vegetation. Panels also need to be elevated. No panel can be perpendicular or it will affect flow concentrations and drainage.

Operational Requirements: Panel size, wattage, number and generation decisions should all be made in the collective best interest. The solar farm operator is responsible for compliance with all requirements.

Noise from condensers shall not exceed 50 decibels.

No permanent light should be allowed- it should be motion sensed for wild life.

Fencing needs to be 18 inches off the ground.

If there are issues/problems the solar developer is responsible to address concerns in a timely manner.

If property values are affected by the solar farm, the developer is responsible to compensate affected homeowners.

Approval Process: Multiple public hearings should be held to ensure community members have opportunity for participation.

Should a solar farm make modifications to their plan a new application and permit process should begin.

Enforcement and Penalties: If there are any violations or the solar operator fails to meet the environmental requirements it could result in penalties, fines and revoking of permit.

The town may conduct periodic inspections with associated costs to be borne by the solar operator.

therefore, the stabling of horses shall conform to all regulations of Local and State Health Authorities. Toilet facilities shall be provided for in accordance with local health requirements for normal operations as well as for horse shows and similar activities. If the Commission determines that the proposed activity may pose a threat to groundwater, the Commission shall require appropriate provisions to prevent groundwater contamination in accordance with the groundwater protection requirements in these regulations.

4. Adequate perimeter fencing shall be installed and maintained to reasonably contain the horses within the lot.
5. Fire control facilities for the barns, buildings and other facilities used for normal operations as well as for horse shows and similar activities shall be acceptable to the fire marshal.
6. The use of public address systems, the conduct of the instruction of rider, training of horses and the spectator participation in competitions, should be modulated and continuously controlled in order to avoid becoming a nuisance to surrounding neighbors as determined by the Commission.
7. No building or manure pit used for or in conjunction with the operation shall be located in a manner that any part thereof shall be less than 100 feet from the nearest line of any road, street or highway abutting the lot or any side and rear lot line. Riding rings and corrals shall not be within 50 feet of any residential use.
8. The use of temporary buildings or trailers for the stabling of horses in excess of 15 days is prohibited.
9. The area should be landscaped so as to harmonize with the character of the neighborhood. The land shall be so maintained that it will not create a nuisance as determined by the Commission. The manure storage area shall be so screened that it will not be unsightly. There shall be no storage of supplies outside of permanent building, except that the storage of wood chips used in the open is permissible, provided there is no conflict with Paragraph c above.
10. There shall be no external flood lighting which is objectionable, either due to brightness or to direct transmissions outside of the lot where it originates, as determined by the Commission.
11. The Commission may require the posting of a bond to guarantee the cost of construction and improvements.

5.25 - Public Utility Facilities

Any public utility facility subject to local zoning authority in accord with Connecticut General Statutes Section 16-235 shall require a Special Exception. This includes any steam plant, gas plant, gas tank or holder, water tank, electric substation, antenna or earth station receiver of any public service company where such facility is not subject to the jurisdiction of the Connecticut Siting Council.

1. Special Exception Criteria and Standards for all Utility Facilities:

- a. Wherever possible public utility facilities shall be located in the RC district. Where a public utility facility is proposed in a residence district the applicant shall provide documentation that the facility is not feasible or suitable for location in the RC district.
- b. The applicant shall demonstrate that the location and size of the proposed site was selected to minimize the visual impact of the proposed facility on surrounding residential areas.
- c. The site plan for all public utility facilities shall include all of the following:
 - i. landscape plan prepared by a registered landscape architect which shall show how the facility will be screened from surrounding residential uses to the extent feasible in consideration of the height of the facility;
 - ii. existing tree scape and other natural features to be preserved to screen the view of the facility from public streets and surrounding residential areas.

2. The minimum lot size for an electric substation in a residence district shall be three acres. Yard requirements shall be as provided for in the residential district in which the facility is located. Front, side or rear yard shall not be developed or used for equipment or storage.
3. The Floor Area of any water or sewer pumping station shall not exceed 300 square feet.

5.26 - Special Structures: Solar Energy Systems

1. Purpose: These provisions are intended to promote the safe, effective, and efficient use of solar energy systems.
2. Definitions:
 - a. Solar Collectors-Roof Mounted: A solar energy system that is installed upon, or is part of, the roof of a building or structure and which consists of solar panels, shingles, or tiles. This shall include systems that are attached to the roofs of porches, sheds, carports, and covered parking structures.
 - b. Solar Collectors-Wall Mounted: A solar energy system installed on the side of a building or structure and which consists of solar panels, shingles, tiles, or thermal water heaters. This shall include systems that are integrated as awnings.
 - c. Solar Collectors- Ground Mounted: A solar energy system that is mounted on the ground to hold solar panels up at affixed angle as well as systems that enable tracking of the sun via manual or automatic methods.
3. Solar Collectors – Roof Mounted: Solar collectors attached to a roof are allowed (no Zoning Permit required) in all districts provided that:
 - a. No portion of the solar collector shall extend beyond the perimeter of the roof on which it is mounted.
 - b. No portion of the solar collector, in combination with the building height, shall exceed the applicable maximum building height (in feet), as set forth in these Regulations for the zoning district.
 - c. The collector is accordance with Section BB.5.
4. Solar Collectors – Wall Mounted: Wall mounted solar collectors are allowed (no Zoning Permit required) in all districts provided that the collector complies with the setback requirements and is in accordance with Section BB.5.
5. Solar Collectors – Ground Mounted:

Note: unless otherwise approved by the Commission by granting of a Special Exception, ground mounted solar collectors count to the building coverage limit in each zoning district and such installations may be constrained by the size of the lot and the amount of existing coverage. It is the responsibility of the applicant to demonstrate that the coverage limitation will not be exceeded or to apply for a Special Exception.

 - a. Ground mounted solar collectors are permitted by Site Plan Approval in all residential zones and all commercial zones except that a Special Exception shall be required if:
 - i. The building coverage limit for the zoning district is or will be exceeded by the building(s), solar collectors, and other structures on the property.
 - ii. The property is in a local historic district.
 - iii. The ground mounted solar system is located between the building and the street.
 - iv. Any part of a ground mounted solar collector exceeds 15 feet in height.
 - v. The proposed location is in an area identified on the Natural Diversity Database as maintained by the Department of Energy and Environmental Protection.
 - vi. The ground mounted solar collector installation will occur on pre-development slopes of 15 percent or steeper.
 - b. Ground mounted solar collectors shall be located so that no portion of the structure is within the required setback for the zone.

- c. All electrical and other connections to ground mounted solar collectors shall be located underground.
- d. An application for a ground mounted solar collector shall be accompanied by a site layout plan of sufficient detail and such other information as necessary to determine compliance with setback requirements and other provisions of these Regulations. For a Special Exception application, the Commission may waive the requirement that the plan be signed and sealed by an appropriate professional if the site layout plan provides sufficient detail and accuracy, as determined by the Commission.
- e. The site layout plan shall show the location of the solar collector(s), relevant setbacks and property lines, and existing structures (as applicable).
- f. No Zoning Permit shall be issued for a ground mounted solar collector unless the Torrington Area Health District has signed off on the location relative to septic location, well location, and any other applicable provisions of the Health Code.

5.27 - Special Structures: Communications Facilities

1. **Purpose and Intent:** The following establishes standards and requirements for communication facilities and sites in order to regulate the placement of antennas, towers, and other related facilities in a manner that will protect the Town's visual quality, safeguard the community and:
 - a. to require information necessary to evaluate a proposed facility;
 - b. to establish locations least disruptive to the public health, safety and welfare of the Town and consistent with the Town Plan;
 - c. to minimize adverse visual effects through proper design, siting and screening;
 - d. to avoid potential damage to adjacent properties;
 - e. to minimize the height and number of towers, especially ground mounted towers; and
 - f. to provide for the orderly removal of abandoned antennas and towers.
2. **Use Regulations:**
 - a. **Exemptions:** The following are exempt from these regulations:
 - i. Repair and maintenance of towers and antennas.
 - ii. Antenna(s) used solely for residential household television and radio reception.
 - iii. Satellite Antenna(s) measuring two meters or less in diameter and located in commercial districts and satellite antenna one meter or less in diameter regardless of location.
 - b. **Permitted Facilities:** The following regulated facilities are allowed as a Permitted Use, subject to the issuance of a Zoning Permit:
 - i. A regulated facility proposed on an existing structure as within a flagpole, steeple, chimney, or similar structure.
 - ii. A regulated facility proposed on an existing structure including, but not limited to, a guyed, lattice, or monopole tower, fire tower or water tower, provided the installation does not increase the height of the existing structure.
 - iii. Antenna(s) located on an electric transmission and distribution tower, telephone pole and similar existing utility structure, provided there is no more than a 20 foot increase in the height of the existing structure as a result of the installation. Such 20 foot increase in height shall not be permitted on a utility structure located within the Litchfield Historic District, the Milton Historic District, Northfield center or East Litchfield center as set forth on a map on file in the Planning and Zoning Office or within 150 feet of the pavement of any Town road or State highway proposed for or designated as a Town scenic road or State scenic highway.
 - iv. Building (roof or side) mounts with antenna(s) provided such facility does not project more than ten feet above the building or height limit of the zoning district within which the facility is located. However, such mount may locate on a building or structure that is legally non-conforming with respect to height provided it does not project above the existing building or structure height, or more than ten feet above the height limit of the zoning district within which it is located.

d. Hearings: The Zoning Board of Appeals shall hold public hearings on all appeals and applications for variances and shall publish a notice of said hearing in a newspaper of general circulation within the Town in accordance with the General Statutes of the State of Connecticut.

6.6 - Special Exceptions. Those uses, specified in each district as requiring a Special Exception (SE), are so special as to require review and approval on an individual basis. Special Exception approval is required prior to the establishment, re-establishment or change of the Special Exception on a lot. The Commission shall have the authority to approve, deny, or approve with conditions all applications for Special Exceptions. No permit shall be issued by the Building Inspector until the Commission has approved the Special Exception and a Zoning Permit has been issued. On approval, the Commission may require a performance bond from the property owner for commercial and multifamily developments to assure completion of all the requirements of the regulations and granted approvals are met.

a. Required Submittals for Special Exception: Completed Special Exception application with an original signature of the owner of the property and/or the owner's designated representative accompanied by the required application fee.

Where a site plan is required to fully evaluate the application for Special Exception, the following will be submitted:

1. Four (4) full size (24" by 36") sets of plans at a scale of no less than one-inch equals 40 feet, signed and sealed by a Registered Land Surveyor (licensed to practice in Connecticut);
2. Ten (10) reduced size (11" by 17") sets of the same materials; and
3. One (1) electronic set of the same materials in PDF format;
4. All additional documents submitted to the Commission shall be in an electronic format and one (1) paper copy for the file.

The Commission or Zoning Enforcement Officer may waive the site plan only when it is determined a plot plan adequately shows the proposed activity and its impact on neighboring properties, parking or any other conditions related to the Special Exception standards or requirements.

b. General Standards of Review: All determinations of the Commission for Special Exceptions shall be made in accordance with the objectives of these regulations and shall be consistent with the purpose and intent expressed herein that in each case the proposed building or structure or the proposed use shall not aggravate a traffic hazard, fire hazard, or panic hazard, block or hamper the town's patterns of highway circulation; and depreciate the value of property in the neighborhood or be otherwise detrimental to the neighborhood or its residents or the neighborhood's essential characteristics.

c. Specific Review Standards:

1. **Compatibility.** The proposal is in harmony with the neighborhood, accomplishes a transition between areas of like and unlike characteristics, protects property values, preserves, and enhances the appearance and beauty of the community, and provides a harmonious relationship between existing and proposed development. Special consideration should be given to scale and proportion and should include design elements that are attractive and suitable for the site, are compatible with the style of other buildings in the immediate area and will not alter the essential characteristics of the neighborhood. Special consideration should be given to existing elements including historic features, site topography, native vegetation, stone walls and any other site features that contribute to the overall appearance of the neighborhood. Every effort should be made to protect and when necessary, adaptively reuse historic structures. In determining neighborhood compatibility, the Commission shall also refer to the Design Review Guidelines contained in Permits, Approvals and Exceptions, Section 6.9.

2. Location. The location of the proposed Special Exception use is such that the proximity of the use will not have a detrimental effect upon any place of worship, school, library, public playground or similar facility or use; and the number of similar existing Special Exception uses in the vicinity is such that the granting of the proposed Special Exception will not be detrimental to public health, safety and welfare of the immediate neighborhood.
3. Traffic. Vehicular and pedestrian traffic projected as a result of the use, including traffic to and from the vicinity of the use, will not be hazardous or detrimental to pedestrians, vehicles or the character of the district or neighborhood. In making its determination, the Commission shall consider the proposed location, the size and layout of the Special Exception use, its nature and the intensity of operation, its relationship and impact on local streets and the adequacy of proposed traffic flow controls and emergency access. The Commission shall give due consideration to any recommendation by the Town Engineer regarding the adequacy of any town road proposed to be used for access. The applicant may be required to provide a traffic study related to the project's connection to town streets and/or DOT roadways impacted by the proposal with a statement as to the following:
 - a. Adequacy of emergency vehicle access to proposed buildings and structures providing for emergency vehicle response, including but not limited to fire and ambulance equipment.
 - b. The design of access points with town roads and interior roadways shall be two lanes, with width and shoulder dimensions approved by the Town Engineer. Alternative locations for access and egress may be required if it is believed to be in the interest of public safety due to existing conditions, including but not limited to, shared access/egress and/or restricted turning movements.
 - c. The Commission may deny any proposed development which causes the level of service (LOS) on a roadway to fall below LOS C.
4. Parking: The number, location and arrangement of off-street parking and loading spaces shall meet the requirements of these regulations, as stated in Section 4.4. Off-street Parking and Loading shall be adequate for the proposed use and shall consider the impact of parking location and design on adjoining properties. Consideration should be given to the appearance of the neighborhood for compatibility to prevent having an adverse effect on property values. Special design consideration shall be required when the proposed project is within or abuts a residential zone. Implementation of design elements, such as landscaping, fencing, berms, or a combination of elements should be employed to create characteristics that are in keeping with the neighborhood. The use of a mixture of native trees, shrubs, fencing and other elements are required to create an attractive and harmonious appearance.
5. Environmental Impact: Consideration should be given to the built environment when designing a proposed project. A description of existing natural features shall be submitted, including but not limited to specimen trees, shrubs, plants and/or animal habitat, along with a description of the terrain. Consideration will also be given to the impact of the development on water run-off from slopes and other conditions, such as soil composition, that could impact the site and surrounding properties. Every effort should be made to protect environmentally sensitive areas through easements, landscape buffers or other means to protect the visual integrity of the natural environment. The Commission may require conditions of approval for environmentally sensitive areas within the project site which may include increasing the depth of required buffer zones. To provide for reasonable conditions and to safeguard sensitive environmental areas, a Conservation easement may be required for the purpose of:
 - a. Protection of valuable vegetation, including specimen trees, wildlife habitat, scenic and/or historic resources.
 - b. Protection of wetlands, watercourses, and aquifers;
 - c. Prevention of uncontrolled storm-water runoff due to terrain related conditions such as steep slopes and poor or problem soils;
 - d. Creation of open space for passive recreational areas to protect farmland, wildlife habitat and corridors, wetlands, and other natural features as vistas and views;
 - e. Assuring protection for sufficient volume and quality of water supply;

- f. Providing measures for control of storm water run-off and disposal of wastes;
- g. Providing methods that foster an energy efficient layout and landscape plan.

6. Containment of Hazardous Materials: The Commission shall be satisfied that the applicant has shown the adequacy of proposed measures for the prevention of pollution of surface and drinking water supplies and shall consider the effect of the proposed activity on the quality and quantity of groundwater. The Commission may consider potential problems related to the site, including, but not limited to, the following:

- a. Hazardous material and storage areas;
- b. Existence of underground fuel storage facilities;
- c. Location of floor drains;
- d. Size, location and quality of run-off from parking lot areas;
 - i. Any other proposed use that may adversely affect the quality or quantity of groundwater.
- e. Note: Where hazardous materials may be used or generated or where the activity may otherwise threaten groundwater, the applicant must comply with the provisions of the Groundwater Protection, Section 4.2, and the Commission may not approve any Special Exception for such activity unless it makes a finding that the Groundwater Protection Plan will adequately protect groundwater. Land uses normally associated with the use of hazardous materials or which otherwise pose a high risk to groundwater quality by the nature of their operation include but are not limited to:
 - i. Institutional uses such as schools, colleges, trade schools, hospitals, nursing homes, high density housing developments (more than one dwelling per 1/2 acre site); large scale retail commercial development;
 - ii. medical, veterinary, and similar professional offices;
 - iii. commercial retail processors; furniture strippers;
 - iv. dry cleaners; photo processors, beauty shops;
 - v. appliance repair shops; auto body and service stations;
 - vi. machine shops; industrial manufacturing, research and storage facilities;
 - vii. waste disposal practices utilizing land treatment including landfills, lagoons and bulky waste sites.

If there will be discharges of hazardous materials associated with the Special Exception use such that a discharge permit will be required from the Connecticut Department of Environmental Protection (DEEP), this Special Exception shall be valid only during the time that such a discharge permit is in effect.

7. Additional Required Submittals:

- a. Plan showing the location of all buildings, proposed signs, parking, lighting, landscaping, restricted areas, such as easements and wetlands, as applicable;
- b. Detailed site development data for the zoning district showing the requirements of the regulations have been met;
- c. Approvals from all governmental agencies required to review the proposal, including but not limited to, fire marshal, building inspector, Water Pollution Control Authority (WPCA), Water company or Health District, Town Engineer, DOT. The commission shall be satisfied that the applicant has shown the ability to provide for the adequacy of:
 - i. proposed methods for disposal of wastes;
 - ii. provision for volume and quality of potable water supply;
 - iii. measures to control storm water run-off, discharge and drainage to conform to accepted engineering criteria, any appropriate regulatory agency and these regulations;
 - iv. proposed methods to foster an energy efficient layout and landscape plan.

- v. existing fire and police protection, transportation, water and sewer facilities, schools or other public facilities to meet the needs of the proposed use;
- vi. the existing power service to the site to provide for the power needs of the proposed use. Where a development application involves changes or upgrading of power service to the site, the Commission may require that the applicant provide a letter from the power company or power distribution company that the existing power infrastructure is adequate to meet the new power demand;
- vii. All the land on the lot together with such detail of adjacent properties as will relate the proposed development to the neighborhood and to street traffic patterns within 500 feet;
- viii. Proper and adequate provision for vehicular access and egress related to emergency vehicles, parking and loading of delivery vehicles, waste collection, and control of access to roadways;
- ix. The relation of proposed buildings to the existing and estimated future development of the property and/or the neighborhood;
- x. Photographs, illustrations, elevations, and renderings of the proposed buildings and project area sufficient to clearly show the proposal;
- xi. Floor plans of all proposed structures for both commercial and residential proposals, showing square footage of habitable floor area, including accessory structures;
- xii. Provision for adequate sewage disposal provided by connection with a public sewer or through use of a private facility. Such private facility shall have been deemed adequate by the Torrington Area Health District and/or DEEP where applicable and in the case of public sewers, approval by Litchfield's WPCA;
- xiii. Plans for utilities: electricity, telephone, internet, private or public sewer and public water shall be shown and in the case of new construction or major reconstruction of a site, whether commercial or residential, utilities shall be underground.
- xiv. Detailed provision for containment of pollution of surface and groundwater as a result of activities on the lot, including refuse collection facilities, oil and grease traps where required, and appropriate sumps and points for sampling;
- xv. Location of wetlands, private and public drinking water supplies, and where appropriate, the boundary of the Wellfield Protection Zone and the boundaries of the aquifer/recharge areas as identified by Town maps.

d. Design Considerations:

1. **Suitable Structures/Elements for Use:** Any proposed structures, their size, scale and proportion, pedestrian and vehicular accessways, lot fixtures, and lighting shall be compatible with the surrounding neighborhood and appropriate for the location. The architectural style, location and height of any proposed structure and the nature and extent of landscaping on the lot shall be appropriate for the proposed use and will not have a detrimental effect on neighboring properties.
2. **Building Design:** The design and architectural style of project buildings should be compatible and consistent with neighborhood development. Buildings should be constructed of traditional, high-quality building materials common to Litchfield (for example, clapboards, brick and stone for buildings, shingle and metal for roofs) shall be used as the building material. Modern materials that have the same visual characteristics are acceptable. In all cases attention must be paid to the detail at corners, trim at openings and whenever there are abutting materials. Where masonry foundation materials are used, the types of stonework, brick or any other material should be consistent with those commonly used in Litchfield. Long-term maintenance requirements shall be a consideration in the selection of all building material. The following materials are prohibited: highly reflective metal or plastic panels, brushed aluminum, internally illuminated translucent surfaces, non-textured concrete block, untreated plywood, EIFS (i.e. Dryvit), and similar materials. T-111 is permitted for accessory structures such

as sheds and barns. Where portions of proposed buildings located in the C-202 or RC zones are not visible from a public way or a residential zoning district, the Commission may approve alternative materials.

e. Application Procedure for Special Exception: The requirements for considering Special Exception applications shall be as set forth in the Connecticut General Statutes, including the requirement for conducting a public hearing. The Commission may require the applicant to submit a site plan with their application.

1. No later than ten days prior to the date of the hearing (the date of the hearing may be included in calculating the ten-day notice requirement), the applicant shall send by Certificate of Mailing a notice, in the form prescribed by the Land Use office and the Planning and Zoning Commission.
2. The notice shall include the date and time of the public hearing, sent to the record owners of lots, as shown on the Assessor's records, within 150 feet in all directions from the subject lot's perimeter boundary, including lots located across the street.
3. Prior to commencement of the public hearing the applicant shall present the electronic return receipts to the Commission as evidence of meeting this requirement.

f. General Statement:

1. **As-Built Requirement.** Before a Certificate of Compliance is issued or surety released "as built" drawing of completed site improvements, including any underground utilities and lines, shall be submitted to the Commission or the Zoning Enforcement Officer for acknowledgement and sign-off as to compliance with the approved Special Exception and Site Plan.
2. **Installation.** All site development work and auxiliary facilities, sewer, parking area, landscaping and planting, and recreation areas and related facilities must be installed prior to the issuance of a Certificate of Zoning Compliance or, in the discretion of the Zoning Enforcement Officer, a signed document guaranteeing completion by a specified date. The Commission or the Zoning Enforcement Officer may accept surety in a manner acceptable to the Town Attorney, guaranteeing completion of improvements, which because of weather or other conditions, cannot reasonably be completed before a Certificate of Compliance might otherwise be properly issued.
3. **Expiration of Site Plan Approval.** All work in connection with a site plan shall be completed within the period provided for in Connecticut General Statutes, Section 8.2k. The site plan shall include an approval block which shall state the date of Commission approval and the date on which such period expires in accordance with the requirement of the Connecticut General Statutes. Failure to complete all work within such period shall result in automatic expiration of the approval of any such site plan. "Work" for the purpose of this requirement means all physical improvements required by the approved plan.

g. Modifications: All proposed modifications shall be brought to the attention of the Zoning Enforcement Official (ZEO) in writing and shall be submitted to the Land Use Office for review. Minor changes may be approved by the ZEO and reported to the Commission or submitted to the Commission for review. Minor changes shall be slight alterations which can be deemed compliant administratively by the ZEO. Major changes (additional building area, alteration of building location) shall be submitted to the Commission for additional review and approval. The ZEO and/or Commission reserves the right to require the applicant submit a new application and re-engage the approval process should they deem the modifications to be significantly different (such as change of use) from the previously approved project.

6.7 - Site Plan Review and Approval.

The purpose of a Site Plan Application is to enable a detailed review of all proposed development for which Site Plan Approval shall be required, thus ensuring compliance with these Regulations and to promote the health, safety, and the general welfare of the town of Litchfield.

a. Review Required: Permitted uses identified as requiring a Site Plan "SP," shall not be established or re-established and no improvements shall be constructed, moved, enlarged, or substantially altered until a site plan has been approved and a Zoning Permit issued in accordance with the requirements of this section. Where site plan review is required, the Zoning Enforcement Officer shall not issue a Zoning Permit until the site plan has been reviewed and authorized by the Planning and Zoning Commission. The Commission or Zoning Enforcement Officer may waive certain requirements where it determines that such information is not necessary to evaluate compliance with these regulations.

b. Application: A Site Plan Application shall be submitted to the Land Use Administrator along with the required fee(s) as provided in the town Ordinance fee schedule to cover the cost of administration. Submittals required:

1. Four (4) full size (24" by 36") sets of plans at a scale of no less than one-inch equals 40 feet, signed and sealed by a Registered Land Surveyor licensed to practice in Connecticut;
2. Ten (10) reduced size (11" by 17") sets of the same materials;
3. One (1) electronic set of the same materials in PDF format;
4. All additional documents submitted for review to the Land Use Administrator and/or Planning and Zoning Commission shall be in an electronic PDF format along with one (1) printed copy;

Where the site plan proposes changes to grading or includes construction or reconstruction of site improvements, including but not limited to vegetation, drainage or storm water structures, parking lot or driveway improvements, additional information deemed necessary by the Commission to conduct a reasonable review of the application may be required. Site Plan Application activity regulated pursuant to CGS Sections 22a-36 to 22a-45, inclusive, the applicant shall submit an application to the Inland/Wetlands Commission not later than the day such application is filed with the Commission. Where Inland/ Wetland review is required, the application to the Planning and Zoning Commission cannot be approved until the Inland/ Wetlands Commission decision has been rendered.

c. Site Plan Application Submittal Requirements:

1. Plans showing both pre and post development of the parcel including location of all structures, signs, parking, lighting, landscaping and any easements or encumbrances on the parcel along with site contours at intervals of ten feet or less;
2. Location of wetlands, private and public drinking water supplies, and where appropriate, the boundary of the Wellfield Protection Zone and the boundaries of the aquifer/recharge areas as identified by Town maps;
3. Location of sewer lines or in the case of private septic, septic fields, and underground lines;
4. Proper and adequate provision for vehicular traffic, service roads, control of entrances and exits to highways, parking and loading within the site;
5. All the land within the lot shall be shown, together with such details of adjacent properties as to show the project's compatibility in scale and proportion with the neighborhood and the proposal's access and egress to the street including existing traffic patterns within 500 feet;
6. Statement as to adequate provision for safe water supply. Water connected to a public system requires approval from Aquarion or other public water utility and if by well, approval by Torrington Health District prior to issuance of a zoning permit and a certificate of compliance;

7. Adequate sewage disposal provided through connection with a public sewer or through use of a private facility. Such private facility shall have been deemed adequate by the Torrington Area Health District, when a site plan of the lot is approved;
8. Location of underground utilities, electricity, telephone;
9. Storm water management plan designed by a Connecticut licensed professional addressing pollutant reduction, ground water recharge and runoff volume reductions;
10. Construction details for the management of proposed erosion and sedimentation control measures;
11. Provision for facilities required to prevent pollution of surface and groundwater resulting from activities on the lot, including but not limited to refuse collection facilities, oil and grease traps where required, and appropriate sumps and points for sampling along with a maintenance plan for the facilities;
12. The number and type of proposed buildings as well as any accessory structures and/or green space.

d. Access Management: This section is intended to ensure that adequate provision shall be made for vehicular access to the proposed development and circulation upon the lot to safeguard against hazards to traffic and pedestrians in the street and upon the lot to avoid traffic congestion and to provide safe and convenient circulation upon the lot. The Commission may require a traffic study when conditions warrant such analysis. The following criteria and standards shall apply to access plans for proposed new developments:

1. Consideration of pedestrian safety is paramount in any new access planning;
2. The number of driveways onto public streets shall be minimized;
3. The sharing and interconnecting of driveway between adjacent uses is encouraged;
4. The street giving access to a proposed development shall have traffic carrying capacity and be suitably improved to accommodate the traffic generated by the proposed use;
5. Where necessary provisions shall be made for turning lanes, traffic directional islands and traffic signals and control within the street;
6. Access driveways shall have sufficient capacity to avoid queuing of vehicles on any street;
7. Roads shall be designed in accordance with the Town Road Ordinances;
8. Provision shall be made for access to buildings and other structures by fire, police, and other emergency services;
9. For all non-residential development and all multi-family residential development, consideration shall be given to the provision of sidewalks and the use of the property by pedestrians, bicyclists, handicapped individuals, and transit users.

e. Environmental Considerations: A description of existing natural features shall be submitted, including but not limited to specimen trees, shrubs, plants and/or animal habitat, along with a description of the terrain. Consideration should be given to protect environmentally and historically sensitive areas through easements, landscape buffers or other means to protect the visual integrity of the natural environment where possible including:

1. Protection of valuable vegetation, specimen trees, wildlife habitat, scenic and/or historic resources;
2. Protection of wetlands, watercourses, and aquifers;
3. Prevention of uncontrolled storm-water runoff due to terrain related conditions such as steep slopes and poor or problem soils.

The Commission may require conditions of approval for environmentally sensitive areas within the project site. To provide reasonable conditions and to safeguard sensitive environmental areas, a Conservation easement may be required.

f. Landscaping: Landscape plans and the provision of landscaping pursuant thereto are intended to preserve and enhance the character, appearance and beauty of the Town and to accomplish transition between areas of unlike characteristics. Landscaping is intended to provide privacy from noise and visual intrusion, control erosion and excessive run-off of

stormwater and avoid depletion and pollution of water resources. The following standards and guidelines shall be followed in creating landscape plans:

1. Preserve existing trees, vegetation and site features such as stone walls and rock outcrops to the maximum extent possible;
2. Maximize use of native species;
3. Provide street trees in front yards and along roads and driveways to create shade canopy;
4. Screen and shade parking areas;
5. Provide landscape islands in parking areas to provide shade and for stormwater management;
6. Screen residential areas from non-residential development.

g. Additional Review Requirements: The following criteria is required for all site plan applications:

1. The relationship of proposed buildings to any existing and/or estimated future development of the property or within the immediate neighborhood;
2. Proper provision for the protection of existing residences and neighborhoods through the use of landscaping, fencing, berms or buffering, around buildings and in parking areas;
3. The location and design of accessory recreational or utilitarian/maintenance structures, refuse containers, mail receptacles, lighting, and signage;
4. Floor plans related to proposed uses within commercial structures, dwelling units/apartments and any other interior spaces within buildings showing the square footage of habitable floor area within each structure, as well as square footage within accessory structures;
5. Illustrations, elevations, and renderings of the proposed buildings and project area sufficient to clearly show the proposed development and its compatibility with neighboring properties;
6. Plans shall follow the design review guidelines with respect to overall site design, architectural design, landscaping, lighting and signage.

h. General Statement: Design considerations including building design and landscaping are subject to review by the Design Review Advisory Committee Section 6.9 – Design Review and shall be consistent with the historic qualities of the Town of Litchfield.

1. **As-Built Requirement.** Before a Certificate of Compliance is issued or surety released, an "as built" A-2 survey of completed site improvements, including any underground utilities and lines, shall be submitted to the Commission or the Zoning Enforcement Officer for acknowledgement and sign-off as to compliance with the approved Site Plan and where applicable, Special Exception approval.
2. **Installation.** All site development work and auxiliary facilities, sewer, parking area, landscaping plantings, and recreation areas as well as related facilities associated with an approved Site Plan must be completed/installed prior to the issuance of a Certificate of Zoning Compliance or, at the discretion of the Zoning Enforcement Officer, a signed document guaranteeing completion by a specified date. The Commission or the Zoning Enforcement Officer may require surety in a manner acceptable to the Town Attorney, guaranteeing completion of improvements, which because of weather or other conditions, cannot reasonably be completed before a Certificate of Compliance might otherwise be properly issued.
3. **Expiration of Site Plan Approval.** All work in connection with the site plan shall be completed within the period provided for in the Connecticut General Statutes. The site plan shall include an approval block which shall state the date on which such period expires in accordance with the requirement of the Connecticut General Statute Section 8.3k. Failure to complete all work within such period shall result in automatic expiration of the approval of any such site plan. "Work" for the purpose of this requirement means all physical improvements required by the approved plan.

1. Modifications: All proposed modifications shall be brought to the attention of the Zoning Enforcement Official (ZEO) in writing and shall be submitted to the Land Use Office for review. Minor changes may be approved by the ZEO and reported to the Commission or submitted to the Commission for review. Minor changes shall be slight alterations which can be deemed compliant administratively by the ZEO. Major changes (additional building area, alteration of building location) shall be submitted to the Commission for additional review and approval. The ZEO and/or Commission reserves the right to require the applicant submit a new application and re-engage the approval process should they deem the modifications to be significantly different (such as change of use) from the previously approved project.

6.8 - Erosion and Sediment Control Plans.

a. When Required: A Soil Erosion and Sediment Control Plan shall be submitted for certification by the Commission with any application for development when the cumulative disturbed area is more than one-half acre. A single-family dwelling that is not part of a subdivision of land shall be exempt from these soil and sediment control regulations. A lot in a subdivision shall be subject to the requirement for an erosion and sedimentation control plan both as part of the subdivision plan and as part of this application for a zoning permit. The applicant shall describe in mapped and narrative form the measures to be taken to control erosion and sedimentation both during and after construction. The plan and its specific measures shall be based upon the best available technology and shall be in accordance with the principles and the minimum standards of the Connecticut Guidelines for Erosion and Sediment Control (1985), as revised.

b. Submission Requirements: Mapped information as required below shall be shown separately or as part of the site plan. Said plan shall contain but not be limited to the following:

1. A narrative describing the following:

a. Development project

b. Time schedule for:

- i. All major construction activities indicating the anticipated start and completion of development.
- ii. Creating and stabilizing disturbed areas.
- iii. Grading operations.
- iv. Applying erosion and sediment control measures and facilities onto the land.
- v. Design criteria, construction details, detailed installation/application procedures and maintenance program.
- vi. Soil erosion and sediment control measures.

c. A map at a sufficient scale to show:

- i. A location plan showing the site at a scale of 1 - 1,000.
- ii. Existing and proposed topography including soil types, wetlands, watercourses and water bodies.
- iii. Within the disturbed areas topography contours shall be at no less than two-foot contour intervals based upon field survey.
- iv. Proposed site alterations and disturbed area, including cleared, filled or graded areas.
- v. The sequence of grading, construction activities, installation of erosion and sediment control measures and final stabilization.

d. **Review of Certification:** The Commission shall either certify that the Soil Erosion and Sediment Control Plan complies with the requirements and objectives of this regulation or deny certification when the development proposal does not comply with these regulations. Nothing in these regulations shall be construed as extending the time limits for the approval of any application under Chapters 124, 125A, and 126 of the Connecticut General Statutes. Prior to certification, any plan submitted to the Commission may



1st Selectman <1stselectman@morrisct.gov>

Town of Morris Solar Projects

1 message

1st Selectman <1stselectman@morrisct.gov>
To: "todd.levine@ct.gov" <todd.levine@ct.gov>

Thu, Mar 26, 2026 at 10:27 AM

Dear Mr. Levine,

I hope this message finds you well.

I am writing in my capacity as First Selectman of the Town of Morris regarding two large-scale solar array projects recently approved by the Connecticut Siting Council within our community. While the Town recognizes the importance of renewable energy development, many neighboring property owners and residents have expressed significant concerns about the potential environmental impacts associated with these installations.

Specifically, these concerns include, but are not limited to, potential effects on local wetlands, wildlife habitats, water resources, and overall land use consistency with the Town's environmental and conservation priorities. In light of these concerns, residents have requested that the Town evaluate the possibility of filing a claim under the Connecticut Environmental Protection Act (CEPA) to ensure all environmental considerations have been fully and appropriately addressed.

Given the legal and procedural complexities involved, I respectfully request your guidance on whether pursuing a CEPA claim would be a viable and appropriate course of action for the Town. Additionally, any insight you can provide regarding the standards, evidentiary requirements, and potential implications of such a filing would be greatly appreciated as we consider how best to proceed.

Please feel free to contact me directly at 860-567-7431 or respond to this email at your convenience. I would welcome the opportunity to discuss this matter further.

Thank you for your time and assistance.

Sincerely,
Tom Weik
First Selectman
Town of Morris

--
Thomas Weik
First Selectman
Town of Morris
1stselectman@morrisct.gov
(860) 567-7431

Connecticut Environmental Protection Act process

Connecticut General Statutes 22a-19a:

The provisions of sections 22a-15 to 22a-19, inclusive, shall be applicable to the unreasonable destruction of historic structures and landmarks of the state, which shall be those properties (1) listed or under consideration for listing as individual units on the National Register of Historic Places (16 USC 470a, as amended) or (2) which are a part of a district listed or under consideration for listing on said national register and which have been determined by the State Historic Preservation Board to contribute to the historic significance of such district. If the plaintiff in any such action cannot make a prima facie showing that the conduct of the defendant, acting alone or in combination with others, has or is likely unreasonably to destroy the public trust in such historic structures or landmarks, the court shall tax all costs for the action to the plaintiff.

Under CGS 22a-19a, any individual or entity can seek legal recourse to stop the “unreasonable destruction” of a property listed or under consideration for listing on the National Register of Historic Places.

A property that is listed or *under consideration* for listing on the National Register of Historic Places is threatened with demolition, demonstrated through a demolition permit application, plan submitted to the local municipality, or other means.

If there is concern that the demolition is occurring when there exists a prudent and feasible alternative: Constituents can contact the State Historic Preservation Office to seek the Historic Preservation Council (HPC)’s request to refer the matter to the Office of the Attorney General (OAG), asking them to intercede to stop the destruction of the resource. For SHPO to begin an investigation into a matter, and to bring it before the HPC, there must be a threshold of community support for preservation of the historic resources. This threshold is a demonstrated outcry against the potential loss determined by SHPO and varies case to case.

If there is enough community outcry and concern, SHPO staff will begin an investigation, often in conjunction with their statutory nonprofit partner, Preservation Connecticut. Another party with a vested interest, such as a local preservation or historical group, can also serve alongside in this role. An investigation begins with contacting the property owner, scheduling a visit to tour the property, and with the assistance of a structure engineer and/or an historic architect contracted by Preservation Connecticut. The structural engineer will prepare a report based on their observations.

SHPO will then request current plans from the property owner, to see if there is an alternative to demolition that can satisfy the property owner’s goals. Preservation Connecticut will often contract with a historic architect if the building(s) in question would need to be altered or rehabilitated.

SHPO may also ask the opinion of the State Historic Preservation Review Board (SRB) as to whether the structure in question continues to retain enough integrity to continue to be listed on the National Register, either individually, or as a contributing resource to a historic district. The SRB meets quarterly, making it, in some cases, not possible to obtain the SRB's opinion prior to seeking the opinion of the HPC.

If no compromise can be found, and SHPO staff has determined that there is a potential alternative to demolition, SHPO can bring the matter to the Historic Preservation Council, with a motion requesting the assistance of the Office of the Attorney General (OAG) to stop the destruction of the property. HPC meetings are held the first Wednesday of every month.

Sample Motion:

The Connecticut Historic Preservation Council votes to request the assistance of the Office of the Attorney General to prevent the unreasonable destruction of the historic property at [Address, Municipality], Connecticut; pursuant to the provisions of Section 22a-19a of the Connecticut General Statutes.

Once the matter is to be brought before the HPC, an information packet based on the investigation is collated and given to the HPC for their review prior to the meeting. At the meeting, both the property owner and Preservation Connecticut will be provided an opportunity to demonstrate to the HPC that there is not/is an alternative to demolition, respectively. Each entity is given 20 minutes to present their plans for the property. Visual aids and materials, including but not limited to images, a pro forma, architectural drawings, engineering reports, construction estimates, etc., are permitted as part of the presentation.

Following presentations by both parties, members of the public are given the opportunity to speak in favor/ or against referring the matter to the OAG. Public testimony is given, alternating between individuals for, and individuals against, the motion. Depending on the number of members of the public who wish to give testimony, speaking allotment may range from 1 minute to 5 minutes.

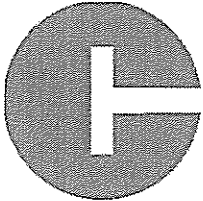
After public testimony, the HPC will be given time for discussion. This is generally limited to approximately 20 minutes. Discussion can include questions directed at both Preservation Connecticut (or other interested party) and the property owner.

Subsequent to discussion, the HPC is asked by the Chair if they feel they have enough information to vote on the motion. If there is not, the matter can be tabled to another HPC meeting. If there is, the HPC votes to either refer the matter, or not.

If the matter is not referred to the OAG, the process is concluded. **Please note: This does not preclude any member of the public from seeking legal recourse on their own.**

If the matter is referred to the OAG, a letter is sent to the OAG from the Chair of the HPC requesting their assistance to prevent the unreasonable destruction of the historic resource. All materials that were presented at the HPC meeting, including a transcription of the meeting, are

added to the existing information packet, and submitted, along with the letter, to the OAG. After reviewing the materials, the OAG will decide to either intervene in the matter or not intervene. If the OAG decides to intervene, the OAG may initiate the appropriate legal proceedings. If it decides to not intervene, the process is concluded. **Please note: This does not preclude any member of the public from seeking legal recourse on their own.**



Todd Levine
Architectural Historian
Connecticut Economic & Community Development
Phone: 860-500-2337
Cell: 860-944-2352
todd.levine@ct.gov



Selectmen Morris <selectmen@morrisct.gov>

Solar Arrays in Morris

1st Selectman <1stselectman@morrisct.gov>

Thu, Mar 26, 2026 at 11:19 AM

To: melanie.bachman@ct.gov, "lisa.fontaine@ct.gov" <lisa.fontaine@ct.gov>

Cc: Selectmen Morris <selectmen@morrisct.gov>

Petition No. 1686

Greenskies Clean Energy LLC

Petition for a Declaratory Ruling Pursuant to Connecticut General Statutes §§4-176 and 16-50k

Dear Executive Director Bachman:

On behalf of the Town of Morris, I am writing regarding Petition No. 1686, filed by Greenskies Clean Energy LLC, for the proposed construction, maintenance, and operation of a 4.99-megawatt AC solar photovoltaic electric generating facility located at 54 South Street in Morris, Connecticut, including associated electrical interconnection.

Upon review of the petition and its supporting documentation, the Town has identified potential deficiencies related to the applicant's compliance with the notice requirements set forth in Connecticut General Statutes §16-50l and the Council's established procedures for notifying abutting property owners.

Specifically, the Town learned of at least two abutting property owners who report that they did not receive notice of the petition. In addition, it appears that the White Memorial Foundation, which owns property directly abutting the western boundary of the proposed project site, was not included on the abutter list provided in the petition materials.

As the Council is aware, proper identification and notification of all abutting property owners is a required component of a complete petition and is essential to ensuring that all interested and affected parties have an opportunity to participate in the Council's review process.

Given these concerns, the Town respectfully requests that the Council review the adequacy of the petitioner's compliance with statutory notice requirements. If deficiencies are confirmed, the Town requests that the Council require the petitioner to provide proper notice to all abutters and allow sufficient time for response before allowing the project to proceed.

The Town of Morris appreciates the Council's attention to ensuring that all procedural requirements are fully satisfied and that the integrity of the review process is maintained.

Thank you for your consideration.

Sincerely,
Thomas Weik
First Selectman
Town of Morris

Cc: Lisa Fontaine

--
Thomas Weik
First Selectman



1st Selectman <1stselectman@morrisct.gov>

Community Concerns Regarding Proposed Project Location

1 message

Wendy Olausen <wendyola@icloud.com>

Mon, Mar 23, 2026 at 10:02 AM

To: gabe.rusk@greenskies.com

Cc: devteam@greenskies.com, Melanie.Bachman@ct.gov, 1stselectman@morrisct.gov

Dear Mr. Rusk,

I am writing to express my deep disappointment that Greenskies declined to attend the recent meeting with members of our community. This meeting was an important opportunity for residents to voice concerns and ask questions directly, and your absence has only heightened frustration and concern among those who will be most affected by this project.

I would like to take this opportunity to reiterate the importance of the "Maximum Mitigation Requirements" outlined on lovemorrisct.com, which I strongly support. These mitigation measures are not arbitrary—they reflect real, meaningful concerns about protecting our environment, preserving our quality of life, and safeguarding the character of our town.

This proposed location raises serious issues. It is situated on a watershed, in an area rich with wildlife, surrounded by residential homes, designated as prime farmland, and part of a rural landscape that many of us chose specifically for its natural beauty and tranquility. These are not minor considerations—they are fundamental to the well-being of our families and the integrity of our community.

It is deeply troubling that Greenskies would consider a location with such significant environmental and residential impact, particularly given how difficult it is for local citizens to effectively oppose projects of this scale. Moving forward without meaningful engagement only reinforces the perception that community concerns are being overlooked.

I urge Greenskies to reconsider this location and pursue alternative sites that do not pose such substantial environmental and community risks. Responsible development requires thoughtful site selection and genuine engagement with the people affected.

I hope you will take these concerns seriously and commit to a more transparent and collaborative approach going forward.

Sincerely,

Wendy Olausen

29. N Terrell Farm Rd, Morris, Ct 06763



1st Selectman <1stselectman@morrisct.gov>

RE: Petition No. 1686 - 4.99 MW AC Solar Field @ 54 South Street, Morris

1 message

Robert Ingellis Sr. <ingellr@gmail.com>

Tue, Mar 24, 2026 at 5:16 PM

To: gabe.rusk@greenskies.com

Cc: devteam@greenskies.com, Melanie.Bachman@ct.com, 1stselectman@morrisct.gov

Gabe Rusk, Sr. Project Developer
Greenskies Renewable Energy, LLC
127 Washington Avenue,
West Bldg.Lower level
North Haven, CT 06473

RE: Petition No. 1686 - 4.99 MW AC Solar Field @ 54 South Street,
Morris

Mr. Rusk:

On Friday, March 20th, 2026, Morris Residents held a meeting at the Town Committee Hall that was well attended with the exception of yourself or any one representing Greenskies. This was very disconcerting as we feel Greenskies actions or lack thereof, shows our concerns do not matter. For most of us, it was the first time that we had any idea that this was planned, in the works and beyond any input from the community. Town of Morris residents have consistently voted for Water, Farmland and Forestry issues positively. This project is not only environmentally challenging to its welfare, but will negatively impact home values. Buyers whether they support your initiative or not, will use this as a bargaining chip in driving down home values. Which will also effect Real Estate Comparables.

A project of this magnitude would be better served located in a Commercial / Industrial Zones, not a local residential town setting.

Respectfully,

Robert Ingellis

cc: devteam@greenskies.com

Melanie.Bachman@ct.com

1stselectman@morrisct.gov



Virus-free.www.avast.com



MorrisSolarFieldLtr.rtf

2K



1st Selectman <1stselectman@morrisct.gov>

Greenskies Solar Farm Project

1 message

michael feola <mjfeola@optonline.net>

Wed, Mar 25, 2026 at 2:19 PM

To: 1stselectman@morrisct.gov

Selectman Tom Weik,

I'm writing to let you know I was very disappointed/angry at the Town Meeting last Friday 3/20 to find out that you were notified about the Greenskies Project last summer but failed to let us residents know about it. Extremely angry that it is now too late for us to weigh in our opinion on the project and try to stop it from being done, as Torrington was able to do! We weren't even given the chance until it was too late. All we can do now is email Greenskies to let them know our feelings/concerns, since they didn't have the courtesy of coming to the meeting, including our maximum mitigation requirements. Then address you and ask you to TAKE IMMEDIATE ACTION to look into filing a CT Environmental Protection Act claim for us. I know it'll require the help of an environmental attorney that is well versed in siting council petitions to file the CEPA claim to get it done QUICKLY and PROPERLY. Then there should be another town meeting to go over that process, along with the amount of the attorney fees and any other fee(s) involved so we can make a collective decision on how to proceed. This is something that will affect all of us as a community and it needs to be dealt with immediately due to the time constraints we were brought into! I would appreciate your immediate action in this matter and look forward to hearing back from you.

Thank you
Kim Feola
Lakeside Rd, Morris CT



Selectmen Morris <selectmen@morrisct.gov>

Environmental impact of solar panels Needs the Voice of the Morris Townspeople

Michelle Margaitis <gmargaitis@sbcglobal.net>

Wed, Mar 25, 2026 at 4:31 PM

To: selectmen@morrisct.gov

The degradation of the solar panels has not been studied enough.
Most of the residents are unaware of the environmental impact of these panels on our town's air & waterways.
There needs to be a town moratorium on these solar "farms", and the residents of the town if Morris should be given the opportunity in a public referendum to decide, not having it decided for them !

Michelle & Greg Margaitis

Sent from AT&T Yahoo Mail for iPhone



Selectmen Morris <selectmen@morrisct.gov>

Concerns Regarding Solar Fields

melissa seeley <mel102283@gmail.com>
To: selectmen@morrisct.gov

Wed, Mar 25, 2026 at 4:29 PM

To Whom It May Concern,

I am writing to express serious concerns regarding the placement of solar fields within residential areas. While I understand the importance of renewable energy, the location of these facilities must be carefully considered with public safety as a priority.

Solar installations are, at their core, high-voltage electrical systems. Like any electrical infrastructure, they carry inherent risks. Research shows that fires, while not extremely common, can occur due to faulty installation, equipment defects, or wiring failures. These issues can lead to electrical arcs and "hot spots" capable of igniting surrounding materials.

In larger-scale solar fields, the risks can be compounded. These systems continue to generate electricity even when disconnected from the grid, meaning they remain "live" and can pose electrocution hazards to first responders during emergencies.

This significantly complicates firefighting efforts and increases the danger to both emergency personnel and nearby residents.

Additionally, documented incidents have shown that fires originating from solar equipment—such as inverters—can spread to surrounding vegetation, creating broader fire hazards, particularly when proper maintenance (such as vegetation control) is not upheld.

It is also important to note that as solar infrastructure expands rapidly, fire-related incidents have been increasing in some regions, often linked to improper installation or inadequate oversight.

Beyond fire concerns, the presence of industrial-scale electrical infrastructure in residential zones raises valid questions about emergency response readiness, long-term maintenance, and overall community safety.

Renewable energy should not come at the expense of the safety and well-being of residents. Solar developments belong in appropriately zoned areas, away from homes, where risks can be better managed and contained.

I strongly urge you to reconsider the placement of solar fields in residential areas and to prioritize the safety of the community in all planning decisions.

Sincerely,
Melissa



Selectmen Morris <selectmen@morrisct.gov>

Solar farm

John Coyne <johncoyne3@gmail.com>

Wed, Mar 25, 2026 at 4:54 PM

To: selectmen@morrisct.gov

Just want to officially add my name to those opposed to any farm land being used for a solar farm. I believe, like cannabis farming, this should be a town decision. I understand the Site Committee holds much of the power, but, as a town, we can not just sit by and say nothing. It has been reported other local towns, like Torrington, have thwarted solar farms with political push back. Judging by the number of townspeople who showed up at a 5 o'clock meeting on a Friday afternoon to express their anger, I think you will have a majority of voters behind you. I would also like to see the Town decide on an environmental lawyer to protect our lands, and hire, as Town consultants, the two environmentalists that were at Friday's meeting.

John Coyne
Morris



1st Selectman <1stselectman@morrisct.gov>

Solar Panels

1 message

Kathleen Woods <woodskathleen489@gmail.com>

Wed, Mar 25, 2026 at 6:22 PM

To: 1stselectman@morrisct.gov

Tom,

I am disappointed to belong to a town that does not find a way to include more residents in important decisions that you and the BOS are making that impact the future of the town.

While I don't live anywhere near the solar panel project, I do care about our community. Your communication at the meeting last week demonstrated very little concern for the residents that will be directly impacted, as well as anyone that lives in town. I would expect that town leadership would research potential environmental impacts, as well as impacts to property values. Your response to a large group of residents was dismissive.

If you had included more residents before the project began to move forward, we would have had a stronger voice to review the impacts. How did the BOS determine that the Siting Council makes the final decision without consulting with the local taxpayers?

Kathleen Woods



Selectmen Morris <selectmen@morrisct.gov>

(no subject)

Rosemary Petronis <petronisrosemary9@gmail.com>
To: "selectmen@morrisct.gov" <selectmen@morrisct.gov>

Wed, Mar 25, 2026 at 9:07 PM

It is with great displeasure and disgust that I am writing to express my strong disagreement with the proposed solar panel arrays in the center of our beautiful rural town of Morris!

My husband Ron and I had our home built in West Morris nearly 42 years ago and we have enjoyed living here but in the recent few years we have not been happy with the clandestine decisions that have been made that have changed our town for the worse. We just became aware of this issue with the solar panel arrays and were unaware of the meeting that took place last week. I would think that an issue, such as this, which affects the residents of our town, would have been publicized and brought to a vote.

Why would the powers to be even entertain the idea of having ugly fields of solar panels in the center of our town? And even worse, the panels will have no financial gain for our town and for the welfare of our residents.

I sincerely hope that common sense prevails and the solar panel arrays Will Not be installed in our town and that our leaders will be transparent in their governing.

Sincerely,
Rosemary Petronis



1st Selectman <1stselectman@morrisct.gov>

(no subject)

1 message

Elizabeth Aleksinas <bethaleksinas123@gmail.com>

Thu, Mar 26, 2026 at 7:39 AM

To: 1stselectman@morrisct.gov

Tom, I am concerned about the solar farm being constructed in our beautiful town. Being in Morris for 56 years, there have been many changes. Some have been positive. However when a project is presented without the communities knowledge I feel it is criminal. So many of our neighbors and friends are deeply concerned about the potential health risks of said project. You said that this project and the miscommunication of this project falls on you. It is up to you to help protect our community. Thank you for time. Elizabeth Aleksinas



proposed solar development

1st Selectman <1stselectman@morrisct.gov>
To: Selectmen Morris <selectmen@morrisct.gov>

Wed, Mar 25, 2026 at 12:06 PM

First Selectman, Tom Weik,

We are writing this letter to address the problem of solar farms ravaging the farmland of this town. You mentioned at a recent meeting that you are not in favor of these solar developments in this town and even declined putting one on your own property. However, you did not feel the need to inform residents that these solar proposals were in the pipeline. Please take this issue seriously and quickly act to put an end to this development. These proposed "solar farms" are in direct conflict with the town's Conservation Plan. Please consider filing a CT Environmental Protection Act claim. We understand that the town will need an environmental attorney to do this. Had this solar development proposal been brought to the attention of the community in a timely manner, this could have been appealed and perhaps the attorney would not now be needed. Unfortunately, this did not happen.

As first selectman, you were elected to uphold the Morris Conservation Plan. It's also your responsibility to oversee all the town departments/committees including the letters that went out to the residents with abutting property to the proposed solar developments. Those residents needed to know what their options were and on what timeline. It is your responsibility to keep all residents of the town informed of any proposals that may have the potential to negatively affect the community and the homeowners' properties. You are the conduit of communication between the town and its residents. The current town website is difficult to navigate and agendas and minutes to meetings are often not presented in a timely fashion and are vague.

We are discouraged because over the past few years several proposals for property use that affect the ENTIRE community negatively seem to have been pushed through without a town meeting to get the input of all the residents. We ask that communication from the town greatly improves and that you do all you possibly can to be a good steward of this small bucolic town that the residents want to preserve for our families and for those coming after us. We hope that you do not take that responsibility lightly.

David and Joan Seabury

27 Watertown Road

David and Joan,

Thank you for reaching out to me. When we first heard about the proposed solar array, we met with the project developer. They outlined the project scope and the steps required under State law. One step was to notify all abutters of the property in question. As I understand it, this was attempted, but not entirely successful. I understand that at least 2 property owners, including White Memorial Foundation, were not contacted. We will address this issue. Although the array type in question does not require local approvals, our Wetlands Commission discussed it and submitted concerns to the Siting Council. Our Planning and Zoning Commission also discussed solar arrays late last year. Contrary to your belief, we are taking this issue seriously.

As I stated at the community meeting last Friday, we received no feedback from the abutting neighbors after they were notified of the project. I understand that someone is stating I was contacted by two abutters, this is incorrect.

It is interesting that we currently have two solar arrays operating in town and a third one will be operational in a short while. All three faced few, if any, objections during the local approval process; in fact many people considered these projects a great idea and a benefit to the town or to the proposing local business. The project at the Transfer Station required approval from the Planning and Zoning Commission, Wetlands, Board of Selectmen, Board of Finance and a Town Meeting.

The Board of Selectmen will meet tomorrow to discuss the current situation and will decide a course of action to be taken. I will submit all correspondence from the townspeople, including your email, to the board at that time. I do appreciate you taking the time to express your concerns.

Thank you,

Tom

[Quoted text hidden]



Selectmen Morris <selectmen@morrisct.gov>

Solar Project Community Impact

1 message

Angel Osterman <angelosterman@ymail.com>

Thu, Mar 26, 2026 at 11:51 AM

To: "1stselectman@morrisct.gov" <1stselectman@morrisct.gov>, "selectmen@morrisct.gov" <selectmen@morrisct.gov>

Cc: Tom Ostermam <ostermanthomas@yahoo.com>

Hello Tom Weik

I am writing as an abutting property owner to the proposed Lodestart solar project located on South Street and N Terrell Farm Road. I would like to respectfully share several concerns regarding both the immediate impact on neighboring properties and the broader implications for the town of Morris.

While I recognize the financial benefits associated with solar development, I believe it is equally important to evaluate the long term impact on the town character and aesthetics.

From a property level perspective, I am concerned about:

- potential changes in stormwater runoff and drainage patterns
- construction related disruptions
- whether setbacks and screening measures will be sufficient to protect adjacent properties

At a broader level has the town taken into consideration:

- the impact on converting farmland into long term industrial use
- potential effect on residential property values in close proximity to solar installations
- precedent this project may set for future development in our town
- the overall effect on the rural character and appeal of the town

I understand the Connecticut Siting Council ultimately oversees project approvals, I believe the towns role is to advocate for residents and ensuring appropriate safeguards is especially important.

I would appreciate the opportunity to understand:

- What actions the town is taking to represent residents concerns
- Whether additional protective conditions or mitigation measures are being requested
- Clarity on how the Town (and yourself) plan to remain actively engaged and communicate with the community as this project progress, specifically how ill the twon ensure transparent, consistent communication not only with abutting property owners but with the Morris community as a whole, so residents are informed, aware of developments and understand how their concerns are being represented

While I may be in a position of opposing this project I also recognize that development may ultimately move forward. My goal is to ensure regardless of the outcome appropriate measures are taken to protect not only my property but also the integrity of the neighborhood and the Morris community.

I look forward to your response.

Best,
Angel & Tom Osterman

PETITION NO: 1686

ATT: PETITION NO: 1686

MARCH 15, 2026

TO: FIRST SELECTMAN -
TOWN OFFICIALS

WE DO NOT WANT A SOLAR FARM AT 54 SOUTH ST. IN MORRIS CT. AS WE ARE DOWNHILL AND DOWNSTREAM FROM THE PROPOSED AREA. WE BELIEVE AS MANY OTHERS DO THAT THE HEALTH RISKS ARE REAL. PLACING A SOLAR FARM IN THE MIDDLE OF OUR TOWN IS NOT A GOOD IDEA. NOBODY WANTS IT. THE RESIDENTS OF MORRIS SHOULD BE ALLOWED TO VOTE ON THIS MOST IMPORTANT ISSUE. ITS OUR LIVES, OUR HOMES AND OUR FUTURES, AND OUR CHILDRENS FUTURES, DO NOT ALLOW THE UGLY AND HARMFUL SCAR OF A SOLAR FARM TO TOUCH OUR EARTH, DESTROYING OUR BEAUTIFUL FARM LAND, HERE OR ANYWHERE IN MORRIS CT. WE ASK THAT YOU SAY "NO" TO PETITION NO: 1686. WE'RE LOOKING TO YOU TO PROTECT OUR TOWN OUR PEOPLE AND ALL THE LITTLE ANIMALS THAT WILL BE BORN IN THE WILD THIS SPRING. — THANK YOU —

SINCERELY,

MURIEL + GARY ARNONI

80 SOUTH ST.

MORRIS CT. 06763



Selectmen Morris <selectmen@morrisct.gov>

Subject: Formal Opposition to Solar Farm Project at 166 South Street, Morris, CT – Request for CEPA Action

John McCormick <litchfieldhills@icloud.com>

Wed, Mar 25, 2026 at 8:28 PM

To: selectmen@morrisct.gov, 1stselectman@morrisct.gov

Cc: Jacqui McCormick <jacqui@mountainviewfarmct.com>, gabe.rusk@greenskies.com, devteam@greenskies.com, Melanie.Bachman@ct.gov, lovemorrisct@gmail.com

Dear First Selectman Weik,

We are writing to you as Morris residents and direct abutters at 165 South Street, Morris, CT 06763 to formally and unequivocally state our opposition to the proposed solar farm project at 166 South Street, Morris, CT 06763. We respectfully demand that the Town of Morris take immediate and decisive action to protect its residents, its land, and its water supply from the irreversible environmental consequences this project poses.

THE TOWN'S OBLIGATION TO LEAD

We were deeply troubled to learn that the Town's position has been to refrain from action due to a perceived lack of complaints from a handful of abutters. This approach is wholly inadequate and, frankly, inappropriate given the scale of what is at stake.

Abutters to this project were provided only the bare minimum notification required by law — notification that was deliberately crafted by an out-of-town energy company to protect its profitable project, not to inform neighbors of their rights. We were never made clearly aware that we had an individual legal right to oppose this project, nor were we informed of the broader mechanisms available to us and to the Town to challenge it.

In our own case, our notification was framed primarily around a request for permission to access a utility pole on our property — a request we addressed directly with Sam Valone of Lodestar Energy, noting that access was unlikely due to the wetlands surrounding the pole. At no point did it become clear to us that this interaction was, in effect, a legal call to action requiring us to act to protect our community. That context was obscured, whether by design or by omission.

This project does not affect only the handful of property owners immediately adjacent to 166 South Street. It affects the entire Town of Morris — its character, its ecology, its agricultural land, and its water resources. The burden of opposition should never have fallen on ill-equipped abutters who could not reasonably be expected to understand their legal rights based solely on a developer's self-serving notification. The Town's elected and appointed officials had both the obligation and the resources to lead this response. We are asking that you do so now.

ENVIRONMENTAL IMPACT: DOCUMENTED, SERIOUS, AND IRREVERSIBLE

The scientific record on the environmental consequences of large-scale solar installations is clear and deeply concerning, particularly for a rural community like Morris where land health and clean water are fundamental to quality of life.

Land and Soil Degradation

Peer-reviewed research has documented that solar farm construction causes measurable degradation of soil health. Studies have found that carbon and nitrogen content in soil are lower on solar farms than in reference soils, and that basal respiration and microbial biomass — key indicators of soil vitality — are reduced as well. The construction process involves significant earthmoving, grading, and compaction that fundamentally alters the land's physical structure. Soil compaction reduces the ground's ability to absorb water naturally, and once altered, these properties do not simply recover when the equipment leaves the site.

A comprehensive review of 116 large-scale solar farms worldwide found significant negative impacts on existing vegetation and measurable changes to land surface conditions compared to surrounding areas. These are not theoretical concerns — they are documented outcomes at sites around the world that closely resemble what is proposed for 166

South Street.

Water Quality and Hydrological Impacts

The hydrological risks are particularly acute here given the wetlands present on and adjacent to the project site. Large-scale solar installations have been documented to significantly alter soil moisture patterns, evaporation, and runoff dynamics. Improperly managed stormwater from solar farm construction has led to harmful sediment buildup in waterways — a finding that prompted the U.S. Environmental Protection Agency and the Department of Justice to levy over one million dollars in penalties against solar farm developers in multiple states for polluting local waterways during construction.

Connecticut's own DEEP guidance recognizes these risks, requiring a 100-foot buffer between any solar facility footprint and adjacent wetlands and watercourses, along with mandatory stormwater permits and erosion controls. We have serious doubts that this project fully meets those standards given the wetland conditions we are personally aware of at and around the site.

Additionally, the U.S. Energy Information Administration has noted that solar installations can affect ecosystems that depend on ground and surface water sources, and that the use of water for panel maintenance in sensitive areas can place added stress on local hydrology. These effects compound over the 25–30-year operational life of the facility.

Noise: Construction and Operations

Beyond the land and water impacts, we object to the significant noise burden this project will impose on our neighborhood and the surrounding community. The construction phase will involve heavy machinery, pile driving, and extensive grading over a large area for an extended period. The operational phase will introduce the persistent hum of inverters and electrical equipment, which is well-documented as a quality-of-life concern for abutters of utility-scale solar installations.

End-of-Life Hazardous Waste

The U.S. Environmental Protection Agency has itself acknowledged that solar panels become a significant waste stream at the end of their useful life — typically 25 years — as they contain heavy metals and hazardous chemicals that require special handling. The long-term liability this places on the community and the land, particularly regarding leaching into groundwater, is a risk that has not been adequately addressed.

Irreversibility

Perhaps most critically, many of these impacts are not temporary. Soil compaction, loss of microbial health, alteration of drainage patterns, and the clearing of farmland and natural vegetation represent changes to the landscape that do not simply reverse when the panels are eventually removed. Legal briefs filed in Connecticut have argued — and courts have taken seriously — that projects of this kind impose "serious and irreversible environmental consequences" that demand rigorous scrutiny before approval, not after the fact.

OUR REQUESTS TO THE TOWN OF MORRIS

In light of everything stated above, we respectfully and urgently request that the Town of Morris take the following actions:

1. File a Connecticut Environmental Protection Act (CEPA) Claim

We ask that the Town formally initiate a CEPA claim in connection with this project. CEPA exists precisely for situations like this — to identify and evaluate the impacts of proposed state-connected actions that could significantly affect the environment, and to ensure the public has a meaningful opportunity to be heard. A CEPA filing would compel a formal Environmental Impact Evaluation and create a public record that this Town and its residents have not consented to having their environment sacrificed without rigorous review.

2. Retain an Environmental Attorney with Connecticut Siting Council Experience

We ask that the Town engage the services of an environmental attorney well-versed in Siting Council proceedings and petition practice. Recent precedent in Connecticut — including the successful challenge to the Candlewood Mountain solar project in New Milford — demonstrates that communities with qualified legal representation can hold developers and the Siting Council accountable when proper process is not followed and when environmental impacts have not been adequately studied. The Town of Morris deserves that same advocacy.

We are not opposed to renewable energy as a concept. We are opposed to this project, under these circumstances, with

this level of community notice and Town engagement. The residents of Morris deserve better, and we are asking you to stand up for them.

Respectfully submitted,

John & Jacquelyn McCormick
165 South Street
Morris, CT 06763
860-670-3355



Selectmen Morris <selectmen@morrisct.gov>

Solar Projects 2026

Tara Faccin <taralg85@yahoo.com>

Thu, Mar 26, 2026 at 2:17 PM

Reply-To: Tara Faccin <taralg85@yahoo.com>

To: "1stselectman@morrisct.gov" <1stselectman@morrisct.gov>

Cc: "selectmen@morrisct.gov" <selectmen@morrisct.gov>

Hello Morris BOS,

My name is Tara Garbauskas and I am a resident of Thomaston. I am a long time supporter of the town and attended Wamogo High in the 2000's. During those high school years I was employed by 2 horse farms in your town, Far Meadow Farm, and R Folly Farm. I have a college degree in Environmental Science and years of experience in Environmental Testing and Remediation through internships and work at a large Environmental Firm in East Hartford, ERM. I am well aware of what happens when a property is damaged from human industry. I am also aware of the many brown field sites in our region that are pavement lots that would be a much better fit for these projects. My focus has always been on the environment and agriculture. My concerns here are exactly that, the future farming use of this land and its environmental impact on surrounding properties, wetlands, ground water and water courses. Bantam lake being an important aspect for recreation and tourism in your town should be of special consideration here. My concerns for the pollution coming from the construction, and installation along with long term deterioration of these panels need to be considered. I strongly agree that these projects should be halted until all these aspects are addressed. Thank you for listening.

Tara Garbauskas
Thomaston, CT

Yahoo Mail: Search, Organize, Conquer



Selectmen Morris <selectmen@morrisct.gov>

Solar Panels South St

Mark Zarrella <m.zarrella@gmail.com>

Thu, Mar 26, 2026 at 2:40 PM

To: 1stselectman@morrisct.gov

Cc: selectmen@morrisct.gov, Michelle Zarrella <zarrellam@yahoo.com>

To Tom Weik
First Selectman
Town of Morris

Mr Weik,

I am writing to you regarding the recent meeting about the solar panel project to be erected on South St. My wife and I border this property on two of our borders. We are frustrated this hadn't been addressed by the town fathers until the neighbors had to bring it to the attention of the town. As a neighbor, I implore you to look into the filing of a Connecticut Environmental Protection Act (CEPA) claim as mentioned during the meeting. It became evident at the same meeting that the town should seek the help of an environmental attorney that is versed in a CEPA claim.

We did receive a letter from Green Skies and I personally did email them, a representative (Gabe Rusk) did try to call me but I missed his call. I emailed him again and reiterated who I was and the next communication I received was from their attorney and by that time it was already with the CT Siting Council and little for us to do. They would not allow us to be interveners at the hearings.

Mark and Michelle Zarrella
42 South St
Morris, CT 06763
m.zarrella@gmail.com