

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

Rec'd
Asst. Town Clerk
Susan J. Gagnone
MAR 05 2021
9:15 AM

Public Hearing
March 8th, 2021 at 7:00 pm
Call in # 1-929-205-6099

<https://us02web.zoom.us/j/85412251853?pwd=Q3hrdXlCdW9DOTF6eE04aStGQ3FIZz09>

Meeting ID: 854 1225 1853

Passcode: 239114

David Wiig Chairman		
Barbara Bongolotti	Robert McIntosh	Alternates:
Del Knox	William Ayles (Secretary)	Chris Ciaffaglione
Veronica Florio	David Geremia Jr.	Geoff Paletsky
Eileen Narbutas (Vice Chairman)	Douglas Barnes	Ron Shaffer
Staff: ZEO Tony Adili		

Agenda

1. Call to Order

2. a. Public hearing to amend regulations for commercial solar on Town of Morris Property.

3. Adjourn

Proposed Zoning Amendment For Solar Power

In Residence District R-40 add the following:

17. Solar Energy Systems designed to produce electric power to be used off site constructed upon town owned property. (new)

In Residence District R-40 change the following:

18. Accessory uses customary with and incidental to any aforesaid Special Exception use. (was #17)

It was:

17. Accessory uses customary with and incidental to any aforesaid Special Exception use. (was #17)

Add a new Special Exception use:

15. Solar Energy Systems designed to produce electric power to be used off site constructed upon town owned property.

- a. Statement of Purpose. The purpose of this Section is to permit by Special Exception in Residential Districts R-40, R-60, and R-80, the solar energy facilities sponsored by the Town of Morris.
- b. Standards and Criteria. The following standards and criteria shall be applied by the Commission in reviewing and deciding upon any application for a Solar Energy System Special Exception.
 - i. The applicant for this Special Exception shall be the Town of Morris or an agent with written authority from the Town of Morris.
 - ii. The site shall be served by an accessway of not less than 25 feet in width unless otherwise approved by local authorities having jurisdiction.

iii. Applicability. This regulation applies to solar energy systems to be installed and constructed after the effective date of the regulation. Any upgrades, modifications or changes that materially alter the size or placement of an existing Solar Energy System shall comply with the provisions of this section.

iv. Design and Installation.

1. Solar Energy Systems shall be designed and located in order to prevent reflective glare toward any inhabited structure on adjacent properties as well as adjacent street rights-of-way.
2. No portion of a Solar Energy System shall be located within or above any front yard, along any street frontage without necessary screening as determined by the Morris Planning and Zoning Commission based on the property layout, nor within any required yard setback of any property.

v. Height Restrictions.

1. Building or roof mounted solar energy systems shall not exceed the maximum allowed height in any zoning district. For purposes for the height measurement, solar energy systems other than building-integrated systems shall be considered to be mechanical devices and are restricted consistent with other building-mounted mechanical devices.
2. Ground or pole mounted solar energy systems shall not exceed the minimum accessory structure height within the underlying district.
3. Setback. Solar energy system structures must meet the accessory structure setback for the zoning district and primary land use associated with the lot on which the system is located.
4. Roof-mounted Solar Energy Systems. In addition to the building setback, the collector surface and mounting devices for roof-mounted solar energy systems shall not extend beyond the exterior perimeter of the building on which the system is mounted or built.
5. Ground-mounted Solar Energy Systems. Ground-mounted solar energy systems may not extend into the side-yard or rear setback based upon minimum design tilt.

vi. The proposal should include a decommissioning plan, which at a minimum requires stabilization and revegetation of the property.