

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

Workshop Meeting Morris Town Hall and Live on Zoom

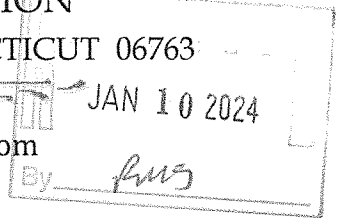
January 17th, 2023 at 7:00 pm

Call in # 1-929-205-6099

<https://us02web.zoom.us/j/87297013907?pwd=T09xSU9zUEdObldrazN5TU9rNC9kdz09>

Meeting ID: 872 9701 3907

Passcode: 098675



David Wiig Chairman		
Barbara Bongolotti	Dylan Hovey	Alternates:
Helen White	William Ayles Jr. (Vice-Chairman)	Marc Petzold
Veronica Florio	David Geremia Jr.	Geoff Paletsky
Douglas Barnes (Secretary)	Kim Dore	Ericka Leone
	Staff: ZEO Tony Adili	
	Planner Janell Mullen	

Agenda

1. Call to Order

2. Agenda Review

3. New Business

4. Old Business

a. Solar Amendment to the Regulations for offsite use

b. Trailer Amendment to the Regulations

c. Addressing Housing Needs

d. Special Event Amendment to regulations discussion

e. Short Term Rentals

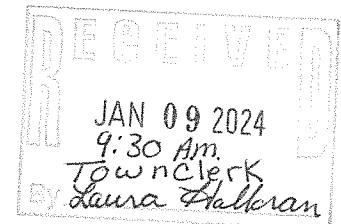
Public Act 21-29 (Effective January 1, 2023) Accessory dwelling units used as short-term rentals can be regulated locally

5. Other Business

a. Board Membership

6. Communications and Bills

7. Adjourn



I. WHAT THE REGULATIONS CURRENTLY SAY:

Section 7 (pg 8) currently addresses solar:

Accessory Solar Energy Systems: Solar energy systems shall be permitted by right as an accessory use in all zoning districts subject to the requirements of this section.

1. **Applicability.** A system is considered an accessory solar energy system only if it supplies electrical or thermal power primarily for on-site use. 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.

2. **Design and Installation.**

- Accessory 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.

- No portion of an accessory solar energy system shall be located within or above any front yard, along any street frontage, nor within any required yard setback of any property.

3. **Height Restrictions.**

- 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

- Ground or pole mounted solar energy systems shall not exceed the minimum accessory structure height within the underlying district.

- 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.

- 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.

- 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.

II. THE PLACEMENT OF THE SUGGESTED AMENDMENT:

Section 8- Additional Standards would be a better fit for the provisions of Accessory Solar Energy Systems than **Section 7 - Area, Location, and Bulk Standards**.

Accessory Solar Energy Systems should be inserted after Accessory Uses and Accessory Apartments and before Access Through Residence District (which should be amendment to “*residential district*”).

III. THE PROPOSED LANGUAGE:

All changes to the current language are indicated in **bold** typeface. Language to be eliminated have been strikethrough.

Accessory Solar Energy Systems: Solar energy systems shall be permitted ~~by right by zoning permit~~ as an accessory use in all zoning districts subject to the requirements of this section.

1. Applicability.

- A. A system is considered an accessory solar energy system only if it ~~supplies electrical or thermal power primarily for on-site use~~ **a primary use exists or will exist on the subject-site and the solar energy system is clearly ancillary to the primary use.**
- B. **A solar energy system as a primary use is subject to Special Exception approval in all zoning districts (See Section 52).** ~~This regulation applies to solar energy systems to be installed and constructed after the effective date of the regulation. Any upgrades or modifications or changes that materially alter the size or placement of an existing solar energy system shall comply with the provisions of this section.~~

2. Design and Installation.

- A. Accessory solar energy systems shall be designed and located ~~in order to prevent off-site reflective glare, toward any inhabited structure on adjacent properties as well as adjacent street rights-of-way.~~
- B. No portion of an accessory solar energy system shall be located within **the required setbacks, including the panels of ground mounted solar energy systems.** ~~or above any front yard, along any street frontage, nor within any required yard setback of any property.~~

3. Height Restrictions.

~~Building or Roof,~~ **ground or pole** mounted solar energy systems shall not exceed the maximum allowed height in any zoning district, **which is thirty-five (35) feet.** ~~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~~

~~Ground or pole-mounted solar energy systems shall not exceed the minimum accessory structure height within the underlying district.~~

~~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.~~

~~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.~~

~~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.~~

IV. OTHER AMENDMENTS:

- Remove the definition “BUILDING INTEGRATED SOLAR ENERGY SYSTEM” from **Section 9**.
- Update the definition “SOLAR ENERGY SYSTEM” to: A system that uses radiant light and heat from the sun to convert energy into power.
- Within “Permitted Uses- Special Exception Uses” the regulations say: Solar Energy Systems designed to produce electric power to be used off-site constructed upon town-owned property”. This should simply be changed to: “Solar energy systems as a primary use”. This amendment would affect **Section 21** and should result in changes to all other Sections whereas the Commission finds that solar energy systems as a primary use by Special Exception would be appropriate.