

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

Regular Meeting Minutes
February 3rd, 2021 at 7:00 pm
Call in # 1-929-205-6099

<https://us02web.zoom.us/j/84955245825?pwd=cjNtNjYVtXdcCajFtZlZldZ1hNNGRNdz09>

Meeting ID: 849 5524 5825

Passcode: 460595

Received
Town Clerk
Susan G. Gannon
FEB 05 2021
9:50 AM

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

Minutes

1. Call to Order

Regular Meeting was called to order at 7:52 pm.

2. Agenda Review

Veronica Florio made a motion to add the budget under 3b new business. William Ayles Jr. seconded the motion and the motion passed unanimously.

Veronica Florio made a motion to add communications and notifications for meetings under 6b other business. William Ayles Jr. seconded the motion and the motion passed unanimously.

3. New Business

a. 24 Marsh Point, Application 21-02, single-family home restoration.

Discussion for this will continue at our February 8th meeting.

b. Budget

Veronica Florio made a motion to approve the budget for \$40,400. Douglas Barnes seconded the motion and the motion passed unanimously.

4. Old Business

a. Plan of Conservation and Development (POCAD): Documents will be provided on the Town of Morris Website.

Veronica Florio made a motion to adopt the Plan of Conservation and Development (POCAD) with the spelling changes as discussed in the meeting. William Ayles Jr. seconded the motion and the motion passed unanimously.

- b. 21 Higbie Rd/ 124 Watertown Rd. Approval re: Executive Order 7MM – southFarms – Outdoor Concerts and Comedy Shows.
- c. Agro-Tourism amendment to the regulations
- d. Discussion for Regulation change for Solar Arrays

5. Complaints

- a. 89 Andersen Rd (10/110/89): Horses

Fines have started accumulating as of January 22nd 2021.

- b. Complaint form

- c. 198 East Street: Complaint about overnight truck deliveries and working on days not mentioned in Statement of Use.

6. Other Business

- a. January 13th, 2021 Special Meeting Minutes

Veronica Florio made a motion to approve January 13, 2021 Special Meeting Minutes.

7. Communications and Bills

- a. ZEO Report

8. Public Input on non-agenda items

9. Adjourn

Veronica Florio made a motion to adjourn at 9:09 pm. Ron Shaffer seconded the motion and the motion passed unanimously.

February, 2021
Ron Shaffer
P&Z alternate member

Thoughts about Solar Array Installation at Morris Transfer Station

Below are my thoughts for the proposed Solar Array installation at the Morris, CT Transfer Station located on town owned property at 254 Lakeside Rd. (Rt.109). For the **Lease** of approx. **4 acres** to **SHR Energy Management** to **produce** approx. **1 Mega Watt** of electricity for their client(s) in or around Hartford, CT “virtual net metering”.

1. In the interest of the lessee’s time-frame and cost management to the town, P&Z should approach this as a one-off and adjust the Zoning for the Transfer Station property to allow this project to proceed as quickly as possible but with considerations including those listed below. P&Z can consider a town-wide Solar Zoning plan separately at a later time.
 2. This is a good opportunity for the town to gain revenue leasing the otherwise unused land and also to actively participate in environmental responsibility by reducing fossil fuel consumption in the State. Our town should be proud of this project and seek other opportunities like this in the future.
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With that said, a few items that may or may not be included in the lessee’s proposal but need to be considered and perhaps required in the revised zoning for this project.

Zoning Considerations:

- 1a. Require that no barbwire is to be used on the boarder fence or anywhere on the leased property. What type of fence? (material, color, as unobtrusive as possible)?
- 2a. Is firetruck access, and is firetruck turnaround required (hammerhead turnaround)?
- 3a. There already is a good amount of natural tree and shrubbery screening along the east and west sides of the site. Require this to remain, or if removed, be replaced with non-invasive native plants/shrubbery outside of the fencing. Also, non-invasive native plant/shrubbery should be required to be placed on either side of the entrance/access along Lakeside Rd. (Rt.109) just outside of the fencing.

4a. Require National Electric code installation and inspection.

5a. Require Optical Inspection.

6a. Require Morris Fire chief inspection?

7a. Make sure this proposed solar array location is not placed on-top of the landfill or that any construction disturbs the landfill in any way. The northwest corner of the proposal appears to be very close to the landfill.

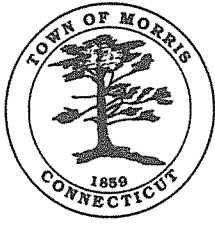
Going forward and for the public to vote etc:

1b. What is the town responsible for? ie. taxes, insurance, damage, etc.

2b. P&Z needs SHR Energy Management's written Emergency Plan.

3b. P&Z needs to be he provided with hi resolution digital copies of the plans (.PDF) from SHR Energy- where one can zoom in on areas and it remains ultra clear. Also, large printouts for the town. As it stands now it is too difficult to see the details of the plan to make any real decision on it.

4b. P&Z needs a copy of proposed contract terms i.e. (@\$27,000 p/year payment to town, yearly % increase, town's liability if any, end of term- Bond to secure removal responsibility, etc).



Morris Planning and Zoning Commission
3 EAST STREET, P.O. BOX 66 • MORRIS, CONNECTICUT 06763
Phone: 860-567-6097 Fax: 860-567-7432

Complaint Number:	Date:
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ZONING VIOLATION COMPLAINT FORM

Complete items **1, 2, and 3**. (*All complaints are a matter of public record and subject to the Freedom of Information Act*)

1. Address of Complaint:

2. Please print your name, address, and telephone number we can reach you at.

Name:

Address:

Telephone Number:

* The P&Z Dept. will ONLY investigate anonymous complaints when staff determines that the reported violation may pose an immediate threat to the public health, safety or welfare of the community.

3. Describe your Complaint in detail:

***We prioritize the P&Z complaints depending on severity or safety
Include any attachments or photos of the potential violation**

For Office Use Only

Investigation Report and findings