



Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

Office of Community Planning and Development

January 5, 2021

Melanie Bachman, Executive Director
Connecticut Siting Council
Ten Franklin Square
New Britain, Connecticut 06051

Re: **PETITION NO. 1438** - Bloom Energy Corporation petition for a declaratory ruling, pursuant to Connecticut General Statutes §4-176 and §16-50k, for the proposed construction, maintenance and operation of a customer-side 500-kilowatt AC fuel cell facility and associated equipment to be located at 69 (a/k/a 65) Woodland Street and a customer-side 500-kilowatt AC fuel cell facility and associated equipment to be located off of Drake Hill Road, both located at the Dyno Nobel campus in Simsbury, Connecticut

Dear Ms. Bachman:

The Simsbury Zoning Commission discussed the above noted petition at their January 4, 2020 meeting. The Commission would like to offer the following comments for consideration:

69 Woodland

The subject property is located within an I2 zoning district. The use would be considered alternative energy generating device which is specially permitted in this zoning district.

The location is internal to the industrial complex with little to no visibility from abutting properties. While the use may be specially permitted, the Commission did not have concerns or comments particular to this location.



Telephone (860) 658-3245
Facsimile (860) 658-3206

An Equal Opportunity Employer
www.simsbury-ct.gov

8:30 - 7:00 Monday
8:30 - 4:30 Tuesday through Thursday
8:30 - 1:00 Friday

Drake Hill Road

This property is also located within an I2 zoning district. Similar to the Woodland Street installation, the use would be considered specially permitted in the zoning regulations. This location differs because it is surrounded by residentially zoned properties. Below is a copy of zoning map and a street view looking to the south into the property:



The installation will be visible from Drake Hill Road and abutting residentially zoned areas.

Pursuant to Section 12 of the Zoning Regulations, the Commission would review the potential for impacts that could negatively affect the surrounding area from the construction of said feature.

One of the findings the Commission should consider for this particular location is landscaping and buffering. The regulations state:

The site on which the proposed use is to be located will be suitably landscaped to protect the neighborhood and adjacent property and the proposed use of the subject property will not result in the loss of existing buffering between the subject site and adjacent single family zoned properties. When adequate buffering is not found to exist, sufficient buffers between the proposed use and adjacent properties shall be provided.

The Commission would like the Council to consider requiring landscaping to shield the view of the proposed fuel cell along the northern and eastern limits of the installation. Landscaping in these areas will help buffer the visual impact from the installation and would be consistent with the special permit requirements that would be applied if this project was under the jurisdiction of the Town of Simsbury.

Please feel free to contact me if you any questions or concerns regarding these comments. I can be reached at (860) 658 3252 or mglidden@simsbury-ct.gov.

On behalf of the Simsbury Zoning Commission, thank you for the opportunity to comment on this matter.

Very Truly Yours,



Michael Glidden CFM CZEO
Director of Planning and Community Development

Cc: Simsbury Zoning Commission
Subject File