

EXHIBIT A2

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Planning and Zoning Commission

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TOWN CLERK

Minutes

May 29, 2025

Call to Order: Planning and Zoning Commission Chairman George Castle called the May 29, 2025, Planning and Zoning Commission Special meeting to order at 7:00 p.m., in the Assembly Room, Plymouth Town Hall.

Roll Call: Present were Planning and Zoning Commission Chairman George Castle, Planning and Zoning Member Gary Gallagher, Planning and Zoning Alternate Member Connie Kaprolis as a Voting Member, Planning and Zoning Member Jim Klaneski and Planning and Zoning Commissioner Sue Murawski. Excused Absence: Planning and Zoning Commissioner Michael Gutowski, and Zoning Enforcement Officer Scott Eisenlohr. Also in attendance were Director of Public Works Carl Johnson, Director of Planning and Economic Development Margus Laan, Soil Scientist Northwest Conservation District Cynthia Rabinowitz, and Town Council Liaison Ron Tiscia.

Fire Exit Notification

Planning and Zoning Commission Chairman George Castle noted the Fire Exits for the Planning and Zoning Commissioners and the Public Audience.

Pledge of Allegiance

Planning and Zoning Commission Chairman George Castle led the Planning and Zoning Commissioners and the Public Audience in the Pledge of Allegiance.

Public Hearing

Application of Property Owner Tom Vitale for Special Permit/Site Plan to construct Accessory Building at 390 North Street/Assessor Parcel Number 010-015-016-3 per Section 4.3.iii

Tom Vitale, 390 North Street, Plymouth, stated he was present this evening to get approval of his Application for a special permit/site plan to construct an accessory building (which will be a storage garage for his equipment) noting it was a little bigger than the standard 24' x 24'. He further stated there was concern regarding distance from the adjacent neighboring property, as well as some drainage questions, which he did not consider an issue. Tom Vitale stated he has plenty of distance from his neighbors, from the road, from the well and from the septic.

When questioned by Director of Planning and Economic Development, Margus Laan, Tom Vitale stated his proposed building is 26' x 28', will be a two story building with half a loft.

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Tom Vitale, 390 North Street, Plymouth, Application for Special Permit/Site Plan Cont'd.

Margus Laan stated the building will be located in the southeast corner of Tom Vitale's property; will be at least fifteen from the southern property line and will be located in the rear portion of the property behind the deck, the well is located in the front, and the septic system is located in the northwest corner.

When questioned by Margus Laan, Tom Vitale stated he had received clearance from the Torrington Area Health District. He further stated there is nothing around the proposed building; only grass and noted the area pitches slightly.

Tom Vitale stated there was a stone wall that has been on the property for as long as he can remember, noting the stone wall acts as a barrier should there be any water encroaching on the other side of the property. He further stated the other side of the property is nothing but woods and wetlands.

When questioned by Margus Laan, Tom Vitale stated per the Builder's recommendation there will be gutters and downspouts. He further stated that in the 25 years he has lived on the property he has never experienced any flooding issues.

When questioned by Planning and Zoning Commission Chairman George Castle, Margus Laan stated Zoning Enforcement Officer Scott Eisenlohr had told Tom Vitale that he would be needing a special permit for the proposed building, and then he would make request an Application which would go before the Planning and Zoning Commission. Margus Laan stated Zoning Enforcement Officer Scott Eisenlohr also coached Tom Vitale in making a sketch so the Commissioners could see what he was proposing; a brief discussion followed.

Margus Laan stated besides approval of the Application, Tom Vitale is also requesting a waiver of the site plan standards rather than having a formal Engineer drawn site plan, noting Tom Vitale has provided the Commission with an ariel view and a not-to-scale sketch giving directions on footage, the overall location and the distances being proposed.

When questioned by Planning and Zoning Commissioner Gary Gallagher, Tom Vitale stated he would be using the half loft for storage.

When questioned by Planning and Zoning Commissioner Jim Klaneski, Tom Vitale stated the property to the south of his belongs to the Sulek's.

Magus Laan stated it is Town property/Open Space behind Tom Vitale's property.

Public Works Director Carl Johnson stated he spoke to the Contractor regarding gutters because of sheet flow and erosion and he agreed he would have them, and a dry well, as well.

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Tom Vitale, 390 North Street, Plymouth, Application for Special Permit/Site Plan Cont'd.

When questioned by Planning and Zoning Commissioner Sue Murawski, Tom Vitale stated he has no plans for a driveway at this time, noting he would like to have something down the road, but he does not need one right now. Planning and Zoning Commission Chairman George Castle stated in the future Tom Vitale would have to come before the Planning and Zoning Commission again should he decide he wants to install a driveway.

Mark Sekorski, 180 Old Waterbury Road, Terryville, stated he did some calculations and if you take a 1-inch rainstorm and you take the square footage of the roofing which is just over 1,000 square feet x .08, you're going to get 80 gallons per one-inch rainstorm, which is a 55-gallon drum plus a 30 gallon drum and is not a lot of water. He further stated it is only a five percent grade from the barn to the stone wall.

Ed Sulek, 362 North Street, Plymouth, stated his property is on the southern border of Tom Vitale's property and wanted it to be known that he is not opposed to the project but as a neighboring property the future value of his investment is of some concern and briefly discussed the soils around the property. He further stated he wants this area maintained properly. Ed Sulek stated the proposed building has a large foundation and questioned where the extra earth material would go. He further questioned if the property grade will change. Ed Sulek stated the 15-foot buffer is not the standard 25-foot, noting it would be nice to have more. Ed Sulek stated he was in agreement with Carl Johnson's concern regarding the roof runoff and the positioning towards the southern property. Ed Sulek stated there is a catch basin on the corner of the property, noting that could be potentially used for drainage. Citing the frost walls, Ed Sulek questioned if they would be putting drainage in that area because he just doesn't want to see water flowing onto his property. Ed Sulek noted that Tom Vitale stated he did not to have a full plot plan, and he knows they are very expensive so he's not pushing the issue as long as everything is accurate and consideration is done for the runoff water and briefly elaborated.

Planning and Zoning Commission Chairman George Castle read an excerpt from Carl Johnson's report out loud for the Public Audience, noting the drywell should address any concerns that Ed Sulek might have.

Planning and Zoning Commissioner Gary Gallagher made a motion, seconded by Planning and Zoning Commissioner Sue Murawski, to close the Public Hearing. This motion was approved unanimously.

Application of James Cerkanowicz, VEROGY, for Large Scale Ground Mounted Solar Electric System per Section 6.Z Solar Electric Energy Systems at 270 Preston Road/Assessor Parcel Number 021-012-013E-1; Engineer: Solli Engineering, LLC & PurePower Engineering; Property of Peter Tonn

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Application James Cerkanowicz, VEROGY 270 Preston Road Peter Tonn Cont'd.

James Cerkanowicz, PE, Manager of Permitting, Verogy, stated the Applicant should be listed as "Terryville Solar One, LLC d/b/a Verogy" as opposed the currently listed "James Cerkanowicz" as the Applicant. He further stated this was probably due to the nature of the online application form. He further stated he wanted it to be clarified that it was not him as an individual submitting the Application, it was Verogy's project specific entity. James Cerkanowicz and Anthony Capuano, Assistant Project Manager, Solli Engineering, reviewed the Project Narrative and Storm Water Report, the Design work; Verogy's Solar Photovoltaic Array, and covered the following at length: Existing conditions at the Project Site, the Site Characteristics, the Regulated Areas, the FEMA Floodplain details, the natural diversity data base, Connecticut's aquafer protection areas, the resource areas, the proposed conditions, the Project description, the Stormwater Management and Soil, Erosion Control, the methodology, the hydrologic conditions, the existing hydrology, the proposed hydrology, the hydrologic conclusions, the Standard 3: Construction Soil, Erosion and Sediment Control, along with the tables and calculations for the rainfall data, the IDF Table, the Existing Drainage Areas, the proposed Drainage Areas, the Peak Flow Comparison Table 5A and 5B for Drainage Area 2. Also included in his review was the Wetland and Watercourse Delineation Report for 270 Preston Road. James Cerkanowicz stated the following for the record: On 5/15/24 received an NRES (Non-Residential Energy Solutions) incentive contract from Eversource. Eversource purchases the REC's (Renewable Energy Credits) & generation is sold back to them at a fixed per kwh price, required to be online by spring 2027. Submitted for interconnection to Eversource 7/30/24. Impact study completed & agreement provided 4/4/25 with costs to connect to grid. In process of finalizing this agreement with Eversource. Project will interconnect at the site frontage via a new service connection. System statistics: 975 kW AC (with 8 CPS brand inverters) 2,568 – 465 watt First Solar American made panels = 1,194 kW DC. Fixed tilt post mounted to the ground (driven piles or screws based on soil). Typically 2' above ground at bottom, 12' at top, following topography. Tax benefit (\$8K-\$10K in tax revenues per year based on similar projects) No impact to town services (water, sewer, education, police, etc.) – Met with town & addressed fire Marshall's concerns with the addition of the gravel road. No significant comments from police (prefer not to install light would be negative for the residences adjacent, not needed for safety or security) or fire. Comments also received from DPW Director & NWCD have been responded to Planning and Zoning Commission Chairman George Castle stated the Police Department had no problem with the proposal for the solar field facility, noting because of existing high traffic on Preston Road they recommended the installation of some type of lighting on the property during the construction phase that remains thereafter for safety reasons.

Public Works Director Carl Johnson stated the solar company would be changing the standard vegetation mix (just grasses) under the solar panels to the premium mix that contains wildflower and his reasoning for this change.

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Application James Cerkanowicz, VEROGY 270 Preston Road Peter Tonn Cont'd.

When questioned by George Castle, Anthony Capuano stated there were no wetlands at the site, noting a Wetlands Agent did walk the site to confirm.

Refencing Carl Johnson's Memo, George Castle stated Carl Johnson had recommended a one-year Storm Water Maintenance Security Bond in the amount of \$10,000 to ensure stormwater flow and erosion control does not affect neighboring properties after vegetative cover root establishment.

Carl Johnson stated vegetative screen trees will block the neighboring view and once the root system gets established it should help with any kind of erosion. He further stated it will be extended towards Preston Road at the southwest corner of the property.

When questioned by Planning and Zoning Commissioner Jim Klaneski if all the mowing would be mechanical and would insecticides, pesticides, and herbicides be utilized, James Cerkanowicz stated once the seed is established it will not require any chemical treatments and there will be routine management. He further stated if trees sprout in the field they would be removed because their root system and overgrowth would compromise the solar panels and would not be in the company's best interest.

When questioned by Planning and Zoning Commissioner Gary Gallagher, James Cerkanowicz stated all the stumps would be ground up. James Cerkanowicz stated the stumps would be ground up. James Cerkanowicz stated Peter Tonn's residence is a separate lot, and the company would be transplanting trees on the eastern boundary and will fill in gaps with additional vegetation. James Cerkanowicz stated the company will extend the planting to the southeast corner up to Preston Road and it will mitigate the views and provide screening. James Cerkanowicz stated there will be a chain link fence around the entire project, which is required by code, noting there are no proposed slats in the fencing but that can be changed.

When questioned by Planning and Zoning Commissioner Connie Kaprolis, James Cerkanowicz stated the trees where the project will be placed vary in height from six to twelve feet, noting he did provide photos. He further stated these healthy trees will be transplanted to help mitigate screening and briefly elaborated.

James Cerkanowicz stated he will provide a more detailed Vegetation Plan per Planning and Zoning Commissioner Connie Kaprolis's request.

Planning Zoning Commissioner Gary Gallagher stated he would like to see a Landscaping Plan.

When questioned by Planning and Zoning Commissioner George Castle, James Cerkanowicz stated there is no noise emitting from the solar panels.

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Application James Cerkanowicz, VEROGY 270 Preston Road Peter Tonn Cont'd.

When questioned by Margus Laan if there is any noise emitting from any equipment on the site, Jame Cerkanowicz stated the inverters, and the transformers do emit some noise and shared the following numbers and data. From previous sound studies, and their East Windsor project, which is four times the size of the proposed project on Peter Tonn's property, the inverters themselves, when group together in the proposed area will emit at one meter distance from the inverters approximately 85 decibels. He further stated that based on infrasquare lot sound studies the nearest property to the east (approximately 90 feet from the property line) the noise level will drop to 56 decibels and to give a comparison that level is normal conversation. James Cerkanowicz stated the nearest residence would be 278 Preston Road and that is 168 feet from the inverters and the noise would drop to 58 decibels which is comparable to a quiet office or a quiet living room.

When questioned by Planning and Zoning Commissioner Jim Klaneski, James Cerkanowicz stated the panels only produce energy during the day; shut down at night and emit no noise and briefly elaborated.

When questioned by Planning and Zoning Commission Chairman George Castle, James Cerkanowicz stated the system is grounded and will take a lightning strike and direct it to ground.

When questioned by Planning and Zoning Commissioner Connie Kaprolis, James Cerkanowicz stated there will be 18 inverters for this proposed project.

When questioned by Planning and Zoning Commissioner Gary Gallagher, James Cerkanowicz stated the inverters are near the front of the project closest to Preston Road; displayed them on a map for the Commissioners and briefly elaborated.

Northwest Conservation District, Soil Scientist, Cynthia Rabinowitz stated the following as being her concerns and comments, noting she has been representing CT DEEP investigating and inspecting the solar installations in the northwest corner primarily those that go through the Siting Council. Cynthia Rabinowitz stated she reviewed the Soil Report and agreed with the soil types on the property and briefly elaborated on the soils, the hardpan and their effect on the storm water infiltration and run off of storm water and questioned if this factor was taken into consideration in the stormwater design system and briefly elaborated regarding the erosion issues which are a concern. Cynthia Rabinowitz stated the equipment/heavy machinery used on the site to initially remove trees will compact the surface layer of the soil reducing the infiltration rate of water coming off the hillside and questioned if that was taken into consideration. Cynthia Rabinowitz stated she did not see anything on the drawings describing the sediment and erosion management other than the boundary silt fence or a stormwater management plan per se either and briefly elaborated on how it should be implemented. Cynthia Rabinowitz stated she saw in some of the plan notes there were references to temporary diversion ditches, sediment traps and basins but she did not see any of them on the drawings.

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Application James Cerkanowicz, VEROGY 270 Preston Road Peter Tonn Cont'd.

Cynthia Rabinowitz stated she read a comment that these would be in place when necessary, noting she was concerned if the plan is to wait and see what happens when discharges will likely have already occurred and she would like these be put in place before any other work is done on the site and briefly elaborated, noting that is the normal practice. Cynthia Rabinowitz stated that the solar panels are impervious surfaces and briefly described how the dripline of the panels creates a gully erosion area underneath and in the case of heavy intense rain events the rain consolidates into the gully and eventually moves downhill and causes scour, noting it is imperative there is a proper stormwater management plan in place to remedy scour. Cynthia Rabinowitz stated the seeding of the site is normal practice, noting underneath the panels themselves there is a great deal of shade. She further stated there will be some germination but there will not be strong growth so there should be enough ground cover will be in there and preferably erosion control mats will be used over the seed until the germination and plant growth is sufficient to be sturdy and secure in the ground.

James Cerkanowicz noted the statement about the hardpan possibly being below the surface and the concern that ground water infiltrating the hardpan and causing erosion, noting they performed a geotechnical report; they performed borings scattered throughout the site to do subsurface investigation; and they can provide a copy of the report. He further stated this is standard practice to design a structure that will support the system and gives them a subsurface profile of what types of soil might be below so they can design a foundation for the system correctly and briefly elaborated. James Cerkanowicz stated they understand the equipment compaction of soil can happen during the construction process but once the topsoil is put down and the grass is established that's where it promotes the infiltration and makes up for the compaction, noting it will soften up and elevate a little and counteracts the use of the vehicles. James Cerkanowicz stated stormwater management is not appropriate in this case because it creates pump discharges, maintaining existing drainage patterns today for the future proposed condition of the panels keeps the same storm drainage pattern that is currently in place but by moving from a rough condition from the orchard that was left behind and by means of having a more uniform established grass they are promoting infiltration and reducing those rates and briefly elaborated on the proposed silt fencing, wingwalls and sediment traps. James Cerkanowicz stated the panels are not solid all the way across, noting the way the panels are mounted; there are gaps between the panels, and the water flows and falls off somewhat laterally, so there will not be one drip line from top to bottom. He further stated as long as the proper construction techniques are being done by establishing the grass surface it will mitigate any impact from the slightly concentrated flow at the bottom and has been reviewed by the Department of Energy and Environmental Protection (DEEP) stormwater permitting procedures for years now. James Cerkanowicz stated as far as the seeding there is less sunlight on the underside of the panels, however they still have to make sure they are maintaining the grass and if there are any concerns that is why they are more than agreeable to the \$10,000 surety bond to be held for a year, as recommended by Carl Johnson and briefly elaborated.

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Application James Cerkanowicz, VEROGY 270 Preston Road Peter Tonn Cont'd.

When questioned by Planning and Zoning Commissioner Gary Gallagher, James Cerkanowicz stated there will be driven posts for helical screws to anchor the steel structure to the ground, noting typically they are three to four feet into the ground, as evidenced in the geotechnical report.

When questioned by Planning and Zoning Commissioner Gary Gallagher if all the interrow spacing between the panels would be 12 feet 8 inches, James Cerkanowicz stated he believed it is consistent row spacing and if it varied at all, it would be due to the change in topography.

Cynthia Rabinowitz stated she still has concerns about the runoff from the panels, noting she has seen it many times on all the sites and hopes James Cerkanowicz will take her comments into consideration. Cynthia Rabinowitz stated the testing that was done in the ground does not address her concern about the lateral movement of the infiltrated water and briefly elaborated.

James Cerkanowicz stated he feels Cynthia Rabinowitz's concerns are more due to poor construction efforts and not using proper techniques to ensure that things are established well and feels their design is backed up by solid scientific evidence and established procedures, in concert with the DEEP manual.

When questioned by Planning and Zoning Commission Chairman George Castle, James Cerkanowicz stated the same thing will happen that currently happens when the ground is frozen in the winter, noting whether it is water coming off the panels or water hitting the ground it will still infiltrate when you have softer ground, noting there may be some surface water when the ground is frozen. He further stated he hasn't heard about any issues with the current condition of water infiltrating into neighbors' basements and they are not proposing to exacerbate any situation, they are simply keeping the existing drainage patterns as they are.

James Polonis, 16 Old Farm Road, stated his house was built 20 plus years ago and after the second year they got quite a bit of water from the orchard, so they hired Bob Green to give them an engineered system to protect them from the amount of water. He further and Peter Tonn found out about the engineered system they wanted to put in and asked if he could tap into it and give him a few dollars towards the construction. James Polonis stated the figure he gave Peter Tonn to engineer the system was \$72,000, noting they still have water issues every spring and after every rainstorm from the orchard runoff. He further stated if it rains for two to three days, they cannot cut their lawns for at least a week because of the amount of runoff from the orchard. James Polonis stated the orchard has been abandoned for two years, noting there is a lot of overgrowth absorbing water and if they rape the land and put panels the neighbors will have to wait several years for vegetation to grow, noting they will be destroyed. James Polonis stated if the project passes the Town will need to have the bond for five to ten years just to protect the neighbors

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Application James Cerkanowicz, VEROGY 270 Preston Road Peter Tonn Cont'd.

When questioned by Planning and Zoning Commissioner Gary Gallagher, James Polonis stated they still have water issues and that it takes a few days minimum just to mow the grass because it's like a sponge. He further stated he is on his second driveway because of cracking, and noted the neighbors have had to redo their driveways as well. James Polonis stated they are all dealing with water issues but if the solar panels go in, they will be the ones that will have to pay the price.

Rob Berman, 42 Old Farm Road, questioned the duration of the solar farm; specifically how long will it function because it plays into the bond that is being discussed.

James Cerkanowicz stated there is a 20 year lease with Peter Tonn in accordance with the incentive contract they received from Eversource and typically there are options for two additional five year mutual agreements, and the life of the panels is approximately 30 years.

When questioned by Rob Berman if the site was going to be self-inspection self-reporting by the solar company or the Town, James Cerkanowicz stated his company will be doing routine maintenance inspections with DEEP standards. He further stated they will establish the vegetation for the first growing season and once it is done, they will continue to maintain it so complaints don't go to the building official which would result in a fine(s), along with the surety bond.

When questioned by Rob Berman if the solar company purposely kept the system just under one megawatt to avoid stiffer regulations, James Cerkanowicz stated the site itself is conducive to this size system. When questioned by Rob Berman if the solar company could fit a 1.01 megawatt system, James Cerkanowicz stated he supposed they could.

When questioned by Rob Berman, James Cerkanowicz stated the trees they plan to transplant are evergreens to screen during the winter. Rob Berman stated the words "try or attempt" needs to be strongly worded.

Planning and Zoning Commission Chairman George Castle stated the strong wording would be included in their motion.

When questioned by Rob Berman, James Cerkanowicz stated the wiring for the panels will go to the combiner boxes at the end of the rows and from there they are fed to the inverters, noting this is all underground and there are no batteries

When questioned by Rob Bernam, James Cerkanowicz stated the sound study he referenced was for a 4 megawatt project which equals 85 decibels, noting the closet property line is Peter Tonn's.

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Application James Cerkanowicz, VEROGY 270 Preston Road Peter Tonn Cont'd.

Rob Berman stated if this project passes there should be something written regarding the sound decibels. Rob Berman stated he agrees 100 percent with the runoff issues and feels it needs further study. Rob Berman stated he knows some of his neighbors already have water in their basements, noting he is a little uphill and a little safer, but his yard does get saturated from the current runoff.

When questioned by Rob Berman, Planning and Zoning Commission Chairman George Castle stated there are 10 property owners adjacent to the proposed solar field.

Rob Berman stated he did a lot of research and found a lot of information that stated properties located next to a solar farm have their property values go down, and noted there was no information that stated property values go up. Rob Berman stated it was mentioned earlier in the evening that the Town would receive eight to ten thousand dollars in tax revenue generated from the proposed solar farm. Rob Berman stated he would assume the Town will lower the value of his home reassess his property, and lower his taxes by \$10,000.

Gary DeFilippo, 278 Preston Road, stated his property is where the water will go and everything that is being said by James Cerkanowicz is totally false, noting the water currently goes to his property. Gary DeFilippo stated the water will sheet right over the topsoil and into his yard, noting something should be done about it. He further stated Cynthia Rabinowitz's issue with the drainage should warrant Town to bring DEEP on board for this project even though James Cerkanowicz said DEEP was not needed for it. Gary DeFilippo stated he would like the Planning and Zoning Commission to table the project for now because after the last rainstorm the catch basin was covered with dirt from the erosion that goes down along side of his house into the gully from Peter Tonn's property. Gary DeFilippo stated the plans which the solar company submitted do not show what they are going to do with the erosion issues, and he wants everything up front on what the project is going to do or not do. He further stated if he gets flooded there will be a lot of trouble coming.

Melanie Church, 328 Main Street, stated when the Industrial Park was put in the Town stated it would be sure all of the neighbors would not be affected by it, noting the agreement was the Town would mow the lawns and take care of the sidewalks up and down Preston Road. Now you are looking at putting something else in there that is not residential, and you may not like what the people are saying but you have to look at it because of the many broken promises to taxpayers made by the Town. Melanie Church stated when the Plymouth Fire House was built in an area with a high water table, the oil tank came up out of the ground and now they're changing, and the water will set in and what happens when those things come up and go rolling down Preston Road. Melanie Church stated you need to look at these things and ask questions. Melanie Church stated these statements might be verified by the Fire Chief. Melanie Church stated these things to be looked at not just the tax money that will be coming in.

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Application James Cerkanowicz, VEROGY 270 Preston Road Peter Tonn Cont'd.

Melanie Church stated the Commission should look at the High School solar field noting the Town got suckered into it by taking the solar field back instead of 20 years later. She further stated we lost tax dollar revenues, and the Commission needs to look at what is best for the community.

Planning and Zoning Commission Chairman stated the Commission is out to do what is best for the community; not how much money we will be getting and that's what we are trying to do.

Desiree Fusco, 22 Old Farm Road, stated her main concern is having the solar farm in a residential area and this will be in her backyard. She further stated she has the same water issue that James Polonis has, noting he is her next door neighbor. Desiree Fusco stated she has had to put two driveways in already, along with some drainage, noting it is a problem. Desiree Fusco questioned what the Town was going to do because she and her neighbors property values will be decreasing. Desiree Fusco questioned how the Town will support them in that. Desiree Fusco stated when she purchased her home, she did not count on having a solar farm in her backyard. Desiree Fusco stated she can't imagine people being excited about purchasing a home with that being in their backyard and she has to look ahead to their future and possibly selling it one day and questioned how or what the Town is going to do to support them.

When questioned by Planning and Zoning Commissioner Gary Gallagher, if there was any water or sewers up in that area it was noted there was sewer but no public water.

Margus Laan stated the water and sewer was for the Business Park and the line does not extend further.

It was noted there would have to be a pump station at the bottom in order to bring water to Old Farm Road.

Matthew Tonn stated he was no longer a Terryville Resident, noting he was Peter Tonn's son. He further stated his father's property was passed onto him by his grandfather, Peter Tonn's father. Matthew Tonn stated they are not able to farm the property anymore and that is why they haven't kept up with it. He further stated they wanted to do something with the property, rather than letting it just sit there and rot, so they came up with the solar idea, noting they are concerned about their neighbors and did not realize they had water/drainage issues. Matthew Tonn stated if the solar farm doesn't go through, they will have to weigh their other options on what to do with the property, noting they don't have plans on selling it, but he did have other business ideas for it because it is partly near a business zone. Matthew Tonn stated in the foreseeable future they don't have any other idea what to do with it. Matthew Tonn stated if President Trump didn't send the migrants away, they would have someone to farm it.

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Application James Cerkanowicz, VEROGY 270 Preston Road Peter Tonn Cont'd.

Planning and Zoning Commission Chairman George Castle stated they had good apples.

James Polonis, 16 Old Farm Road, stated they all have dogs and cats and questioned if the noise would bother their animals.

James Cerkanowicz stated he can only reiterate the decibel levels once you reach the property line and stated he would be happy to submit additional information if it is requested. He further stated he can research the question.

Planning and Zoning Commissioner Sue Murawski made a motion, seconded by Planning and Zoning Commissioner Connie Kaprolis, to continue the Public Hearing at the next Planning and Zoning meeting. This motion was approved unanimously.

Regular Meeting: Public Comment; New and Returning Business; Deliberation and Decision on new and Returning Business; Other Business, Announcements and Commission and Staff Discussion--Requested limit of no more than 3 minutes in duration; public comment is for non-agenda topics, agenda related comments need to be made during the discussion of the application for inclusion in the record

No report.

Review, deliberate and motion and vote to approve, to amend or to reject the minutes of May 8, 2025, Regular Meeting

Planning and Zoning Commissioner Jim Klaneski made a motion, seconded by Planning and Zoning Commissioner Connie Kaprolis, to approve the May 8, 2025, minutes as presented. This motion was approved unanimously.

Modification to Prior Approval-Changes to approved Site Plan for P & J Playground Services LLC to construct industrial building with associated site improvements at 32 Lassy Court/Assessor Parcel Number 020-018-003-15; applicant: Jennifer Hock, P & J Playground Services LLC; property owner: HCN Properties, LLC; Engineer Mark Arigoni, PLA, SLR

Margus Laan stated the Planning and Zoning Commission had previously approved this project on December 9, 2021, noting that they are now in the process of trying to build the complex; realized it wasn't working, and the Owners want to change it.

Mark Arigoni, Engineer, stated he was present this evening representing his client Jennifer Hock, Owner of P & J Playground Services, LLC. He further stated the building has been ordered and will be delivered.

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Modification to Prior Approval, P & J Playground Services, 32 Lassy Court Cont'd.

Mark Arigoni stated it is a difficult site, it is not a square flat site, and that the plan had always been to bring in a significant amount of fill to the site to make it flat. Mark Arigoni stated they had held a discussion and had decided if they could lower the site to the finish grade of the proposed building by two feet, it would have the foundation of the footing for this steel building, which would bring the footings closer to the existing grade rather than having dynamic compaction on the building site. Mark Arigoni stated they are proposing to lower the building and finished floor, and they would also be shifting the same size building about 10 feet further off the property boundary to the northwest and into the site and sliding it about six feet towards the cul-de-sac on Lassy Court. Mark Arigoni stated all the layouts would remain the same. He further stated the biggest change is there will be a section of driveway that drops down to the proposed building path where they have some parking, which was previously approved with a 7.5 percent grade.

Mark Arigoni stated that Carl Johnson did review the new information and that he is present this evening asking for approval of their modified Site Plan and briefly elaborated.

When questioned by Planning and Zoning Commissioner Jim Klaneski as to what was the rationale for having it two feet higher than the original, Mark Arigoni stated it was working with the grade of the driveway, noting they wanted to keep it at eight percent, they had an exposed foundation on the back corner of the building, so it made a lot of sense if they could lower it and slide it forward, which would give them a flat slab for the building.

Carl Johnson stated he had already spoken to the Owners and the Contractor. Referencing Article 7 of the Zoning Regulations, Carl Johnson stated the maximum slope of the driveway would be eight percent and going in five percent, so the seven percent slope is very safe. Carl Johnson stated you want to be closer to the virgin soil, and you want to try not to build up above the existing soils.

Deliberation and Discussion

Site Plan Modification to Approval of 32 Lassy Court/Assessor Parcel Number 020-018-003-15, Application of P & J Playground Services LLC for construction of industrial building with associated site improvements; applicant: Jennifer Hock, P & J Playground Services LLC; property owner: HCN Properties, LLC; Engineer: Mark Arigoni, PLA, SLR

Planning and Zoning Commissioner Sue Murawski made a motion, seconded by Planning and Zoning Commissioner Gary Gallagher, to approve the site plan modifications for 32 Lassy Court as presented.

Discussion: When questioned by Planning and Zoning Commissioner Gary Gallagher, Mark Arigoni stated they will be assembling playgrounds inside the building as much as they can and will be bringing them on trucks to their destination site.

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Modification to Prior Approval, P & J Playground Services, 32 Lassy Court Cont'd.

Vote: This motion was approved unanimously.

Application of Property Owner Tom Vitale for Special Permit/Site Plan to construct Accessory Building at 390 North Street/Assessor Parcel Number 010-015-016-3 per Section 4.3.iii

Referencing a May 27, 2025, email he received from Carl Johnson, Planning and Zoning Commissioner Commission Chairman George Castle read the following into the record, "I previously sent some informal comments regarding the garage at 390 North Street, and that after meeting with the Contractor, the erosion control and concentrating rain flow was discussed. The building was to have gutters that pipe to a dry well. I have attached a contour map with terrain overlay of the area. There should not be any adverse effect to any nearby structures or accessways since there was an existing structure in the area which will be replaced by this garage."

Margus Laan stated ideally there should be a Plot Plan Zoning Location Survey submitted once the project is completed so the Land Use Office has a record of what has been to meet the requirements of the Zoning Regulations, and the approval cited tonight. Margus Laan stated Zoning Enforcement Officer Scott Eisenlohr is recommending and requesting that when Property Owner Tom Vitale is ready to dig his foundation for the garage, he has his Surveyor come out and verify that it is at least 15 feet from the property line.

Planning and Zoning Commissioner Sue Murawski made a motion, seconded by Planning and Zoning Commissioner Jim Klaneski, to approve the Application of Property Owner Tom Vitale for s Special Permit/Site Plan to construct Accessory Building at 390 North Street/Assessor Parcel Number 010-015-016-3 per Section 4.3.iii, and that when Property Owner Tom Vitale is ready to dig his foundation for the garage, he has his Surveyor come out and verify that it is at least 15 feet from the property line. This motion was approved unanimously.

Application of James Cerkanowicz, VEROGY, for Large Scale Ground Mounted Solar Electric System per Section 6.Z. Solar Electric: Energy Systems at 270 Preston Road/Assessor Parcel Number 021-012-013E-1; Engineers: Solli Engineering, LLC & PurePower Engineering; Property of Peter Tonn

Planning and Zoning Commission Chairman George Castle stated a motion had been made, seconded, and unanimously approved previously in this evening's meeting to continue the Application at the next scheduled Planning and Zoning Commission meeting.

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Commission Discussion, Staff Discussion and Other Items before the Commission

No report.

Other items may properly come before the Planning and Zoning Commission

Planning and Zoning Commissioner Gary Gallagher questioned what the document in his packet regarding the High School solar field was about. He further stated that he wanted to know who was maintaining it.

Margus Laan stated he included the information in the Commissioner's because he thought the Commissioners might ask about another solar field in the area. Margus Laan stated the information shows how big the system is, how much land it is on and how it is landscaped and shielded from view, noting he provided it as an example.

Planning and Zoning Commissioner Gary Gallagher stated when this solar field project received approval he was after them to take care of the tree in front of the property, noting the tree was half dead. He further stated they never took the whole tree down and that half of it did fall and has been piled up in the same spot since 2015. Planning and Zoning Commissioner Gary Gallagher stated that part of the approval for the solar field at the Planning and Zoning Commission was for the tree to be taken care of.

Margus Laan stated he will contact Cynthia Rabinowitz to get more information from her and will check that she is satisfied with the answers provided to her concerns at this evening's meeting. He further stated he will make sure the written report is also forwarded to James Cerkanowicz.

Margus Laan stated he will ask Terryville High School Facilities Director Jim Mazon who is in charge of maintaining the high school solar field. Margus Laan stated it was a complicated agreement concerning who owns the system and who owns the land.

It was noted that some of the plantings at the high school solar field had died.

Planning and Zoning Commissioner Gary Gallagher stated he understands they turned it over to the Town so then they didn't have to pay taxes on it.

Melanie Church, 328 Main Street, Terryville, stated the Council approved it and it is in the minutes that the Town would take it and that it wouldn't cost the Town anything.

Dan Gentile, Mount Tobe Road, Plymouth, stated it was a 20 year lease; Safari never owned the property and leased it for a dollar a year for 20 years and then it changed, and it came in front of the Council.

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Other items may properly come before the Planning and Zoning Commission Cont'd.

Dan Gentile stated someone should pull the contracts that are in Town Hall. Dan Gentile stated it cost the Town \$17,000 to take the panels off the roof and there should have been a clause in the contract because they were making money off the Town's roofs.

Melanie Church stated the property was previously owned by Mr. Orsini. Melanie Church stated she would go back in the minutes and find the information, noting it was done during former Mayor David Merchant's time. She further stated the solar company didn't own it, so they weren't paying taxes, and they made all the profit for the solar and that's why the Town has to be careful that it is not stuck holding the bag with solar fields.

Planning and Zoning Commission Chairman George Castle stated he appreciates Melanie finding the minutes for the Commission.

Adjournment

There being no further business of the Planning and Zoning Commission, Planning and Zoning Commissioner Sue Murawski made a motion, seconded by Planning and Zoning Commissioner Jim Klaneski, to adjourn at 9:27 p.m. This motion was approved unanimously.

Respectfully Submitted,



Patricia A. Hale
Recording Secretary