

# **EXHIBIT A3**

**Town of Plymouth**  
**80 Main Street**  
**Terryville, CT 06786**  
**www.plymouthct.us**

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**Planning and Zoning Commission**

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**Minutes**

**June 12, 2025**

**Call to Order:** Planning and Zoning Commission Chairman George Castle called the June 12, 2025, Planning and Zoning Commission meeting to order at 7:00 p.m., in the Community Room, Plymouth Town Hall.

**Roll Call:** Present were Planning and Zoning Commission Chairman George Castle, Planning and Zoning Commissioner Gary Gallagher, Planning and Zoning Commissioner Michael Gutowski, Planning and Zoning Commissioner Connie Kapralos, Planning and Zoning Commissioner Jim Klaneski and Planning and Zoning Commissioner Sue Murawski. Also in attendance were Zoning Enforcement Officer Scott Eisenlohr, Director of Public Works Carl Johnson, and Director of Planning and Economic Development Margus Laan.

### **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:** Continued from May 29, 2025: Application of Terryville Solar One, LLC d/b/a 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 and PurePower Engineering; Property of Peter Tonn.

### **Presentations, Public Input & Discussion**

James Cerkanowicz and Anthony Capuano, Assistant Project Manager, Solli Engineering, both commented on the feedback they received from the last meeting. James Cerkanowicz stated they have updated additional materials for the record as follows: Submission of copies of the cross sectional views that were presented on the board at the last meeting; the geotechnical report referenced during the last Public Hearing; revised plans to address some of the comments received at the last Public Hearing, submission of an enhanced landscaping plan in detail including the relocation of the mature replacement evergreen trees to the western property line for neighbor screening; fencing, enhancement to the drainage in addition to the stone road along the western fire access road and towards southward; presentation of road for infiltration which will be redirected to a catch basin on Preston Road, noting this was discussed with Public Works Director Carl Johnson, and took field measurements to make sure it's possible.

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**Presentations, Public Input & Discussion Cont'd.**

Anthony Capuano discussed the drainage in detail to the western neighboring side changing ground cover type from a fair brush condition to a meadow for a 5% reduction; added a two foot wide x three foot deep stone trench with a 12 inch perforated pipe reducing flows on the Western side now reducing the flow to 55%. He further stated the trees were a mixture of conifers that were in healthy mature condition from the eastern side to the western side to fill in the gaps and all the way down to Preston Road to visually screen the project.

James Cerkanowicz stated they were also submitting photos that were taken standing in front of each of the neighboring properties to get a view of what screening is provided now and what may be needed to enhance the screening.

Margus Laan stated he had not forwarded everything he had received to the Commissioners as yet but he will, so they have all the information to look at over the upcoming weekend.

Jame Cerkanowicz stated the panels are raised off the ground with grass under them and the trench will capture a good amount of flow that is going to neighboring properties and briefly elaborated

Gary DeFilippo, 278 Preston Road, Terryville, stated the flow in the back would be going onto the neighbor's property with the parking lot they wanted to put in, noting there was no drainage, and he would be getting a lot of water on it. He further stated putting grass was not going to prevent his property or his neighbors from getting more water. Gary DeFilippo stated the Town needed to look at the plan for the drainage which will be going into the catch basin to check if it can handle it, as well. Gary DeFilippo stated he and Peter Tonn had installed drainage ten years ago throughout Peter Tonn's yard and it still doesn't capture all the water, noting the proposed trench will not work.

When questioned by Gary DeFilippo, James Cerkanowicz stated there will be a 12" diameter perforated pipe and the trench itself will be two feet wide by three feet deep, noting it will only be on the western side. He further stated all of these calculations are included in the updated report they submitted to Margus Laan and Carl Johnson.

When questioned by Gary DeFilippo as to who would be maintaining the pipe that will be filling up with roots and will be clogging up, as well, and all the other equipment, James Cerkanowicz stated the maintainer of all of the equipment will be the Owners of the project.

Planning and Zoning Commission Chairman George Castle stated one of the reasons for the Site Walk will be because the Commission cannot see all of the elevations, noting half is about a six percent to the left going down to the neighbors and on the east side going down about 14 percent.

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**Presentations, Public Input & Discussion Cont'd.**

When questioned by Planning and Zoning Commission Chairman George Castle, James Cerkanowicz stated they are only proposing a trench drain along the western side to capture the surface runoff; a brief discussion followed.

Planning and Zoning Commission Chairman George Castle stated the Commission would like James Cerkanowicz to be in attendance at the proposed Site Walk.

Melanie Church, 328 Main Street, Terryville, stated currently the WPCA is looking into the excess water going into Town drains, noting the taxpayers will end up paying for this project, and this issue needs to be looked at and analyzed. Citing a previous solar project on Ida Barstow's property, Melanie Church stated the project was gifted to the Town and accepted by the Town Council on February 3, 2016. She further stated when the project is abandoned it is the taxpayers that will have to pay to dispose of the solar panels. Melanie Church stated when the Town Industrial Park was developed, former Mayor Covello promised the Preston Road residents that the rest of the road would stay residential and noted this solar project is not residential. Melanie Church stated she is asking the Planning and Zoning Commission to vote no on this project for those reasons. Melanie Church stated Lake Winfield was a wonderful place to swim that will never open again and questioned what will happen to Middle Pond once the fish start dying and the recreation will be gone and requested this will be looked at, as well.

Public Works Director Carl Johnson stated there aren't any combined sewers in the area in question. He further stated in the drainage area, which was redone in 1994, flows down to culverts that cross the road into the Industrial Park, flows to the pond by Napco Drive, then Upper Pond, then Middle Pond, then Lower Pond and reconnects with the Pequabuck River.

Planning and Zoning Commission Chairman George Castle stated he was now speaking as the President of the Terryville Fish and Game Club, and noted because of the sediment from the drainage, Upper Pond's depth changed from 12 feet to six feet.

Tammy DeFilippo, 278 Preston Road, Terryville, stated she was near tears, noting they have owned and paid taxes for their property for thirty years. She further stated they are taking their health into consideration with this project, noting there are toxic chemicals in solar panels, and research will show this and that over time cancer causing chemicals do go into the ground and cause soil degeneration. Tammy DeFilippo stated the solar panels also give off radiation. Tammy DeFilippo questioned what happens if the company pulls out and no longer wants the solar panels; how will they remove all the chemicals that have leached into the ground. Tammy DeFilippo stated it is a known fact that their property value will take a hit, and they will be left with a home they possibly will not be able to sell. Tammy DeFilippo requested the Commissioners take the taxpayers' concerns into consideration.

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**Presentations, Public Input & Discussion Cont'd.**

Rob Berman, 42 Old Farm Road, Terryville, stated he believes that the solar company was avoiding going over the one/1 megawatt because the Connecticut Siting Council would make them have a Removal Plan in place, and requested if the project was approved a Removal Plan be required.

When questioned by Rob Berman as to why the trench does not go all the way to the end of the western properties, James Cerkanowicz stated the trench goes to end of the highpoint, noting they are capturing everything that drains westward.

When questioned by Rob Berman as to how the electricity will be delivered back to the grid, James Cerkanowicz stated the connection to the Eversource grid will be overhead standard wooden telephone poles.

When questioned by Rob Berman as to how long the stump grinding, bulldozing, etc., would be for the project, James Cerkanowicz stated the maintenance of the solar farm would be mowing and maintaining the grass under the panels on the site and briefly elaborated. Rob Berman requested that Mayor Kilduff be invited to the Site Walk, noting Mayor Kilduff had sent him an email response noting he was behind the neighbors and was supporting their opposition to the project. James Cerkanowicz stated the construction duration would be at least a six to nine month duration.

Gary DeFilippo, 278 Preston Road, Terryville, stated the transformer that will be next to his house will make noise and stated if Peter Tonn wants it then it can be placed in his own backyard because he doesn't want to listen to it.

Carl Johnson stated he had provided James Cerkanowicz with the 1994 reconstruction drawings for the drainage on Preston Road, so they have the inverts and the size for the catch basins and profile, as well as the easement drawings of the Old Farms area and briefly elaborated.

Planning and Zoning Commission Chairman George Castle stated because there were apples being sold at one time it doesn't matter because zoning regulations state it is permissible to have solar panels; noting whether it's residential or commercial it is treated the same.

Planning and Zoning Commission Jim Klaneski stated he was unfamiliar with solar farms and so he looked into some of the objections that were brought up at the last Public Hearing and provided the following in-depth information: "A June 9, 2025, report from Virginia Tech article; published by the National Academy of Science regarding residential home values within three miles of a site, lost a small amount of value-4.8 percent on the average", noting he does not consider 4.8% small.

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**Presentations, Public Input & Discussion Cont'd.**

Planning and Zoning Commissioner Jim Klaneski stated he had read a report from the Australian Radiation Protection and Nuclear Safety Agency which read as follows: “Electro Magnetic Fields: the conversion of solar to electric power involves a series of inverters and transformers that may result in high ELF MF levels in close proximity. The highest ELF MF levels measured were directly adjacent to transformers and inverters which were close to but still below the general public limit set by the International Commission on Non-Ionizing Radiation Protection. However at 30 c.m, (less than one foot) from the transformer surface, the ELF MF level dropped to 5 times lower than the ICNIRP's general public limit.”

When questioned by Planning and Zoning Commissioner Jim Klaneski, James Cerkanowicz stated his company has built 20 to 30 solar farms, noting they have sold some to larger companies. James Cerkanowicz stated he was unsure of how many solar farms they still directly monitor but he would get that information for the Commission.

Planning and Zoning Commissioner Jim Klaneski referenced the CT Mirror 2023 article for VEROGY's East Windsor, 29 South Road, solar project had many problems. He further stated the trees on the site were not replaced for over a year and questioned what guarantee the Town of Plymouth has from James Cerkanowicz's company, noting it's been over a year for the Town of East Windsor.

James Cerkanowicz stated that the project was sold and that his company does not use the particular brand of inverters that were used in that project. He further noted the State is trying to resolve the issues.

James Cerkanowicz stated whoever the Owner of the solar farm is would be who is responsible to the Planning and Zoning Commission to maintain the project in accordance with the zoning regulations.

Planning and Zoning Commissioner Jim Klaneski stated although the noise level and the East Windsor site wasn't bad, there was a persistent hum/whine noise coming from the solar field which the neighbors could hear and there was no corrective action taken. He further stated the solar farm had been approved by the Connecticut Siting Council and the Municipality was helpless and could not assist its residents with the solar farm issues.

Planning and Zoning Commission Chairman George Castle stated we don't know what effect on the animals in the area the noise given off by the solar farm will have.

James Cerkanowicz stated they would be more than happy to come back with decibel/frequency information and pets if there are questions; a brief discussion followed.

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**Presentations, Public Input & Discussion Cont'd.**

Gary DeFilippo stated the company will be driving over the pipe on the access road.

James Cerkanowicz stated only the Fire Department would be driving over the pipe which will be two feet under the access road and further, if anyone needs to get to the property in the back it would be walkable once the construction is finished. He further stated there was also space on the eastern side they could access as well.

When questioned by Gary DeFilippo, James Cerkanowicz stated the distance of the solar panel closest to the property line is about 50 to 60 feet.

Margus Laan stated his concern has always been about how the water hits the solar panels; the drip line off the ends of the solar panels and how the water flows downhill on the property and briefly elaborated.

James Cerkanowicz stated that the concentration of flow is not what you think it would be because there are gaps between the pales at the midpoint and laterally from side to side, noting it is not concentrated; a brief discussion followed.

**Possible On-Site Site Walk by Commission, Staff & Applicant at 270 Preston Road, open to the public; to determine date & time. Purpose to observe and understand project site. Limited discussion at the meeting; situation is not amenable for extended discussions; communication to larger groups difficult**

Planning and Zoning Commissioner Sue Murawski made a motion, seconded by Planning and Zoning Commissioner Connie Kapralos, to schedule a Site Walk and continue the Public Hearing to the next Regular meeting of the Planning and Zoning Commission on June 26, 2025.

Discussion: Planning and Zoning Commission Chairman George Castle stated discussion would still be open to the Public for this project at the June 26, 2025, Planning and Zoning Commission meeting.

Gary DeFilippo stated everyone attending the Site Walk should bring tick spray because the fields are not mowed.

It was noted the Site Walk will take place on June 19, 2025, at 5:00 p.m.

Vote: This motion was approved unanimously.

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**REGULAR MEETING: PUBLIC COMMENT; NEW & RETURNING BUSINESS;  
DELIBERATION & DECISION ON NEW & RETURNING BUSINESS;; OTHER  
BUSINESS, ANNOUNCEMENTS & COMMISSION & STAFF DISCUSSION:**

**Public Comment: Requested limit of no more than 3 minutes in duration. Note: public comment is for non-agenda topics; comments on agenda related items need to be made during the discussion on that agenda item for inclusion in the item's record**

No report.

**Review, deliberate and motion and vote to approve, to amend or to reject the minutes of May 29, 2025, Special Meeting.**

Planning and Zoning Commissioner Jim Klaneski made a motion, seconded by Planning and Zoning Commissioner Connie Kapralos, to approve the May 29, 2025, Planning and Zoning Commission Minutes as presented.

Vote: Gary Gallagher/yes; Michael Gutowski/abstained; Connie Kapralos/yes; Jim Klaneski/yes; Sue Murawski/yes. Motion passed 4 in favor/1 abstention.

**Deliberation and Decision: Application of Terryville Solar One, LLC d/b/a 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 this Application has been moved to the next Regular meeting of the Planning and Zoning Commission, and a Special Meeting Site Walk has been scheduled.

**Commission Discussion, Staff Discussion and Other Items before the Commission**

Zoning Enforcement Officer Scott Eisenlohr stated he had no Staff Comments at this time.

Director of Planning and Economic Development Margus Laan stated he had no Staff Comments at this time.

When questioned by Planning and Zoning Commissioner Jim Klaneski, Margus Laan stated he has received new applications for a proposal for multi-building industrial development at 128 North Harwinton Avenue (corner of North Harwinton Avenue and Preston Road).

Margus Laan stated he received a new application for an accessory building on the east side of Mt. Tobe Road (Ron Gentile/Dan Gentile property/residential parcel).

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**Commission Discussion, Staff Discussion and Other Items before the Commission Cont'd.**

Margus Laan stated he also has an application for a second accessory property on 3 Lynn Avenue, noting this application would be scheduled for the July 10, 2025, Planning and Zoning meeting. He further stated he still needs to work out the details and briefly elaborated on the agendas for the applications.

Planning and Zoning Commissioner Sue Murawski stated she had nothing to come before the Commission at this time.

When questioned by Planning and Zoning Commissioner Connie Kapralos regarding the North Street project installing a driveway to the structure, Commissioner Jim Klaneski stated the resident was not requesting a driveway at this time, noting he can come back before the Commission should he want one.

When questioned by Planning and Zoning Commissioner Gary Gallagher, Zoning Enforcement Officer Scott Eisenlohr stated the blighted house on Bernice Avenue has been on the Code Enforcement Committee's agenda for the past year, the resident attends the meetings, the cars were registered, the POD containers were removed, and she needs to clean up the yard.

Carl Johnson stated the cars were not registered, noting the resident had just placed random license plates on the vehicles, including a trailer plate on a car. He further stated in order to foreclose on the property it would have to come as a tax lien on the property.

When questioned by Planning and Zoning Commission Chairman George Castle, Carl Johnson stated 156 Main Street, Terryville is still in court noting the mortgage company is suing the Town and the owner because the mortgage was never paid and the bank is trying to foreclose and briefly elaborated.

When questioned by Planning and Zoning Commission Chairman George Castle, Margus Laan stated blasting had begun today for the 9 Scott Road Project; a brief discussion followed.

When questioned by Planning and Zoning Commission Chairman George Castle, Margus Laan stated Prospect Street School is now owned by Ryan Geddes and was in the building permit phase; a brief discussion followed.

When questioned by Planning and Zoning Commission Chairman George Castle, Margus Laan stated the owner of the High Street Condos has not submitted for a zoning permit as yet, and to trigger the actual construction the owner would need to get a zoning permit then he would show he had received special site plan approval from the Planning and the Zoning Commission for the project to move forward.

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**Other items as may properly come before the Planning & Zoning Commission**

No report.

**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 Connie Kapralos, to adjourn at 8:21 p.m. This motion was approved unanimously.

Respectfully Submitted,



Patricia A. Hale  
Recording Secretary