



# STATE OF CONNECTICUT

## CONNECTICUT SITING COUNCIL

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February 25, 2016

TO: Parties and Intervenors

FROM: Melanie Bachman, Acting Executive Director *MB*

RE: **PETITION NO. 1215** – Shagbark Lumber and Farm Supplies, Inc. petition for a declaratory ruling that no Certificate of Environmental Compatibility and Public Need is required for the proposed construction, maintenance and operation of a 1.6 Megawatt Solar Photovoltaic Electric Generating facility located at 21 Mount Parnassus Road, a/k/a Route 434, East Haddam, Connecticut.

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Comments have been received from the East Haddam Planning & Zoning Commission, dated February 25, 2016. A copy of the comments is attached for your review.

MB/MP/lm

c: Council Members



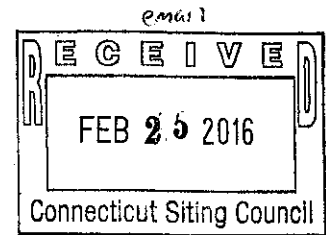
## East Haddam Planning & Zoning Commission

Town Office Building  
7 Main Street, P.O. Box K  
East Haddam, CT 06423  
Office: 860-873-5031  
Fax: 860-873-5042  
Email: landuse@easthaddam.org

VIA ELECTRONIC MAIL AND REGULAR MAIL

February 25, 2016

Connecticut Siting Council  
Melanie Bachman  
10 Franklin Square  
New Britain, CT 06051



**RE: PETITION NO. 1215** – Shagbark Lumber and Farm Supplies, Inc. petition for a declaratory ruling that no Certificate of Environmental Compatibility and Public Need is required for the proposed construction, maintenance, and operation of a 1.6 Megawatt Solar Photovoltaic Electric Generating facility located at 21 Mount Parnassus Road, a/k/a Route 343, East Haddam, Connecticut.

Dear Ms. Bachman,

The East Haddam Planning and Zoning Commission is writing this letter to comment on petition No. 1215, Shagbark Lumber and Farm Supplies, Inc, and the overall process that the application has taken. The Commission feels strongly that the public is excluded from commenting on the project. This letter is not to state that the project is or is not worthy of approval but that in haste, many critical components could be overlooked.

The timing of the project is as follows:

1. January 27, 2016 – A notification to the abutting property owners was sent out stating:

“Pursuant to Section 16-50j-40 of the Connecticut Siting Council’s (the Council) regulations, we are notifying you that Shagbark intends to file on or shortly after January 26, 2016, a petition for declaratory ruling with the council. The petition will request the Council’s approval of the location and construction of approximately 1.6 Megawatt (“MW”) solar electric generating facility (the “Facility”) at 21 Mount Parnassus Road, East Haddam, Connecticut.”

No maps or other information was provided to the abutters. Members of the public called The East Haddam Land Use office, after receiving the notice, to find more information only to be told that the plans were not available at the office.

The petition states “The applicant anticipates receiving letters of support from the East Haddam Inland Wetlands and Watercourse Commission and the East Haddam Planning and Zoning Commission.

2. February 3, 2016 – 3 sets of plans were delivered to the Land Use Office.
3. February 9, 2016 – Attorney Jezek requested the project be added to the East Haddam Planning and Zoning Commissions agenda for that night's meeting.
4. February 9, 2016 – A presentation was made by Attorney Jezek and Roger Nemergut, P.E.. Attorney Jezek stated that there is no action required by the Planning & Zoning Commission. But, he stated, if the Commission thought it was a good plan, they could prepare a letter to the Connecticut Siting Council. The Commission noted that the average citizen is excluded since the Planning and Zoning Commission has not held a hearing (February 9, 2016 Planning and Zoning minutes are attached).
5. February 16, 2016 – A presentation was made by Attorney Jezek and Roger Nemergut, P.E. to the East Haddam Inland Wetlands and Watercourse Commission. Chairman Dill opinioned that the Commission would not comment on the project since they did not have the appropriate time to review the project. He felt at minimum a field walk would have been conducted and a public hearing held to vet all issues. He stated that it was not a negative or a positive review just a criticism of the process.
6. February 23, 2016 – The East Haddam Planning and Zoning Commission held their regularly scheduled meeting. The petition was discussed. The Commission members felt that even though the application is not officially before the Commission they would have asked for more information and would have held a hearing for the public to comment on it. As a rural community, every project before the Commission goes through the exercise as to what impact the project has on the rural character and what can be done to mitigate the impact. At a minimum, the Commission would have requested the following:
  - a. View shed analysis from Mount Parnassus Road, Town Street, and the abutting properties.
  - b. The site plan prepared by Roger Nemergut, P.E.. Sheet 1 of 2 should have been expanded to Mount Parnassus Road to allow the Commission to see the proximity to a main thoroughfare and the abutters.
  - c. Visual buffers were mentioned in the application but not included in the plans. The Commission always requires all season visual buffers between the proposed use and the residential areas. The intent is to permit a variety of uses but yet protect and enhance the historic and rural character of the town.

The Commission was concerned if the installation was consistent in maintaining the rural character of the Town. Without the proper information the project could not be properly evaluated.

Since this could be the first of many applications, the commission believes that to properly streamline the process, the following should have occurred:

1. No petition or application should be accepted by the Connecticut Siting Council until after it has been presented to the Board of Selectmen, Planning and Zoning Commission, Inland Wetlands Commission, and the Historical Commission.
2. Notification to neighboring properties should include at a minimum mapping of the project. The notification should also point out that the full application can be viewed at the Connecticut Siting Council's website or at the Town Clerks Office.

Thank you for your time and consideration,

Sincerely,

*Crary H. Brownell*

Crary H. Brownell  
Chairman - East Haddam Planning and Zoning Commission

Cc: East Haddam Board of Selectmen  
Randy Dill, Chairman – East Haddam Inland Wetlands Commission.  
Thomas Wemyss – Pure Point Energy  
Ms. Julia Leonardo – Shagbark Lumber  
Attorney Scott Jezek  
Planning and Zoning Commission Members

**PLANNING & ZONING COMMISSION/  
TOWN OF EAST HADDAM  
LAND USE OFFICE  
REGULAR MEETING MINUTES  
February 9, 2016  
(Not yet approved by the Commission)**

**1. CALL TO ORDER:** Mr. Brownell called the meeting to order at 7:15 p.m. at the Town Grange.

**2. ATTENDANCE:**

**COMMISSIONERS PRESENT:** Cray Brownell—Chairman James Curtin (regular member), Bernard Gillis (regular member), Martha Hansen (alternate member), Kevin Matthews (regular member), Richard Pettinelli (alternate member), Louis Salicrup (regular member), Harvey Thomas (regular member)

**COMMISSIONERS ABSENT:** Ed Gubbins (regular member)

**OTHERS PRESENT:** Jim Ventres, and 18 members of the public

Mr. Brownell appointed Ms. Hansen to vote in place of Mr. Gubbins this evening except for officers. Discussion ensued regarding alternate members voting for election of officers, and it was determined that alternates may vote for officers if appointed to fill a regular members position.

**Motion by Mr. Curtin, seconded by Mr. Matthews to change the order of business. Motion carried by unanimous vote.**

**5. ELECTION OF OFFICERS**

**Motion by Mr. Brownell, seconded by Mr. Pettinelli to nominate Kevin Matthews as Secretary.**

**Motion by Mr. Matthews, seconded by Mr. Gillis to nominate Jim Curtin as Vice Chairman.**

**Motion by Mr. Gillis, seconded by Mr. Salicrup to close the nominations. Motion carried by unanimous vote.**

**VOTING ON NOMINATIONS:** Both motions passed unanimously by all voting members for the re-election of Mr. Matthews as Secretary, and Mr. Curtin as Vice Chairman.

**Motion by Mr. Gillis to nominate Cray Brownell as Chairman. Motion seconded by Mr. Salicrup and carried by unanimous vote of all voting members.**

### 3. MINUTES

The minutes of the January 26, 2016 regular meeting were accepted with the following amendments:

- Page 1, Others Present: Change “Mr. Pettinelli” to “Ms. Hansen”
- Page 3, Paragraph 1, 10<sup>th</sup> sentence: Change “Gillis” to “Gubbins”
- Page 7, Paragraph 8, last sentence: Add “to be moved up in the sequencing” to the end of the sentence.
- Page 11, Paragraph 1, 3<sup>rd</sup> sentence: Change “pods” to “bollards”

### 4. BILLS

|                                    |          |
|------------------------------------|----------|
| Branse Willis (Enforcement letter) | \$148.00 |
| Hartford Courant (legal notices)   | 494.36   |
| Gould, Larson, Bennet & McDonnell  | 16.50    |
| Suburban Stationers                | 40.06    |

**Motion by Mr. Curtin, seconded by Mr. Matthews to pay the bills as presented. Motion carried by unanimous vote.**

**Motion by Mr. Salicrup, seconded by Mr. Gillis to change the order of business. Motion carried by unanimous vote.**

Mr. Ventres informed the commission that Attorney Jezek called him this morning to ask if they could be added onto tonight’s agenda for discussion of the solar array project at Shagbark.

Attorney Jezek addressed the commission on behalf of the applicant. This is a solar project, a petition matter before the Connecticut Siting Council. The plan will be over 4 megawatts of power, which puts it into the Connecticut Siting Council’s jurisdiction. The size of this project makes it too small for an actual application to the Connecticut Siting Council, which would require a public hearing, but too large for the local approval process. They filed an application for a declaratory ruling with the Connecticut Siting Council.

On February 7, 2016 they went before the Board of Selectmen and Board of Finance and received approval to participate in the power purchase. They will go before the Wetlands Commission next week.

This power will be returned to the grid for credits, and sold to the town for a discount. The project was designed to meet the utility needs for the three existing schools in town. It is anticipated that all of the power will be used by the three schools. There are two components to this plan. There will be surface-mounted panels. A few will be dual purpose panels which will also be lumber ports. The raised panels

are placed above the outside stored lumber. They will both shield the lumber as well as produce electricity. The project will have limited visibility. Most of the panels will be located in the back. This site has easy access to the grid and is a suitable site. It will not be readily evident to people traveling through town.

Mr. Roger Nemergut, project engineer, distributed a handout for the location of the solar panels. Mr. Nemergut stated this focuses on the area of construction. The plan showed the Shagbark complex. The two most easterly and northerly buildings are located on the plan in gray. On the map, the light green shaded areas are wetlands. The blue is Succor Brook. There is a CL&P easement that runs through the property. The long beige rectangles represent the rows of solar panels.

The units will vary in size from 130-feet to 100-feet, about 16-feet high, and open on sides as lumber ports. All of the panels are free-standing. The others will basically be in the hay fields, so they can remain as mowed grass underneath.

Mr. Nemergut explained that Wetland Area #1 has been degraded over time. As part of this project, they will remove the filled material and seed the area with a wetland native plant mix to restore the wetland. They are not required to obtain local land use permits, but that does not mean they are free to design it any way they want. They have to respect the environment, etc. They worked with their environmental consultant, Davison Environmental on this project.

Mr. Nemergut explained the following: 1) In terms of construction and sediment, the panels in a row have a drip edge. They are treating them as impervious surfaces. Undeneath the drip edge will be an open swale with a small stone lining. The site grades from east to west. The dark lines shown on the plans represent the swales on the drip edge. The swale will lead into a detention basin. The detention basin will serve as a sediment basin during construction. After construction, it will be a four-way detention basin. 2) Runoff – this project was designed to have no increase in the rate of surface runoff compared to pre-existing conditions. There may actually be a little less runoff. The post construction flows will be collected through an outlet device. There will be no construction of facilities within the 100-year flood plain or the wetlands. There will be some tree clearing in the wetlands for construction. 3) With input from Davidson Environmental, this will serve as a bioretention basin. The bottom will be prepared with appropriate materials and seeded with the appropriate mix. The panels will have limited visibility. If made an effort and were looking for them, could probably see them from driving down the road. From Town Street, it will be a bit more visible.

Mr. Pettinelli asked if they would be starving the wetland with the 5-acres of solar panels. Mr. Nemergut stated when they designed the detention basin, they purposely took 4 rows not directed to the basin, but back to the wetland.

Mr. Curtin asked if each section will be stepped for the grade. Mr. Nemergut showed that the bottoms would be 2-feet above grade. Mr. Curtin noted this was not a uniform grade. Attorney Jezek stated there are slightly over 5000 panels. Mr. Nemergut stated the panels will form a mosaic, and will be slanted slightly toward the sun. If the panel rows are parallel to the contours, when it sheet flows off, it goes underneath the next row of panels. If those are turned 90 degrees, the runoff will go to the swale of the next row of panels, and that is where they run into trouble. They plan to have a generally continuous single plane, with 20 degrees on the free standing structures, and 10 degrees on the lumber ports.

Mr. Gillis asked if the area underneath the panels can be mowed. Mr. Nemergut stated that Shagbark will contract with a company to do all of the maintenance, mowing, etc.

Mr. Hunt stated this project takes 2.5 million pounds of carbon monoxide out of the environment every year. He added that they are basically giving the town \$25,000 every year in energy cost reductions.

Attorney Jezek stated there is no action required by this commission. However if they are generally disposed that this is a good plan, the commission could prepare a letter that could go to the Connecticut Siting Council. If things go as anticipated, they will be under an extremely tight schedule, and hope to be up and running by September.

Mr. Thomas asked if the Siting Council would solicit public comments. Attorney Jezek stated because of the small size of this project, it will be extremely unlikely that they would hold a public hearing. However, they are required to send notice to Planning & Zoning, Inland Wetlands, Land Use Office, Board of Selectmen, Board of Finance, and Board of Education. Those boards have full copies of the petitions. At this point, Attorney Jezek could not say there would be a public hearing. He noted the site inspection is scheduled for next Friday.

Mr. Thomas stated that gives the boards and commissions notice; however, the average citizen might not know they have the right to comment, timelines, etc. Mr. Vetres stated the Connecticut Siting Council, if they decide to hold a public hearing, will notice it in the Hartford Courant with response dates. That is how the hearing process goes.

Mr. Salicrup asked if there were inverters on each panel, to which Mr. Nemergut stated there would be. Ms. Leonardo stated there would be 50 inverters. Mr. Salicrup asked if they would be above ground. Ms. Leonardo believed they were above ground, but was not certain. Mr. Hunt believed they were both above and below ground.

Mr. Salicrup asked what the power plant would look like. Mr. Nemergut stated they did not know. The power would be fed out to the street. Shagbark will have to perform an upgrade to the lines on Mt. Parnassus. But they will connect to Mt. Parnassus Road and not the transmission lines behind the site.

Mr. Gillis asked if this solar field could grow. Ms. Leonardo responded there would not be much room for growth. Attorney Jezek stated it may actually get a bit smaller.

Attorney Jezek thanked the commission for their time.

## **8. ZEO REPORT**

### **Powerhouse Road:**

Mr. Ventres went to court with Attorney Bennett today regarding the Milan Cais matter. The judge asked about more time. Mr. Ventres stated they could give more time if the court required them to do so. There are daily fines, but those are stayed due to the appeal. Mr. Ventres stated he would not relent on the legal fees. Mr. Cais finally agreed to clean up the area by April 15, 2016.

### **Sillimanville Road:**

Mr. Ventres reported that the occupants of the trailers on Sillimanville Road have moved.



**Other:**

Mr. Ventres informed the commission that Mr. Anderson was given until March 1, 2016 to clean up his property.

**East Haddam Swing Bridge:**

Mr. Ventres stated they are going through some paperwork. The State will look at this when they begin working on the bridge. The CT DOT said they are aware of the towns' desires, and will fold it into the work phase.

**New Englang Hatchery/Shadybrook:**

No new report

**Shagbark:**

Mr. Ventres just received the mylar and Conservation Easement, so this can be finalized.

**Helistops:**

Mr. Ventres stated the interested person will file an application.

**Stormwater regulations:** Mr. Ventres will send out another set of copies.

**7. ECONOMIC DEVELOPMENT COMMISSION REPORT**

Mr. Casner not present to report.

**6. DECISIONS**

**A) Continued – Application #15-16, 1 Banner Road, Banner Lodge Enterprises, LLC, under Section 14B and Section 17 – Planned Recreational Development – Resort Zones PRD-R.**

**Additional 247 units. Assessor's map 73, Lot 32.**

**First date: January 27, 2016**

**Last date: March 31, 2016**

Mr. Ventres distributed his draft notes to the commission.

Mr. Ventres distributed response from Attorney Branse regarding Banner. He reviewed Attorney Branse's response in which Attorney Branse said not only can they condition the approval that the DEEP Water Diversion Permit and the DEEP Waste Water permit be issued first, but they should condition the approval as such. From the original 86 units, the applicant still has approximately 36 units to build. He noted that when the Wetlands Commission approved the application, they said not to go to Planning & Zoning until the water and sewer were approved by the DEEP. Mr. Ventres stated the applicant can't do this due to State requirements of local approval first. Mr. Ventres referred to packet he submitted. There was a lengthy discussion about the water supply and water diversion permits.

Mr. Curtin asked about the 10-day draw down test. He believed the phasing needs to match up to the water phasing. Mr. Ventres suggested they could just say the applicant cannot go beyond the original 86

units without the DEEP Water Diversion Permit and the DEEP Waste Water Permit. Mr. Pettinelli stated this commission cannot stop them from building the 86 units.

Mr. Pettinelli stated their traffic report goes out another 10 years. The traffic report meets the letter of the law, but does not really answer the question about the buildout. This project affects the buildout farther out into the future. He stated this does not really account for the background growth. Mr. Thomas asked if they could add a condition that a new traffic study be completed at some point. Mr. Pettinelli explained that when they announce this plan, they basically have a hold on those numbers, even if it takes them 20 years to get to that number. He added if someone else comes in 4 years from now, they end up being the ones who have to make any necessary road improvements.

Mr. Brownell asked if there was anything received from Mr. Curtis yet. Mr. Ventres stated he and Mr. Curtis went out there last week. Mr. Brownell asked if they were spinning their wheels without having the review comments.

The commission discussed the review comments. Mr. Pettinelli suggested we get input from the CT DOT regarding the traffic, although he did not know if this could be obtained.

The commission discussed this fire safety report. Mr. Angersola agreed with Mr. Pettinelli's comments that benching must be added to the backs of the units for fire safety measures.

Mr. Pettinelli stated it makes sense to add signs for emergency access, as outlined in Section 4.d. of the review notes. As referenced in Item 4.c, the water tank and dry hydrant on Oakmont Circle are not labeled, and the size of the tank needs to be labeled.

Regarding lighting (Section 5 of the review notes), Mr. Ventres stated when they did the last approval in Phase II, there was lighting proposed, and there is lighting there now. The commission discussed lighting in the residential pods, intersections, and to the residential accessory units. Mr. Ventres reviewed the plan. Mr. Pettinelli stated that lighting and a sidewalk were necessary. It was noted that the sidewalks would be installed in another phase.

The commission discussed lighting. Mr. Gillis suggested a 20-foot pole at each intersection. Mr. Thomas questioned the need for this. He stated that  $\frac{3}{4}$  of the intersections in East Haddam do not have lights. Mr. Pettinelli asked if they were encouraging a walking community, or someone who has to drive to their club house at 5:00 p.m. on a winter night. Mr. Curtin believed it should be dark-sky compliant.

Mr. Brownell stated for the sidewalks they would have to go to each individual cluster.

Mr. Ventres reviewed the plan and noted the intersection of Hunters Court has sidewalks. They reviewed the intersection with Duck Crossing. Mr. Pettinelli stated there was no ADA crossing.

Mr. Ventres reviewed overflow parking starting at North Moodus Road. Mr. Pettinelli stated there is no place to park. Mr. Curtin stated the overflow areas need spaces.

Mr. Ventres reviewed another section of Hunter Court. There are sidewalks but no lighting. Mr. Ventres stated Quail Hollow has the club house parking area nearby for over flow parking. His recommendation

is that the club house parking lot gets moved up to the beginning. An over flow area is not provided on Oakwood Circle. Mr. Brownell asked if there was any requirement for overflow. Mr. Pettinelli stated they just tucked it in wherever they could. Mr. Ventres reviewed the overflow parking areas throughout the project.

Mr. Ventres stated the sidewalk ends at the top of Banner Road. Unit 34 is really on Banner Road, and is really the last unit on that street. Mr. Matthews stated it should all be connected. The commission discussed the lack of sidewalks within the pods.

Mr. Salicrup read from the minutes that some of the units had two parking spaces.

Mr. Gillis noted that one could walk from North Moodus Road up to the club house, and that was pretty much it. Mr. Ventres agreed.

Mr. Brownell asked if there any sidewalks near the banquet hall, etc. That would fall under health and safety.

Mr. Curtin stated he would like accent lighting only. He did not want to see the whole place lit up. The commission discussed various types of lights. Mr. Pettinelli stated LED lights could be spaced farther apart. Mr. Gillis stated the handicapped crosswalks should be lit at each intersection.

The commission discussed heights for streetlights, as well as the possibility of a combination of 12-foot lights and other lights.

Regarding parking, the commission reviewed the function hall, and decided this needs to be constructed before starting the new sections.

Mr. Brownell asked if they have the proper number of handicapped spaces in the club parking area, to which Mr. Ventres stated they do.

Regarding dumpsters (Section 8 of the notes), Mr. Ventres stated they do not have a dumpster for units 23-32 on Spyglass Road. He also suggested they remove the dumpster from the rotary. He did not believe it made sense for traffic in this location. Mr. Gillis asked what they have now for recycling dumpsters, etc. It was noted there are dumpsters there now.

Section 9, (Landscaping): Mr. Ventres proposed a combination of shrubs and trees to provide a buffered area. There are some limitations to the North Moodus Road entrance. There are some pines at the beginning. There will be an area of green grass over the storm water holding area at the beginning of the road next to North Moodus Road.

Mr. Curtin stated there was a 20% bond for plantings, plus an erosion control bond. He asked if stormwater would be bonded as well, to which Mr. Ventres responded affirmatively.

Mr. Brownell asked if they should increase the buffer for unit 1 on Farmneck Lane.

Mr. Brownell asked about the campground. Mr. Ventres stated there was a golf course between the campground and the proposed houses. Mr. Ventres reviewed the plan and stated there are two fairways

between the campground and the proposed units on Spyglass Road. Mr. Brownell asked if there was any buffering between the golf course and their back yards. Mr. Ventres stated they are really not changing anything there. The other area would be down on Cherry Swamp Road. Mr. Ventres stated there are plantings proposed, with a 24-foot area for the new road that you will be able to look through.

Section 10 (Other): The consensus of the commission was to just get the paving from the current phase done before starting the next phase.

Section 11 (General Construction): Mr. Ventres stated many of these were pulled from the wetlands approval, and are general reminders so they don't forget to do them.

Mr. Thomas asked about the conditions with was fairly strong language with respect to phasing. Mr. Pettinelli added that they would restrict the start of other phases until one was done.

Mr. Pettinelli stated it looks like the phasing meshes pretty well, but they should be looking to see if everything blends in for the phasing.

Mr. Pettinelli suggested the possibility of a staged plan.

Mr. Curtin suggested a condition that future roads have to be planned out.

Mr. Pettinelli will review this plan further before the next meeting.

Mr. Curtin asked the last date, to which it was noted that March 31, 2016 would be the last date.

Mr. Gillis asked about preservation of open space. Mr. Ventres stated it is in there. There was discussion about public access. Mr. Ventres stated this would be a conservation easement, but would not necessarily require access. Mr. Gillis asked about the easement.

Mr. Curtin asked about the name issue with the public hearing. Mr. Ventres stated at this point, the owners were here presenting the plan. The application is different from the Assessor's cards. It was noted that the applicant/owner was here at the time of the public hearing.

Mr. Brownell discussed stormwater management. Mr. Brownell asked if the commission could write to the Board of Selectmen to look at the drainage on North Moodus and Banner. They recommend they review all of the drainage. Mr. Curtin noted that they should also ask the Board of Education about pickup and drop off .

Mr. Brownell asked if Mr. Ventres spoke with NL Jacobson about the drip system. Mr. Ventres stated that is something they would have to take up with the CT DEEP. He stated it was dependent upon the soils. If they don't get approval from the CT DEEP, they have to come back before this commission. Mr. Ventres stated this also has to go before the Water Pollution Control Authority, because they will be the backup for this system.

Mr. Thomas stated the applicant offered to put together language if neighbor's wells failed, they would pick up the slack. He suggested language for this, and that it be submitted to the commission for review. He also suggested a condition that something a long ways away would not qualify. Mr. Pettinelli also

suggested they put a 5-year cap on this. Mr. Ventres stated it would be up to the developer to do this, and they would need to know distance and time.

Mr. Curtin asked about the detention basins. Mr. Pettinelli stated he did some research, and detention basins are not attractive nuisances.

Mr. Gillis noted they asked for a waiver of fees. He asked if we would have this information compiled before/if approval was granted.

Mr. Ventres stated he will tell Mr. Curtis to have this information mailed before the next meeting.

Mr. Pettinelli asked NL Jacobson to look at the impact to the back of the units for the fire marshal .

**Motion by Mr. Curtin, seconded by Mr. Matthews to continue this discussion phase to the next regularly scheduled meeting on February 23, 2016 for Application #15-16, 1 Banner Road, Banner Lodge Enterprises, LLC, under Section 14B and Section 17 – Planned Recreational Development – Resort Zones PRD-R. Additional 247 units. Motion carried by unanimous vote.**

Mr. Casner asked about the Plan of Conservation and Development review. It was noted this would be on the next agenda.

Mr. Gillis asked about the EDC meeting with Haddam. Mr. Casner distributed information from EDC. They had a very productive joint meeting, invited Haddam EDC. Trying to work together on tourism and infrastructure. There will be a second meeting on February 4, 2016. Out of the first meeting, had a great turnout. Art Linares, both selectmen, Mr. Brownell, a representative from the Essex Steamtrain, the Lady Katherine, and the Middlesex Chamber of Commerce. Decided to try to make a tourist district from Route 154 Haddam to corner near Shagbark. The steam train would like to bring the train to Goodspeed Station, and to have tours. They will try to put this together by this fall. They are considering layovers for 2-3 hours, with a trolley bus to Gelston House, other restaurants, up to castle, I-Park, etc. Mr. Casner concluded that this was a wonderful meeting to try to bring in tourists.

Mr. Casner stated they also talked about infrastructure, hotels, restaurants. Haddam needs water and sewer. They are looking into this as a joint committee. Art Linares very interested in this project and area, and is willing to help acquire financing to do this. There was a lot of enthusiasm for this project, and they set up a tourism committee, and another joint committee working with the railroad.

Mr. Casner reported they are also looking at planning for grant money for beautification and road design. They will work on communications and community outreach to find out what they want this whole area to look like. They are looking at a plan for the larger Goodspeed area, with wings from Shagbark to Tylerville. With the Goodspeed being the theatre district, with more restaurants/hotel(s).

Mr. Casner noted that both selectmen gave total support for these projects.

Mr. Gillis asked about water. Mr. Casner stated they will meet with CT Water Company. Chester's sewer goes to Deep River. They discussed water and sewer.

Mr. Curtin asked about beautification. Mr. Casner stated they were looking at shrubbery along roads, etc.

Mr. Thomas asked about bringing water through Tylerville and across railroad tracks, under river. He stated they would have to do very fast architectural design standards. Mr. Casner stated they were looking into that. He noted they would look into grants jointly with both towns as that seems to have the best likelihood of success.

Mr. Casner stated they would like to get the Chapter 8 revisions incorporated into the Plan of Conservation and Development at the next meeting.

## **10. ADJOURNMENT**

**Motion by Mr. Salicrup, seconded by Mr. Curtin to adjourn at 9:41 p.m. Motion carried by unanimous vote.**

Respectfully submitted,

Holly Pattavina