

September 22, 2015

Call to Order: The monthly meeting of the Sterling Planning and Zoning Commission was called to order at 7:35 p.m.

Roll was called: Dana Morrow-present, Frank Bood-present, Ross Farrugia-present, Chris Turner-absent, Cindy Donall-present, Alternate Walter Moriarty-absent, Alternate Caren Bailey-absent, and Alternate Paul Ezzell-absent.

Staff present-Jamie Rabbitt, Russell Gray, and Joyce Gustavson.

Audience of Citizens: None.

Approval of Minutes: C. Donall made a motion, seconded by F. Bood to approve the public hearing minutes and the meeting minutes of 7/28/2015 as written and presented. All voted in favor of the motion.

Correspondence: 1) A letter dated 7/23/2015 from the Connecticut Department of Energy & Environmental Protection (DEEP) regarding Notice of a Tentative Decision to Modify a National Pollutant Discharge Elimination System Permit for Re-Energy for filtration and discharge into the waters of the State (copy on file). 2) Messier & Associates, Inc., representing Timberwolf Enterprises, LLC submitted two (2) legal descriptions dated 8/31/2015 for Lot A-1 and Lot A-2 for property located at 352 Main Street, Sterling, CT. The legal descriptions outline easements, driveway, and well, including rights to pass, and maintain. The lots have also been pinned (copy on file).

Unfinished Business: None

New Business:

Discussion to Lease 54.36 Acres of Town Owned Property Located at 0 Industrial Park Road North and 8.31 Acres of Town Owned Property Located at 5 Exeter Drive by Renewable Ventures, LLC to Build a Solar Farm:

R. Gray reported that Renewable Ventures, LLC approached him in regards to leasing 54.36 acres of Town owned property located at 0 Industrial Park Road North and 8.31 acres of Town owned property located at 5 Exeter Drive for a proposed solar farm. They intend to lease the land with long term leases (20 year minimum) to build the solar farm. Renewable Ventures, LLC has been in negotiations with the surrounding property owners to purchase land. To date, the Selectmen have not received a proposal. The primary reason that the company is interested in buying the Re-Energy plant is the 60 megawatts interconnection to transfer the power to a substation located on Black Hill Road in Plainfield. They need to lease enough land to accommodate 150-200 acres of solar panels to maximize the capacity. R. Gray stated that Jim White of Re-Energy called him the other day to inform him that another individual is also interested in purchasing the Re-Energy site. The project will require wetland delineation, and approval of the Connecticut Siting Council, who is responsible for overseeing the project, before it appears before this Commission in the form of an 8-24 review.

Audience of Comments: None

Any Other Business:

a. **Commission Training:** The tape was turned off at 7:55 p.m. and the Commission entered a workshop to discuss finances and mapping. The meeting reconvened and D. Morrow reported that staff will supply a timeline/list handout for Commission members, as well as applicants, making everyone aware of the processes.

Adjournment: F. Bood made a motion, seconded by C. Donall to adjourn at 8:58 p.m. All voted in favor of the motion.

Attest: _____
Joyce A. Gustavson, Recording Secretary

Attest: _____
Christopher Turner, Secretary