

Chairman Heon

The Planning and Zoning Commission meeting is now 7pm. And we'd like to start with the Pledge of Allegiance. Those who are able to please rise and recite the pledge. I pledge allegiance to the flag of the United States of America and to the republic for which it stands, one nation under God, indivisible, with liberty and justice for all. Okay, roll call please.

Darlene Zawisza

Chairman Heon Here. Mr. Holman. Mr. Malerba, Mr Moffat here, Mr Levinsky here, Ms. McCormack. Mr. D'Alessio?

Darlene Zawisza

We do have a quorum.

Chairman Heon

Thank you for a motion to approve the regular meeting minutes of September 25 2023, as well as the public hearings of September 25 2023 at 630 and 645. That were distributed quite some time ago.

Eric Anderson

I'll make a motion

Tony Levinsky

Second.

Chairman Heon

Thank you. Any discussion? Hearing none, all those in favor? Aye.

Chairman Heon

Anyone opposed? Motion carries. Dar, we have any bills? We do not. All right. correspondence. I have no correspondence. Public Session. Is there anyone from the public who'd like to speak can raise your hand sound off. Anyone from the public? Third and final call Anyone from the public? Hearing none, we'll entertain a motion to close the public session. So moved. We have a second. Okay. All those in favor? Aye. Aye. Anyone opposed? Motion carries. All right. We're going to go right into new business item number seven. A 1 Water street bucks scientific site plans. Do we have the applicant on the meeting here?

Eric Anderson

My name is Eric. Hi, Eric.

Chairman Heon

Nice to meet you or just give us your full name and address for the record. And then if you can just kind of go over your application.

Eric Anderson

Sure. My name is Eric Austin Anderson, and my address is 70 center Avenue extension Norwalk, Connecticut. And what we are proposing to do with the one Water Street property is have retail rentals on water Street in the four accessory rental suites there. And then in the front, we plan on having a retail area, a show lab where we can showcase our equipment to people that visit and then we're going to have a training room and a visitor consultation area. And then we're gonna have a few desks first for administration and sales. In the back we plan on basically putting together the instruments that we saw the front we make metal analyzers, which, you know, they help a lot of industries do a lot of things including environmental cleanups for you know, like the water crisis in Flint, Michigan. We also make hydrocarbon analyzers that detect oil and soil for soil remediation purposes. So we do a lot of environmental stuff with our instruments and this is where we will be doing new r&d, prepare new manufacturing and be our world headquarters. And so this would have we've been adding 20 to 30 jobs in the next five years, I would say. But those are the basic plans. There's no no change the exterior of the building at all. We're gonna hang a sign up where there was a sign before. And I'm open any questions you guys have about our plans here that I haven't already gone? Through?

Chairman Heon

All right. Um, I think what I saw the Statement of Use, I don't really see the plan, the site plan for the configuration of the interior.

Eric Anderson

Oh, there was a dropped off. interior floor plans to Rhonda last week. You don't see the there's an interior plan.

William Malerba

I don't have in my plan. I don't have that either.

Ronda Porini

I didn't send it out because I only have like four copies of it. And I was out of the office on Friday. So I wasn't able to get that out to Eric, do you have a PDF of that that we could put up on the screen?

Eric Anderson

No, I do not. But wow. I didn't look at No, I do not have a PDF I could put up on the screen. It was written in CAD and it's a very large plan so they don't have a PDF unfortunately right now.

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Chairman Heon

Okay, Rhonda, have you reviewed it?

Yeah, there's really not much difference than what was already in that building. He's um, you know, putting into more desks the retail counter staying the same. There's a loading dock in the back, really to the for a site plan. I know that we have a map that I sent out to you guys, which really isn't a site plan, but the building takes up the whole site. So even if he was to do a site plan, it's not going to be anything different than what I sent out with was the GIS map and stamp map that they had West Main Street and Water Street. But the inside of the building, there's really no change to it. Okay,

Chairman Heon

I I'm Eric It's not a problem. You know, we really just want to make sure that we have that I see your Statement of Use in there which was good, which covered a lot of stuff. We typically do like to take these and refer them to our professional staff. You know, we're just volunteers and have our planner go over them the city engineer, but this is really an interior type makeover. So you know, maybe we can do something with a little contingency that they review them and you know, work out any issues that you may have.

Eric Anderson

I'd be very grateful. Yeah, the like you said it's pretty like what we're doing inside new floors, new paint. A couple of non load bearing walls. And that's really a new ADA bathroom for the front. And you know, that's that's pretty much all we're gonna all we're gonna do in there.

Chairman Heon

What about parking because I think we do need to include the parking statement. Going to go back and look at your saving to use and just see if it was in there. I was assured by the mayor that the free parking across the street was available for us to use. But like I said, it could very well be there just as a parking calculation based off of square footage for the occupancy and then we like to notate that in the plan that you're considering using so many spaces in a municipal lot that way it's on record. I

Eric Anderson

understand. Yes, there will be one foot commuter and seven passenger commuters coming to the building each day until we hire two more people. So, Mr. Chairman,

David Elder

if I could, yes, please, Dave. I've talked to Eric a few times and I'm pretty familiar with what's going on here. I do think I can certainly help them calculate the number of spaces because it is based on the use Eric and I was gonna say in the absence of that floorplan, I could just show my screen and you might be able to walk the commission through the storefront on the streets. I think that's a I did that I think it helped a lot to understand how you're going to utilize the full building. But I can help you calculate the spaces needed. We calculate that just to know how many spaces we're making available in that West Main Street lot. We just need to keep an idea so your business is one of them. We also have a number of other buildings and utilize that so we just need a number. I don't foresee that being a problem. And then the one thing that I was going to ask for a question about on the Statement of Use is it doesn't have your hours of operations. And I would just like to include that. So we have an understanding of when you're typically working understanding that there could be emergencies but generally what are your hours of operation? Eric: 7am to 6pm. Seven days a week, six days a week, five days. A

Eric Anderson

week, Monday through Friday

David Elder

7am to six.

Eric Anderson

Monday through Friday. All right.

David Elder

So Jared, and the rest of the commissioner, if you guys have more questions we can I'm certainly happy to sit here and try to answer them but I was going to suggest that because we are looking for the approval of the floor plans to be submitted. And I would like to see the amended statement of views just include the 7am to 6pm. You know, but based on the Commission's pleasure we could approve this once those documents are submitted I do know there's a lot urgency

Eric Anderson

These were both given to Ronda on Friday.

Chairman Heon

it's fine. You know, I think we can make it contingent upon the staff review. You know, I this space has been vacant for a number of years and I mean, I think this is a great use for it. It sounds like from what I was reading up on your Statement of Use that the it's a you know, an in an application that is on the forefront and you know something that looks like it's you know, scientific and advantageous and I think it would be a good fit for that. For that area.

Eric Anderson

Well Shelton has PerkinElmer and we're the underdog with PerkinElmer. So you know Ansonia is gonna get their own scientific instrument company that will have we'll have some nice Crosstown rivalry.

Chairman Heon

That's great. Um, commissioners, Tony. Ken questions comments, thoughts?

William Malerba

I said a few words. Dave, you have a you have a picture of the actual building you can share with us.

David Elder

i Yeah, I sure can hang on one second. I'll share my screen. What you're going

William Malerba

to use those four different storefronts for itself. And how many square foot are each one? They're

Eric Anderson

each about 800 square feet and we're going to we're going to rent them out. And we're hoping to get one tenant for three we have a tenant and one already. So you know if if the everything goes our way we'll have one tenant for three storefronts, but you know, the foot each one is parceled off individually with their own electric and everything. So they're they're ready to go they just need renters.

William Malerba

So you have a type of renters that you hope to fill those spaces

Eric Anderson

you know I haven't given it a whole lot thought honestly. That a little overwhelmed with this the the but yeah, I am I am hoping to get some some good renters in there that have some interesting shops. You know what my wish would be

William Malerba

because all those will also need to be of the parking spaces or need to be looked at also in those

Chairman Heon

and you saw the loading dock there I was really when I was talking to Sheila and maybe even Rhonda about it. I really thought that with that loading dock there with this being you know, pretty light type manufacturing, that that is a pretty good thing to have and really will keep things off the road because you can kind of back right in there and unload right in directly to where you know you're going to be doing assembly.

Eric Anderson

Yes. Is the space is really perfect for us.

William Malerba

Do you have any location for your trash?

Eric Anderson

We were gonna have this. There's this there's a couple of pairs of stairs on the side and the loading dock and that's where I plan on high in the trash. You will see that there's a little spot behind that sign but we can we can make a little niche there to put the trash cans. We don't have a lot of trash I would say we get rid of one or two trash cans a week

William Malerba

of the other facilities in different offices over there may also lead to disaster for storefronts. Hmm,

Eric Anderson

that's a very good point. Very good point. Well, there's there's definitely room on the left hand side here where they've got all that shelving stacked up for trash. You know, we can put a pretty offensive there but they the exterior of the building just got a paint job in 2022. A new roof was put on this year. So you know just need some landscaping and

David Elder

So Eric, one thing to just be aware of now so your I know that you're primarily focused on using the main portion of the building right now. But when you find those tenants, it actually raises a good question too. I assume you're gonna walk some signage out here. That is something that there are regulations for size, color, that kind of thing. So before you go to sign up you will need to come into the land use Office and submit your sign plans just so we can make sure they're in compliance. You're allowed to have a free standing sign here but you just need to make sure you you don't compromise ADA accessibility at this particular intersection. And then you know, just make sure the signs are within the regulation. But I bring this up because when you do find those other tenants if they have signs on the outside of their unit stables will also need to come in. So I just don't want to be surprised. I hope that you're successful and you can get the tenants but they will just need to conform to the zoning regulations for signs.

Eric Anderson

I understand, thank you for the tip

Chairman Heon

any commissions, any other questions,

Maureen McCormack

Yeah. So this is Maureen and I just wanted to piggyback off of Ken's comment, I think that was really very smart to bring that up about the tenants and the garbage. And, uh, first of all, welcome. I hope that, you know, you understand that we're just trying to do our due diligence here to make sure that everything's all set up right from the start. So for the garbage though, considering that you'll have those tenants and yourselves and you just mentioned you'll get a nicer fence. That's good. So as long as that's the planet, cover that up or maybe have a small dumpster that my concern is I wouldn't want to see no multiple garbage cans there.

Eric Anderson

I understand. I understand. You know, if we got a you know, something like a white PVC fence that just, you know, it was five feet tall or something or six feet tall. That would cover the the sight line would that be helpful?

Maureen McCormack

Yeah, yeah, I just you know, want to make sure that doesn't look up flirt up with garbage cans or something.

Eric Anderson

Yeah, I'm I'm an ex military guy. That would never happen. Yeah, no, I just I demand things to be orderly and tidy. So we will definitely clean that area will not be the way it looks right now, that's for sure. But I will I will definitely have no trash cans in sight. You can guarantee that.

William Malerba

Eric I have a question. Do you know if there will be any actual trash pickup in that commercial area there on a weekly basis? They all seem to have dumpsters at all those buildings.

Chairman Heon

There is because the lower end has trash cans out down. On the far end by the railroad trip.

Ken Moffat

Okay.

Chairman Heon

Tony, I know you had a couple of comments.

Tony Levinsky

Yeah, I really liked this proposal, especially bringing manufacturing into town. Ah, just so I understand. Eric, it's so you'll be doing like machining, fabricating and assembly work and they're not really much machining. The only machining we do is when we get a bunch of panels that have a hole that's not aligned correctly. And we'll just like widen the hole a little bit. But it's mostly just screwing pieces of metal onto each other, you know, metal plates, and there's no hazardous materials used in the processes. No, there's no hazardous materials. Everything is you know, everything's painted off of off of surface. You know, everything's painted remotely. Everything comes in already finished. Okay, thank you. It sounds good.

Chairman Heon

Billy, I know Billy Malerba joined on late. Billy, do you have anything? Yeah,

William Malerba

I'd say I didn't hear most of the meeting. Now I'm in trouble trying to figure out how to do this thing. But anyhow, I think it's a great idea for lower Ansonia to come in with this. I read it today at work, what it's all about. I'd say I can appreciate the owner. I read his story of what happened and I give him a lot of credit for doing what he did.

Eric Anderson

So thank you, my dad would appreciate that.

William Malerba

I respect somebody that does it what you did

Eric Anderson

was all my dad I'm just I'm just the lucky guy got to follow up. about him a lot of credit for what he did. Yeah, me too.

Chairman Heon

Thank you. So I think what we will do is have Dave elder our planner draft a resolution

David Elder

I have I have the beginning of one Jared if you want me to read you what I have so far.

Chairman Heon

You know if you want to complete it, we can just come back to it. I was just gonna say we'll just leave it on the table here for a minute and go on to the next one or are you prepared enough to present it now?

David Elder

I think so. If we think we'll talk about it more postpone we certainly can but right now I have a motion to approve site plan application for property located at one Water Street Ansonia Connecticut, motion is conditioned on the submission of a revised Statement of Use including hours of operation. Review of

floor plans by staff in signed permit approval before installation. Approval also reflects applicants commitment to screen outdoor refuse area and replace existing chain link fence.

Chairman Heon

Sounds good to me, commissioners. Any other comments on that? Dave did

Tony Levinsky

you put the parking in there?

David Elder

Oh I did not. Okay, review floor plans for staff. Calculate parking or you could calculate it to me. Yeah, I can't. You know what? Darlene will capture that in the minutes, right? Yep. Yes. Because as you said, yes, that obligations are more so than applicants so I can certainly do that. That's a good question. I'll tell you I'm glad you brought that up. There's a good point. Review of floor plans. Okay.

Chairman Heon

Would someone like to make that in the form of a motion? Ken - I'll make the motion. We have a second. Tony - Second. Any discussion? Hearing none. All those in favor? Aye.

Chairman Heon

Anyone opposed? Motion carries. All right. Thank you very much. Eric will have our office in contact with you to get everything lined up. Definitely would like to still if you could get a PDF copy of that floorplan emailed or if Rhonda can scan it. I still think we should distribute that to the to the commission. Okay, so this is probably one of the first ones in quite some time that we've that we've had non residential strictly non residential in a while so glad to see this.

Eric Anderson

I look forward to calling you guys all my neighbor's.

Ronda Porini

I'll scan that in tomorrow morning and send it out to everyone.

Eric Anderson

Thank you Rhonda. Alright, everybody have a happy holiday.

Chairman Heon

You were you too. All right. Next is going to be 35 North Main Street. HyAxiom for a site plan for a fuel cell. Is there anyone on tonight for that? Yes, I am. Okay, and you are sir.

John Prinssen

My name is John Prinssen. I am a project manager for HyAxiom. We are located at 101 east river drive in East Hartford Connecticut.

Chairman Heon

Sounds good. I would appreciate if you can just give us an overview of you know, we've heard bits and pieces over the last couple months when 8-24 referrals and whatnot have come before us regarding this project. If you can just give us a little overview and we'll take it from there.

John Prinssen

That'd be my pleasure. Hello, everybody. I actually am a Incorporated was awarded this project by United Illuminating under the shared clean energy facilities program with final approval granted by pura the completed facility will be a utilize a state designated brownfield located at 35 North Main Street everybody knows former location of the seven year copper and brass it will be operated as a grid side installed distributed generation resource with grid interconnections to be located at the site. The proposed facility will be located in the northeast corner of the site adjacent adjacent to North Main Street within the existing foundation walls. The proposed installation consists of nine fuel cells manufactured by high axiom and South Windsor, Connecticut. The fuel cells are totally enclosed and factory assembled and tested prior to shipment. The total installation will be approximately 165 by 72 feet. The purpose of the proposed facility is to provide distributed generation directly to the grid. The fuel cells will be capable of producing a total of 44.14 megawatts of continuous reliable electric power. The facility will be net metered and will operate in parallel with the utility grid. It is going to meet in accordance with United Illuminating interconnection technical requirements. Really, that's really a high level overview of the of the project.

Chairman Heon

Now are these similar to the ones that are in Derby?

John Prinssen

Yes and no I'm not really familiar. I know fuel cell energy, I believe was the party responsible with the fuel cell installation in in Derby. In overall it's the same concept. They are fuel cells, they're just different fuel cells.

Chairman Heon

And Will these be like monitored like they are over there? And yes, you can remote the valve controls with the SCADA system and all the things like that

John Prinssen

correct. These are monitored 24 hours a day. We do have service engineers and for service techs on call 24 hours if an issue comes up these fuel cells are designed to phone home when there's an issue real is also monitored by both Hyaxiom of course, I believe United Illuminating, Walsall do monitoring on that.

Chairman Heon

Okay, I'm familiar with that in the fire department. I've done a couple sidewalks on kinda have a little bit of a grasp as to what you're looking to do. Commissioners anybody have any other questions? I think with this one, we're going to need to refer this to staff. It's obviously quite complex. And really needs to be looked at thoroughly and reviewed

William Malerba

I have a few. On the plan, it doesn't give us a distance between the sidewalk and the actual building. I realized that building is existing but on the plans that I'm showing the distance, if it's on street level, and if there's going to be if it is if there's going to be a buffer, North Main in any way, shape or form.

John Prinssen

As well as far as I know there is there is no building I'm not sure what building we're referencing. We are below grade approximately 15 feet. We are still working with the city of Ansonia to work out some of the finer details this will not be street level. It will will be below grade as you can see in the drone. In the picture right here. But we are we are looking to be in the far corner. And there's a main reasons for that. And that is that we're that's the closest we can be for the interconnect to the telephone pole to get access to both the natural gas which is under the street water and of course the the power to get connection to the power company. Okay, good. I

William Malerba

thought originally when we talked about this day was, you know, keeping one of the buildings intact so you guys can use it. Maybe I was misinformed.

John Prinssen

Yeah, I believe there is no building involved that we would we would utilize.

William Malerba

There's gonna be a net slab actual slab.

John Prinssen

Yes, actually we very we see the picture right now in the corner right where the arrows pointing. Okay

William Malerba

but it's at least 10 feet below.

John Prinssen

At least I think I measured it was approximately 14 feet below grade. Now, that might change depending on again, we're still We're still discussing with the city. They are contaminants. So how that was are addressed will probably determine the final base, the fuel cells will rebuild the pond and have a lower below grade. The final product will be

William Malerba

okay, thank you.

Chairman Heon

Thank you, any other commissioners have any initial questions?

William Malerba

Is there room for expansion to put in more of these?

John Prinssen

Yes, there are actually I mean part of the program is that the city out the state I'm sorry the state allocates up to x number of megawatts that's allowed to be put on to the to the grid. I know there are state opened up additional opportunities which some of the other properties are part of that discussion. So there is the capability of expanding the fuel cells in the future to accommodate additional programs such a sk?iff

William Malerba

with so what's the cost of this project? What's it worth? Well,

John Prinssen

right now the project is approximately \$4.4 million

William Malerba

after taxes taxable amount on

John Prinssen

Well, no, no, that's pretty much the the way this program is going to work is that we're going to rent release a portion of this property from the city of Ansonia.

Fred D'Amico

Is this picture this up in our - inaudible.

John Prinssen

In the in the far right, the far right corner of the of the law. This

Chairman Heon

is the former SHW property. So it's gonna border the American brass property.

Fred D'Amico

I understood it to be American brass property.

Chairman Heon

No no, the city owns this property. This is the SHW. property.

William Malerba

They just put one of these there at Milford hospital. I don't know if you're familiar with it. But anyhow, these things you don't have to chain fence or any kind of fencing around these right or

John Prinssen

the project well in in tail privacy fencing around the fuel cells, the typically black for privacy fencing that goes around the fuel cells. It will be a secure setting where you only authorized people will be allowed to get access to the fuel so

Fred D'Amico

I'm just gonna look into the grid, you go on underground, across the river.

John Prinssen

Now the the interconnect if you look, if you see on the picture, the Transformers on that telephone pole in the fourth corner is is the interconnect location to get it to get on to the to the grid.

William Malerba

What is it, 4. something

John Prinssen

to watch? Remember once 4.14 megawatts you could pumped out through an error output to a trans yes part of part of the process before we are granted. Approval is we we have to reach out to United illuminated to make sure that that capacity is available. Before we can get it in we have right now we are an interconnect agreement. application has been submitted to United illuminating which we're in the process. In addition, we also submitted an application with the Connecticut siting Council

William Malerba

and I was just going to connect all overhead underground or on

John Prinssen

the while that's still that's still part of the discussion with the city our intentions is to go through that retaining wall and then up up the telephone pole basically to the to the interconnection or

Fred D'Amico

a lot of power to run up that line right exposed. Like that, um, we

John Prinssen

wouldn't be exposed. Well, even if you hide it would be within of course following all guidelines code requirements to safely transport that up to an interconnect. I mean right now, I believe you can you can almost put 10 megawatts of power is is available at that location. I believe it's gone down since since I last checked but in theory, you can you can put about 10 megawatts to connect to that location. Rural at 4.14. Yeah.

William Malerba

Yeah, I have a question. Is there a lease agreement in place or are you working on a lease agreement with the city of Ansonia for rental?

John Prinssen

Yes, the the lease agreement is believe this with the legal department within and so we have right now being reviewed. Okay, thank you

Chairman Heon

Okay, anybody else have any other questions?

David Elder

Jared, I'm sorry about that. You mentioned you simultaneously simultaneously submitted an application with the siting Council right here that right.

John Prinssen

We have we've had we have submitted an application we just actually was on their docket on December 7. They have presently gave us a date to either approve or deny the application on April 10 2024. Right.

David Elder

And I just have a question. So you know, our, our zoning regulations don't typically have enough details on the regulatory requirements. And safety checks that you would have in a public utility station, which is what this is so just because, you know, staff that's going to review it, but that's generally the building official fire marshal, you know, we don't have outside experts. So that I assume that signing Council application though, is going to be very explicit in terms of the regulatory requirements and how you're going to adhere to them.

John Prinssen

That's correct. And in addition, we have to meet all the requirements from the United Illuminating, to meet to be able to safely be able to to install the fuel cells and meet all the requirements to do that. So there are there are a lot of safeguards in place to to monitor the process to make sure that it meets all requirements.

David Elder

Safeguards is there if we were to ask for a copy of those just for reference? Would that make sense or what a big more sensitive request that if and hopefully it will be approved that if approved on April 10 That you would submit a copy of what you submitted to the siting council to the city?

John Prinssen

Sure. I can I can. I can look into what if you can send me that in writing I can I can follow up with the I actually am upper management to see what what is requested and definitely try to provide whatever information you're looking for.

David Elder

It's along the same lines as my next questions. Next question, which is going to be you know, this convention, you know, approves or denies things and then afterwards, sometimes you get frequently a lot of residents call and say what's going on what happened over there and we want to have sufficient information that you know, we did our own due diligence, and we know their safety check. So I would like some, you know, documentation, and it's fine if we need to wait until after the approval on April 10, just to get an application. So I'd like that somehow. And I can craft a motion to that effect. And then the other thing is the actual appearance of it. So I looked at what you submitted and I could bring it up on my site on my screen. Just because you know, it's things like fencing and lighting, honestly, that we hear a lot about and so, on this diagram, I see. Can you see my screen here? Yes, yeah. So I see what appears to be a fence just because I'm familiar with, you know, sort of the symbols but it doesn't say that it's a fence. It's this hash mark. That's around the perimeter. I assume that's a fence right? Is that an existing fence is that a new fence is that the existing land?

John Prinssen

Basically the what we based what we put in is a concrete pad with where the fuel cells would be placed upon with the cooling modules and all the electrical switchgear surrounding the entire pad would be a eight foot privacy fencing that would surround the entire fuel cell pad with of course, gated entrances to get access to the to the fuel cells.

David Elder

What about lighting that can actually

John Prinssen

the site and we do this for both primary primarily for the service team that has to service the fuel cells. The installation will have site lighting we call around the entire fuel cell pad and the GA I believe I can maybe pull that up. Maybe we'll show a little bit more of the

David Elder

What did you say the GA the

general arrangement that was also submitted

David Elder

Oh, I have that I don't have that on the PDF. So that's I don't think that made it to the package. I'm not sure I have a hard copy that though. Totally pull that up. Because maybe they'll have the level of detail and

Ronda Porini

Dave, I sent it to your email today.

David Elder

Oh, all right. Give me one. sec. Commissioners, do you want to see that? Is that okay? I can also have this conversation offline as well.

Maureen McCormack

Well, while you're looking at that, oh, this is Maureen. I'm looking at the hardcopy limit that I have. I have a question about the lighting. Is it is it shielded so that it's not facing up into the night sky? Yes.

John Prinssen

We can make sure that that occurs. It's primarily of course for security reasons, but also to give any service technicians that need to address the fuel cells at night especially because there's high voltage involved within the fuel cells the needed lighting so for safety mainly for safety reasons.

Maureen McCormack

Yeah, that makes sense. I just wherever possible, we like to try to get a little bit of the night sky back.

John Prinssen

Yeah, no, I totally understand I like I like the dark skies too.

William Malerba

What are the chances of somebody creating damage from the top throwing stuff down on it. You're going to be pushed to the wall right?

John Prinssen

Yes, I don't believe the fuel cells I consider it more like they're in self self contained. So anything that's thrown at it will not be able to damage it. Well,

William Malerba

just for instance, suppose a car goes out of control comes over a wall

John Prinssen

know what would happen if that occurred? The depending on of course, the amount of damage but these these fuel cells have safety parameters that if for whatever reason, something is not correct, they will automatically shut down.

William Malerba

An explosion or anything out of it if something

John Prinssen

No, no, these I'm not maybe not the person to give more technical detail on the shutdown procedures. I mean, primarily the first thing that happens is the natural gas is shut off at the meter or at the mains. And then and then the system immediately goes into a shutdown mode where the there's nitrogen bottles that will flush the system of all natural gas within the fuel cells, just for that reason for safety,

Fred D'Amico

to be some kind of a guardrail up on the top. Well, that's

John Prinssen

part of the discussions with the city, you know, talking to Sheila that they were planning on replacing the fencing on top. Um, that's really part of what the city Ansonia would want to do because we put a guard rail up there or not. As you can see that that's eventually I believe, going to be replaced with more appropriate fencing on the road.

William Malerba

always the possibility that could happen.

John Prinssen

There's always a possibility for for everything I mean, like like I mentioned before the fuel cells safety is paramount with with these fuel cells. So any anything that's out of the ordinary and automatically will go into shutdown mode

William Malerba

between you the citizens because I think there should be some kind of guardrail.

Chairman Heon

And Bill, that's one of the reasons why we couldn't even act on this tonight if we want to because all that has to be hashed out before it even gets to us for approval. Yeah.

John Prinssen

My main purpose tonight is to bring this project to, to to all of us so we can you know, want to be as transparent as possible. And, you know, welcome comments and concerns and work through.

Chairman Heon

Jared, yes, sir.

William Malerba

Along the lines of what Bill was talking about, maybe some type of protection for that pole also surrounding your poles, bollards or something to protect the pole from getting hit

Chairman Heon

well, we don't we don't own the pole

Chairman Heon

So would that connection be an aerial connection or would it be underground and conduit upper bowl?

John Prinssen

We're still we're still in the design phase, but we are the consensus was to be underground, and then come up with a pole is to do the interconnect on top.

William Malerba

Okay. Firstly, I think it should come overhead.

John Prinssen

That again, that's nothing is finalized yet. It's still in print still up for discussion. And that's, that's the main reason I would love to be able to talk to everybody and take thoughts and concerns and bring it back to the engineering side and discuss it

William Malerba

to the fire department by any chance.

Chairman Heon

This, it will tonight at once we refer to staff

John Prinssen

the fire marshal for the fire marshal I believe that's part of the permitting process. Right. Yes. And

Chairman Heon

for us, what we will do is solicit any comments questions or concerns that each of those departments have. We'll get them back in at Transmittal.

David Elder

In so I would suggest is you know, Jared Rhonda will send it out to staff will get comments but we'll also make sure we do good for us too. If we can I know it's a holiday so it can be tricky, but it'd be good to sort of sit down with the applicant or maybe at least have a couple of send any comments we get over the next two weeks or so to the applicant so by the time the next meeting comes around, we can not only have the questions, but also the responses from the applicant and maybe we could, you know, be a lot further along have a conversation with the city leadership see what if there's any intention for the guide rail or what possibly could go up top here?

Chairman Heon

Well, I believe that there's discussions with DLT on that as well because that is a state road. And I don't think that they're to the point yet of I don't think we need to put the pedal to the metal. I think it's going through its process in other words, I

Fred D'Amico

think it's a good idea, especially for expansion. We had a lot of power on or in that area. Absolutely.

David Elder

I didn't realize it at the beginning of the meeting but the agenda we do have two pretty high technology applications coming to downtown. So this is a good reuse an existing site that has been underutilized for a long time.

Chairman Heon

Alright, do we have a motion to accept the application and refer to staff? So moved. A motion by Billy seconded by Ken. Any discussion? All those in favor? Aye. Anyone opposed? All right, motion carries. All right, thank you very much for coming on. And we'll look forward to moving further with this as the months progress.

John Prinssen

My pleasure. Thank you again for your time and happy holidays. Same to you too. Merry

David Elder

Christmas.

Chairman Heon

Drive safe getting home. Okay. Number eight old business, revised ground mounted solar regulations. Dave, would you like to hit this one? Yeah.

David Elder

I don't know if Rhonda wants to go over the history but we do have a pending application right? Now. From the people from the applicant who originally submitted the regulations. You might remember we've looked I tried to comb through and find as many nearby draft regulations, which I did and then at the last meeting, we revise those. I'll share my screen. I think hopefully, you could get a copy of them today in your email, but let me just share my screen for good measure. And I would say the couple of things just to remind yourselves where we ended up with so we're still only tackling the residential portion of these we do realize that at some point probably sooner than later we're going to get commercial applications for these are industrial right now. These are only specific accessory structure to residential property, so single family and two family dwellings. We can say that the property owner has to be the applicant. That was I think there was some concern we talked about multifamily and how we would police that so we have the honor as being the applicant. And then the other significant one is we did say that these will be approved by the zoning enforcement officer that they do not need commission approval. So those changes were made but substance substantively, they are the same as they were from where we started. I'm happy to go through them again. As a reminder, that's commercial as well. Maybe, maybe for good measure. I'll I'll do it unless Jared

Chairman Heon

i it doesn't it doesn't matter to me. You're just cleaning up all the comments that we had put together. So yeah. I'm good with it.

Tony Levinsky

Yeah, that does look good.

David Elder

So the Rhonda, you can correct me if I'm wrong, but the motion would be to motion to amend the zoning regulations to reflect the new ground mounted solar zoning regulations. Correct.

Chairman Heon

Okay, all right. Do we have that in the form of a motion? So moved. Second. Any discussion?

Maureen McCormack

I have a quick question. I just want to make sure what are the height requirements like or limits I mean,

David Elder

so, high ground a pole mounted solar system shall not exceed 15 feet and the height when orientated at maximum tilt and there's another one in here on properties of less than 20,000 square feet in height ground mounted solar energy system shall not exceed 11 feet in height from the ground to the highest point of the structure. Thank you. You might remember that I originally had a regulation that had it only being six feet and we had the benefit of someone who installs these at our last meeting during the public hearing. And I think the commission heard and agreed that we should go with 11 feet so they'd actually be functional. Because it worked.

Maureen McCormack

Thank you.

Chairman Heon

I think for purposes of clerical that that number, G should be moved up in close proximity to a while I see why you have it down there, because all the less than 20,000 square feet are there. So I guess maybe we should put for the A B and C more than 20,000 square feet or title here however you want to make it look they are but I think it should be a little bit clearer. That way someone doesn't read it and then get lost in the

David Elder

yep, I can certainly change that.

Chairman Heon

Okay, well Dave is doing is there any other discussion?

William Malerba

Looking at the thing with the supply line, this shouldn't be very, but it doesn't really give up. Yeah, I think we should put a desktop on. (inaudible)

Chairman Heon

I think that's going to be regulated by the electrical inspector.

Fred D'Amico

Well, water is there any water tied into these things? Water? Yeah. They have a run on water.

Chairman Heon

That I don't know.

Fred D'Amico

Very familiar. Waters got to go through it should be very daunting to

Chairman Heon

Ronda, what permitting would be required for these

Ronda Porini

so they're gonna get a zoning permit that building in an electrical permit,

William Malerba

which is building electrical, and

Chairman Heon

zoning and zoning. So one for the depth and the process of installation on that. Would that be covered under those permits between building and electrical, it'll

Ronda Porini

be under the electrical actually, he just went to a seminar on the spread on mounted. I think it was through the cog two weeks ago to see how the ground mounted ones had to be placed. So it's kind of new to him because we don't have any in Ansonia. But he did to take a class on it. So and then of course, the company sends us all the specs, they do it all the time. So

Chairman Heon

So I think Bill to answer your question, I think that's going to be covered under one of the other require permits. That probably has specific regulations for for this, you know, by the maybe the International Building Code or something with the electrical

Fred D'Amico

Mr. Chairman, yes, sir.

Fred D'Amico

If the commission would like this, they could actually go see a ground mounted installation at public works, and the tie in is actually on the ground. It's not, it's not buried underground. So the conduits laid right on top of the ground. It's a fairly simple system. And they actually they actually have one on the ground, above the old landfill, and they then they even have one on the roof also. buried in the ground. And all the conduits not buried in the ground, it's laid right on the surface, going up to the solar panels. How many feet is at least 50 feet 50 feet above the ground, you know, along the ground, and I think the only place that goes underground is where it goes underneath the driveway so that they could drive over. But once it gets once it gets off the paved parking area as the public works, it's just laid right on top of the ground. And that doesn't really make too much sense.

William Malerba

Think it should be very be honest with you.

Chairman Heon

That's what we're we're not proposing anything different than that.

William Malerba

When should we put a depth on it?

Chairman Heon

I don't think that's within our purview. I think that's in the electrical purview. And, you know, I'd hate to put it in there and then they come out and change it and make it stricter, you know, because they find something wrong. I mean, I don't think that that's a zoning. I think that's just saying it's underground. And then it kind of refers it to the electrical code.

David Elder

Is that is that Billy talking. I only see his number?

Ken Moffat

Yeah. What is this? It's

David Elder

a legitimate question. I think that you should ask that question next time we meet and have them explain why over the ground is sufficient. I mean, it definitely. Then was asked the question, well, that can tell us they can explain why, you know, we should ask. We should let them explain it. To us rather than best guess about why not? It might it's not the best up you know, the best idea

Chairman Heon

that's kind of where I was going with it. I mean, I don't think we really have the expertise to say no, it needs to be 18 inches or 24 inches deep.

William Malerba

When you think about itself, it's it's electrical power. Something can run over and crack and break it. Even though it's in a pipe, right? Because a problem, get electrocuted on it.

Chairman Heon

That's a good point.

David Elder

I agree with you. I hear what you're saying. I'll be interested to know what they say. I just I know I'm not qualified to push back too much. You know? Yeah.

Chairman Heon

All right. So we have a motion in a second. Right. We're under discussion. Is there anybody else with any other discussion on this proposal?

Maureen McCormack

This is Maureen? I would like to just say, just point out Jared that that's great that you took step back there to try to make things a little bit more clear. The person who might be taking a first look at the regulations and I just wanted to compliment you on that because it's really good.

Chairman Heon

Thank you. We do try because we're the ones going back to look at the regulations as well. So anything we could do to make them more straightforward. I'm definitely a proponent of that. All right, all those in favor Aye. Aye. Anyone opposed? Motion carries. We are like cooking with new power and energy and tech stuff tonight. This is like

Tony Levinsky

That's great. All right. One question. Yes. Forgive me because it's been a couple of months that we approved for Mrs. Schultz back set up with us.

Chairman Heon

This is what it's for. Yeah, but does she have to come back again? Now she's got to go to get a permit. Oh, by permit. Okay. So they they wouldn't be able to until this permit

John Prinssen

now. Okay. Yeah. Okay, thank you.

Chairman Heon

Then for we'll go on to reports. city engineer Freddie.

Fred D'Amico

Okay. Right now, the only thing I'm working on, is I'm trying to develop new revisions to the Ansonia ordinances so that we can meet the DEEP requirements for the stormwater discharge permits. They required extensive changes that they want to see certain specific items in the actually in the ordinances too, even though we haven't been the we do have a lot of information in the zoning requirements, subdivision regulations, things like that. They want to they want to see actually in the ordinances also to kind of like more teeth into it, so that if someone doesn't meet certain things, we can actually levy fines and different things like that. So we could actually have some enforcement but DEEP really pushing, pushing on the stormwater discharge permits because it Sony unfortunately, is way behind in meeting all the requirements. So hopefully, I can get that all squared away within the next month or so. Other than that,

Chairman Heon

yeah, I was gonna say they definitely want to make it more enforceable. I'm sure. Anybody have any questions for Fred? Rhonda zoning enforcement violations and variances,

Ronda Porini

so there's no variances. We haven't had a meeting in a couple of months for zba. We've had no appeals and no variances. violations. Well, there's about five letters going out tomorrow for driveways, everybody in town. The answer stand open later they are all getting new driveways. With no permit. So that's one of the biggest violations we have going on besides the chickens. That's about it. But I did want to touch base with everybody and their Commissioner training needs to sound like broken record but we only have a little bit of time to get everybody in. And John Marini did send him a link to the Connecticut bar that we all went to back in March. And he was going to see if he could get it up on a Saturday afternoon for those of you who haven't had any training and those of you who have had some that may need a little bit more so as soon as the equal to receive that set up and get the day I'll be able to get it out to you but we were supposed to have this completed by December 31.

Maureen McCormack

Rhonda, thank you so much for following up on that. Ronda: Well, Maureen, I think as an attorney, you don't have to go really. Well. That's what the state statute said is if you're happy or not, break up your licensed attorney. You do not need to get the training. Double thank you

William Malerba

for those years in school,

Chairman Heon

I'll put after my name comma, comma esq

Chairman Heon

All right, thanks. Rhonda. Dave, city planner.

David Elder

Just I was working with Rhonda we do have a draft update a comprehensive update of the zoning regulations, but we thought that tonight might happen what happened so now we have the solar regulations to include, but I am going to be giving you a draft a revised draft Rhonda also has been keeping track of any typos she's found over the last year. So just be a lookout for that we will post the official with the city clerk as well as on the website but just sort of as a reminder what we've done in recent years we we created the fences the walls and the tears regulation. We updated and reduce the parking regulations for the city center zone. We amended the letting of rooms so that didn't look like short term duration. We created licensed medical marijuana production facilities and licensed medical marijuana dispensary facilities. We included those not permissible uses. We made an addition to the light industrial zone that was to allow the gentleman who had a restaurant actually in the light industrial zone there was an A preexisting non conforming, zoning parcel. We changed the permitted uses for the hotels and motels from say plan to be a special permit. We updated and created some rock crushing regulations. We then changed our marijuana regulations to be adult use recreation facilities and sales and then we did fulfill the required statutory opt out provision was for accessory apartments as well as our own zoning our own parking regulations, which were more aggressive in the states actually we deleted cluster subdivisions and we created driveway regulations and we just now created our ground mounted solar regulations. So those are all the updates you're gonna see. And a couple of typos corrected as well. Lots of typos. Still.

Chairman Heon

Oh, I'll tell you when you put it all like that it really does add up and we did do a lot that that updated things and kind of got us into the you know, 2023 here, which is good.

David Elder

So that's that's all I had just one of there seems like a lot of work. So it's good to remember.

Chairman Heon

Yes, thank you. All right. We have the adoption of the 2024 meeting scheduled prepared by our fine secretary, looking to get good intellect looking to get a motion to adopt the 2024 meeting schedule. We have a second. Second, second by Attorney Lewinsky discussion. We're all going to be attorneys. Any further discussion? Hearing none, all those in favor? Aye.

Chairman Heon

Anyone opposed? All right, motion carries. And we have a motion to adjourn.

William Malerba

Quick question. What's happening with the Abate property up there on Benz Street, have been a solar farm up there. Does anybody know what's going on up there?

Ronda Porini

They got all their permits to start putting the solar in, but their deep permit I believe so they can't work between November 1 and April 1 due to the hibernation of a box turtles or Eastern Box turtles. So I don't think they're going to really be doing any excavating but they do have their permits. And they did get their read what was it called the stormwater runoff permit from the cities.

Fred D'Amico

They got the stormwater discharge permit. But that's that's all I got. They never got our final final approval from Ansonia the the Ansonia's stormwater. So it's kind of everything's kind of like on hold. So they submit for that. Anybody know what it's gonna look like? Well, so it's all basically left the derby over there. Kind of Yeah, kinda like the one on the ground. It's kind of most of it's in the back. So I don't think you're gonna see most of it because it goes up that hill. And that's one step. If there's none on the side hill towards the there's nothing proposed right along the road. It's once you get past the building, is in fact, I don't think you'll see it. You won't see it from Ford Street. You may see some of the people at some of it from I think the street on the side there. Some of those

Chairman Heon

you won't see it from Benz but you'll probably see it from Shortell.

William Malerba

Or there's another street on the other side. white oak, white oak. I think you'll see it from white oak. I don't think you'll see it from Shortell either. So there's not it's not going to be as bad as it as everybody thinks it is. You don't see that much of them it's a waste so that might be optional, but I don't I don't know if they're actually gonna go ahead and they like to they still have a lot left to keep the DEEP happy yet know it's good

William Malerba

to shame to put that up there and waste that land on solar panels when they can be put in houses

Chairman Heon

all right, again, that that didn't come before us. That's all regulated by the siting council. So unfortunately, there's nothing we could do with that. But I know Corp counsel has been advocating for the residents that surround it. To make as much of a buffer as possible and as least intrusive as possible. All right. Do we have a motion to adjourn?

William Malerba

Before we adjourn? No to see thank you to the whole staff for all the hard work they did here. We really appreciate it makes your job a lot easier. I second

David Elder

there, if you Ken. Thank you, Maureen. Thanks, everyone.

William Malerba

I'll make the motion to adjourn.

Chairman Heon

Have a motion by Ken to adjourn for 2023 Do we have a second?

John Prinssen

Second

Chairman Heon

as the ball falls motion to adjourn so carries and it didn't vote. All those in favor. 810 We're adjourned. America's very salary everybody. Nowadays,

David Elder every new year Merry Christmas. Happy holidays