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**Legal Notice
Public Hearing**

Tolland Planning & Zoning Commission

The Tolland Planning & Zoning Commission will hold a Public Hearing on Monday, April 24, 2023, commencing at 7:00 p.m., to hear and discuss the following:

PZC #23-4 Zoning Regulation Amendment – Request to amend Section 16-12 “Alternative Energy” to modify array maximum height to not exceed 28 feet for properties less than 2 acres and 33 feet for properties greater than two acres and to modify the side and rear setbacks to “25 feet or height of the ground mounted solar, whichever is greater”.
Applicant: Glenn Martin.

A copy of this application is on file and available for review in the Planning & Building Department at 21 Tolland Green, Tolland, CT.

To be advertised twice in the Journal Inquirer: Monday, April 10, 2023 and
Thursday, April 20, 2023



P&Z #: 23-4

TOWN OF TOLLAND APPLICATION TO AMEND REGULATIONS

Please attach the full text of the proposed changes, edits, amendments, and new text that you are proposing.

Which document are you proposing to amend?

<input checked="" type="checkbox"/> Zoning Regulations	<input type="checkbox"/> Wetlands Regulations
<input type="checkbox"/> Subdivision Regulations	<input type="checkbox"/> Plan of Conservation & Development

List all sections of the regulations that you propose to amend or add text to:

Section 16-12. Alternative Energy, Section B. Solar

Describe the purpose for these proposed changes:

The current height for ground mounted solar arrays is 25 feet. Adding additional footage increases energy production significantly without materially altering the appearance of the same structure at the 25 foot height. Additional height can increase production by approximately 8,000 - 10,000 kWh per year. The alternative to increased height is tree removal, which is not only unfortunate environmentally but also reduces the buffer with neighbors.

Describe how this request is consistent with the Tolland Plan of Conservation and Development:

There is nothing within this recommended change that contradicts the Tolland Plan of Conservation and Development. This renewable energy source, the sizeable economic benefit to Tolland's residents, and the byproduct of maintaining trees and buffers are all consistent with the POCD. In addition, the extra energy capacity fully enables autonomous Electric Vehicle charging, a growing need addressed within the POCD.

Applicant Information

Applicant Name: Glenn Martin

Mailing Address: 350 Babcock Road, Tolland, CT 06084

Phone Number: 860-306-4442 **Email Address:** glenn@gmindustries.com

(Over)

All of the above statements and the statements contained in any documents and plans submitted herewith are true to the best of my knowledge:

Applicant Signature: [Signature] Date: 3-22-23

Please note:

1. If also proposing to amend the Zoning Map, a separate Map Amendment Form and fee must be submitted.
2. The fee of \$300.00 plus a \$60.00 State fee must be submitted to be considered a complete application.

OFFICE USE ONLY

Fee Amount: \$360.00 Approved: _____
 Form of Payment: Check Approval Date: _____
 Date Submitted: _____ Effective Date: _____
 (stamp)



BY:

Section 16-12. Alternative Energy

A. Purpose

The purpose of this Section is to promote the safe, efficient and effective use of alternative energy sources while ensuring alternative energy structures are compatible with the surrounding neighborhood.

B. Solar

1. Roof Mounted Solar Array. Roof-mounted solar arrays shall be allowed as permitted accessory use in all zones on principal and accessory structures. A zoning permit is not required, but the array shall meet the following requirements:
 - a. The array shall not exceed the maximum height permitted in the zoning district by more than three (3) feet and shall not extend more than 12 inches above the roofline or parapet of the structure upon which it is mounted, or five (5) feet above a flat roof, whichever is less.
2. Ground-Mounted Solar Array in RDD and VCZ.
 - a. A ground-mounted solar array may be an accessory use and requires a Zoning Permit.
 - b. In the RDD zone, the commission may approve a solar array as a principal use by Special Permit on a lot at least 10 acres in size. The Commission shall consider the impact to single-family residential neighborhoods.
 - c. **For properties less than two acres, the array at its maximum height shall not exceed 28 feet. For properties greater than two acres, the array at its maximum height shall not exceed 33 feet.** ~~The array shall not exceed 25 feet in height. Trackers are measured when the array is 60 degrees to horizontal. A total height higher than those noted may be permitted by Special Permit.~~
 - d. The array shall meet the following setbacks:
 - 1) Front Setback: 75 feet.
 - 2) Side Setback: ~~25~~ **25 feet or height of ground mounted solar array, whichever is greater.**
 - 3) Rear Setback: ~~25~~ **25 feet or height of ground mounted solar array, whichever is greater.**
 - e. The array shall not be located in the front yard between the principal structure(s) and the front property line except by Special Permit. The Commission shall consider all of the following:
 - 1) Height and visibility relative to the surrounding topography and structures.

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2) Impact to the character of the residential neighborhood. Section 16-12. Alternative Energy Page 16-29

3) Existing or proposed buffers.

3. Ground-Mounted Solar Array in Non-residential zones.

- a. A ground-mounted solar array may be an accessory use and requires a Zoning Permit.
- b. An array may be a principal use by Special Permit in the Tolland Business Park Zone and Commercial / Industrial Zone A and B.
- c. An array shall not be located in the front yard between the principal structures(s) and the front property line, except in the Commercial / Industrial Zones or by Special Permit.
- d. The array shall be located a minimum of ~~25~~ 25 feet from side and rear property lines **or height of ground mounted solar array, whichever is greater.**
- e. The footprint of accessory solar arrays shall not exceed one-half (1/2) of the footprint of the principal structure.
- f. The maximum lot coverage of an array shall not exceed 80%.
- g. There shall be no size limit on solar arrays as a principal use on a site in the Tolland Business Park and Commercial Industrial Zones. However, the maximum lot coverage shall apply.