4 5	F	REGULAR MEETING February 21, 2023, 7:30 P.M. HELD Main Meeting Room Simsbury Town Hall	
6 7	I.	CALL TO ORDER & ROLL CALL	
8 9	Chairr	man Winters called the meeting to order at 7:30 P.M.	
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11 12	Present: Director of Community Planning and Development, George McGregor, Jason Berman, Joseph Campolieta, Donald Eaton, Jason Levy, Kyle Testerman (Alternate)		
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14 15	Absen	at: Andrew Bade, Charles Haldeman, Cailyn Welsh (Alternate)	
16 17	Kyle Testerman is seated as a full member in Andrew Bade's absence.		
18 19	II.	NEW APPLICATIONS FOR RECEIPT AND DETERMINATION OF SIGNIFICANCE	
202122		acGregor noted the Public Hearing for Application #22-29 , 446 Hopmeadow St. of Vessel ags, LLC, will be on March 7, 2023 at the Simsbury Public Library.	
232425	III.	PUBLIC HEARING AND/OR ACTION ON APPLICATIONS	
26 27 28 29	Application CC #23-03 of Earthlight Technologies, LLC, Applicant, Stephen Sepulveda, Owner, for the installation of a +/- 1,050 sq. ft. solar rack in the wetlands, at 1 Highwood (Assessor's Map G13, Block 142, Lot 003C) Simsbury, CT 06070. Zone R-80.		
30 31	•	Town Staff will work with Owner to ensure mowing and land maintenance near the wetlands is in accordance with local town ordinances.	
32 33 34	 Commission to review local town ordinances relating to mowing/grass maintenance around wetland areas at a later date. 		
35 36 37 38 39	Motion: Mr. Levy motioned to approve Application CC #23-03 03 of Earthlight Technologies, LLC, Applicant, Stephen Sepulveda, Owner, for the installation of a +/- 1,050 sq. ft. solar rack in the wetlands, at 1 Highwood (Assessor's Map G13, Block 142, Lot 003C) Simsbury, CT 06070, based on the following findings: a) The proposed construction will not adversely impact the wetlands and/or watercourses;		
40 41 42	b) c)	Short term impacts from the proposed development will be controlled by installation and maintenance of erosion and sediment controls and construction run-off controls; Strict adherence to the terms and conditions imposed with this permit will protect the	
43 44 45	Subjec	quality of the wetlands and surface waters on this property, and; et to the following conditions:	

CONSERVATION COMMISSION/INLAND WETLANDS AND

WATERCOURSES AGENCY

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- 1. The project shall be developed in substantial conformance with the site plan prepared by Earthlight Solar and Energy Systems dated 12-16-22.
 - 2. The project shall be developed in substantial conformance with the foundation plan prepared by Solar Foundations, dated 1-19-23.
 - 3. Areas of disturbed soils shall be stabilized with the application of loam, seed, required plantings and appropriate erosion control measures.
 - 4. At all times during site work and until soil areas are stabilized, the applicant shall install and maintain erosion and sediment control measures and/or other measures deemed necessary by the Commission's agent to prevent erosion and sedimentation impacts to wetlands and watercourses.

57 Mr. Campolieta seconds.

 All in favor, no opposed, no abstentions. (6-0-0)

IV. GENERAL COMMISSION BUSINESS

Minutes: February 7, 2023

<u>Motion:</u> Without objection, Ms. Winters motioned to approve the February 7, 2023 minutes for the Regular Committee meeting.

All in favor, no opposed, no abstentions. (6-0-0)

V. AGENT ACTIONS

Application #23-04 of Westside Oil, Applicant, Lynne Bossart, Owner, for a wetland permit to install a heat pump condenser at 26 Southbridge Court (Assessor's Map E11, Block 150, Lot 001B) Simsbury, CT 06070. Zone Designed Multiple Residence Zone (RD).

Application #24-06 of Roberge Plumbing Inc., Applicant, Linda Butler, Owner, for a wetland permit to install a 250-gallon propane tank at 3 Cardinal Road (Assessor's Map D04, Block 211, Lot 024) Simsbury, CT 06070. Zone R-40.

• Mr. McGregor noted that there is an internal discussion of whether some of these applications meet the waiver of not being significant. Town Staff will continue to assess on a case by case basis, but has no current plans to change the existing process.

VI. CONSERVATION BUSINESS

• Ms. Winters shared the consolidated version of the Commissioners' comments on the POCD, which will be sent to the external consultant and the Planning Commission by Town Staff.

Motion: Mr. Campolieta made a motion to pass along revised POCD documentation with
 Commission's comments to the Planning Commission for consideration for inclusion into the
 POCD. Mr. Levy seconded.

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All in favor, no opposed, no abstentions. (6-0-0)

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- Ms. Winters inquired if any of the Commissioners had comments on the Dark Skies compilation, which was provided to the Commissioners by Town Staff on 12/19/2022. No further comments or concerns were noted by the Commissioners.
- Ms. Winters will draft a letter on the Dark Skies Initiative to provide to the Zoning Commission and will work with Town Staff on information to be posted to the Commission's website.
- Ms. Winters noted that on Monday, February 27, 2023, the Open Space Committee will bring forth mowing policies delineating different mowing policies for areas to be mowed for pollinators and areas to be mowed for grassland birds. Town Staff has asked for guidance on how to mow these areas.
- The Simsbury Pollinator Pathway is looking for grants to create a bird sanctuary at the Barndoor Hills Triangle. This initiative is in preliminary stages. Open Space delineation of the Barndoor Hills Triangle as a grassland field is important to this initiative.
- On Friday, February 24, 2023, in the Weatogue room at the Simsbury Public Library, there will be 12-13 UConn landscape architect students that will present ideas for the development of Meadowood. Ms. Winters invited Town Staff and the Commissioners to attend.
- Town Staff will do research on the mowing ordinances and will include this as an agenda item for the Commission at a future date.

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VII. PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT UPDATES

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VIII. ADJOURNMENT

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Motion: Mr. Campolieta made a motion to adjourn. Mr. Levy seconded.

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All in favor, no opposed, no abstentions. (6-0-0)

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The meeting adjourned at 7:55 P.M.

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Respectfully Submitted,

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129 Cara Blackaby

130 Commission Clerk

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