

MEMORANDUM

OFFICE OF COMMUNITY DEVELOPMENT

SECTION 12.9 MINOR CHANGE  
PROPOSAL TO CONSTRUCT A SOLAR CARPORT STRUCTURE  
2108 MAIN STREET  
MEETING DATE: AUGUST 18, 2020

REGULAR MEETING ITEM #3  
08-18-2020 AGENDA

**EXECUTIVE SUMMARY**

**To:**  
Town Plan and Zoning  
Commission

**From:**  
Office of Community  
Development Staff

**Memo Date:**  
August 14, 2020

**Zoning District:**

**Applicant:**  
Greenskies Clean Ener-  
gy LLC, c/o Carson  
Mislick

**Owner:**  
Town of Glastonbury

- The applicant is proposing to construct a carport with a solar panel roof in the southern portion of the parking area.
- The Historic District Commission approved the proposal at their meeting of June 24, 2020.
- The Plans Review Subcommittee reviewed the proposal at their August 12, 2020 meeting where they expressed concerns about the visual impact of the carports to surrounding properties. They also advised the applicant to choose a color for the carports.

**REVIEW**

Included for Commission review are the following:

- Town of Glastonbury staff memoranda
- Site plans and elevation drawings
- Minutes from the June 24, 2020 Historic District Commission meeting
- Minutes from the August 12, 2020 meeting of the Plans Review Subcommittee



TOWN PLAN AND ZONING COMMISSION

SECTION 12 .9 MINOR CHANGE

APPLICANT/OWNER: GREENSKIES CLEAN  
ENERGY, LLC C/O  
CARSON MISLICK  
127 WASHINGTON AVE  
WEST BUILDING  
GARDEN LEVEL  
NORTH HAVEN, CT  
06473

OWNER TOWN OF  
GLASTONBURY  
2155 MAIN STREET  
GLASTONBURY, CT  
06033

FOR: 2108 MAIN STREET

MOVED, that the Town Plan & Zoning Commission approve the application of Greenskies Clean Energy, LLC – proposal to construct a solar carport structure – 2108 Main Street – Reserved Land Zone, in accordance with the following plans:

**To Be Quoted**

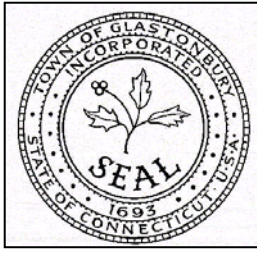
And

1. In adherence to the Town Engineer’s memorandum dated August 14, 2020.
2. This is a Section 12.9 Minor Change. If unforeseen conditions are encountered during construction that would cause deviation from the approved plans, the applicant shall consult with the Office of Community Development to determine what further approvals, if any, are required.

APPROVED: TOWN PLAN & ZONING COMMISSION  
AUGUST 18, 2020

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ROBERT J. ZANLUNGO JR., CHAIRMAN



**TOWN OF GLASTONBURY**  
**FIRE MARSHAL'S OFFICE**

**Permit Application Review # 20-033**

Not under Fire Marshal Jurisdiction – No review necessary.

Project: Solar Powered Police Carport      Location: 2108 Main Street

A handwritten signature in black ink, appearing to read "Chris Siwy", followed by a stylized flourish.

Deputy Chief Christopher Siwy – Fire Marshal      DATE: **8-11-2020**

August 14, 2020

**MEMORANDUM**

To: Khara C. Dodds, Director of Planning & Land Use Services

From: Daniel A. Pennington, Town Engineer/Manager of Physical Services



Re: 2108 Main Street: Glastonbury Police Department Solar Car Port Installation

The Engineering Division has reviewed plans for the above-referenced application and offers the following comments for consideration:

1. The existing metal building located just north of the proposed carport should be removed or relocated elsewhere on the site.
2. The four existing parking spaces located between the metal building and fuel island shall be eliminated. However, the paved surface shall remain as circulation space.

DAP/dl



*Town of Glastonbury*  
*Health Department*

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## Memo

August 12, 2020

**To:** Jonathan E. Mullen, Planner

**Fr:** Wendy S. Mis, Director of Health

**Re:** 2108 Main Street  
Solar Carports Glastonbury Police Department

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This office has received and reviewed the plans by Greenskies Renewable Energy, LLC dated 7/23/20 for a solar carport installation at the above-referenced address.

Approval with respect to CT Public Health Code is forwarded for Commission consideration.



# GLASTONBURY POLICE DEPARTMENT

2108 MAIN STREET, GLASTONBURY, CT 06033 (860)633-8301/FAX (860)652-4290

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## MEMORANDUM

To: Town Plan and Zoning Commission

From: Marshall S. Porter; Chief of Police

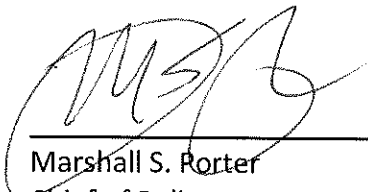
Date: August 12, 2020

Subject: 2108 Main Street- Sec 12 with Design Review- Glastonbury PD Solar Carport

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Members of the Police Department have reviewed the application of Greenskies Clean Energy, LLC for a Section 12 Special Permit with Design Review – installation of a ground and rooftop-mounted photovoltaic solar array.

The police department has no objection to this proposal.

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Marshall S. Porter  
Chief of Police

**HISTORIC DISTRICT COMMISSION**  
*Portion of* **MINUTES OF JUNE 24, 2020 SPECIAL MEETING**

The Historic District Commission held a Special Meeting at 5 o'clock in the afternoon via Zoom Conferencing.

Present: Barbara Theurkauf, Chair, Geoffrey Dellenbaugh, Secretary, Commissioners Brian Chiffer, Jane Gordon Julien, Robyn Guimont, Cara Keefe, and John Langmaid; and Khara C. Dodds, AICP, Director of Planning & Land Use Services

Excused: Henry von Wodtke, Vice Chair

**Application of the Town of Glastonbury for a Certificate of Appropriateness – solar carport installation at the Police Station – 2108 Main Street**

Dave Sacchitella, Building Superintendent and Police Chief Marshall Porter were present on behalf of the application. The Town's consultant, Carson Mislick, Project Engineer of Greenskies Clean Energy, presented the proposal. The proposal is to install a 140.14 kW DC PV solar carport that will be located at the Glastonbury Police Department, on the southeastern side of the property.

Mr. Mislick presented the architectural detail of the solar array along with photos of similarly designed carports in other locations. The solar array will comprise of ~364 tier one 385 watt panels mounted to an RBI Solar carport structure at a fixed 7° tilt. The structure will be supported by equidistant columns that are bolted to concrete foundations, flush with the grade of the parking lot. The framing of the carport will be galvanized steel by default, but there is the option to have the racking manufacturer provide painted steel and those cost options can be discussed if the need arises. Mr. Mislick presented the concept plan showing the location in the parking lot.

The concept plan also included major parking layout reconfigurations that will help improve site circulation. Chief Porter spoke on the site improvement plans. The Commission discussed the approval for this project to include the carport and the site improvements surrounding the carport location.

Commissioner Guimont **MOVED** to **APPROVE** a Certificate of Appropriateness for the solar carport installation and the site plan improvements immediately surrounding the carport at the Police Station, located at 2108 Main Street. Commissioner Chiffer **SECONDED** the **MOTION** and it was unanimously approved.

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TOWN PLAN AND ZONING COMMISSION  
PLANS REVIEW SUBCOMMITTEE  
*Portion of* MINUTES OF AUGUST 12, 2020 SPECIAL MEETING

*The meeting commenced at 8:00 AM through Zoom Video Conferencing.*

**Present:** Subcommittee Members: Robert Zanolungo and Sharon Purtill; Khara C. Dodds, AICP, Director of Planning and Land Use Services, Jonathan E. Mullen, AICP, Planner

**2108 MAIN STREET – proposal for the installation of a solar carport at the Police Station – 2108 Main Street – Dave Sacchitella, Building Superintendent, Town of Glastonbury – Carson Mislick, Greenskies Clean Energy, LLC applicant**

Dave Sacchitella went over the proposal, which is to construct carports on the southern side of the Glastonbury Police Department parking lot. The carports will allow the Town to install solar panels and provide protection from the elements. Khara Dodds explained to the Subcommittee that the Historic District Commission had reviewed the proposal during a public hearing in June 2020.

Brad Parsons, project engineer, then showed the location of the proposed carports on the site plan. He explained that the construction of the carports would have minimal impact on the existing parking area. Mr. Parsons then explained that carports would be constructed by mounting the solar panels on support posts in an existing landscaped island at the southern portion of the parking area and in one parking space. The carports will cover 10-15 parking spaces. Mr. Parsons then explained that site improvements to the rest of the parking area would happen as part of a separate project at a later date.

Vice-Chairman Purtill expressed concern about height of the carports and if the solar panels would reflect light onto property owners on Williams Street. Mr. Parsons showed the location of the carports in relation to Main Street and Williams Street. He stated that the angle of the solar panels would be slight and that they are designed not to reflect light. Mr. Parsons then showed a photo of a similar carport installed at another location. He also stated that carports are 15 feet tall at their highest point and neighboring property owners who currently can see the Civil Preparedness Building would see the carports.

Vice-Chairman Purtill asked about the finished color of the carports and if the external conduits shown in the picture would be visible. Mr. Parsons stated that they had not decided on a color yet and that the conduits could be located in a place not visible from the street. There was a discussion between the applicant and the Subcommittee about the placement and design of fencing that is part of a future improvement project for the parking area. Ms. Dodds explained that the carports were a separate project from the site plan improvements. Chairman Zanolungo and Vice Chairman advised the applicant to be prepared to discuss these items when that proposal comes to the Commission. Vice Chairman Purtill asked when the applicant was going to install the carports. Mr. Sacchitella stated that they anticipate starting construction in fall 2020. He noted that in order for the town to receive the funding for the carports, construction had to be finished by April 2021.

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