



## STAFF REPORT

Staff Contact: Gary Haynes, Planner

## OFFICE OF COMMUNITY DEVELOPMENT

Tel: (860) 652-7510

Email: [planning@glastonbury-ct.gov](mailto:planning@glastonbury-ct.gov)

**Meeting Date:** July 18, 2023

**Submittal Date:** June 30, 2023

**Agenda Item:** # 2

**Date of Receipt:** July 18, 2023

**Application Type:** 4.11 Flood Zone Special Permit and 12.9 Minor Change

**Public Hearing Deadline:** August 22, 2023

### Proposal Address:

769 Hebron Rd

**Applicant:** Rob Liflander

**Owner:** Gemma Power

**Proposal:** 4.11 Flood Zone Special Permit and 12.9 Minor Change to locate a Solar Carport Canopy

**Zone:** Planned Employment Zone

### Existing Land Use:

Office Building

### Attached for Review:

- Draft motions
- Department Memos and Staff Report
- Site Plan and Landscaping Plan
- Structural Drawings

### Executive Summary

- Applicant is proposing constructing a 41ft x 123 ft solar carport covering 19 parking spaces located in center of parking island.
- A column post for the solar carport and a generator pad will be constructed within the Flood Zone.
- Applicant has received approval for work within the upland review area by administrative approval on 3/13/23.
- Applicant has proposed 2 separate landscape planting plans to address the ASDRC Landscaping Comments from their review on 6/20/23.
- ASDRC Structural Comments
  - Prefer Tubular Structure (despite cost increase of \$200k)
  - If I-beam structure is approved would like powder coat paint to match trim highlights in the building
  - Solar carport should be level to better align visually to building and not follow the natural grade of the land



Aerial View

**Site Description**

The property is 1.8 acres and is zoned Planned Employment/Flood Zone.



*Street View*

**Proposal**

The applicant is proposing to construct a 42 ft x 123 ft solar carport in existing landscape island to cover 19 parking spaces and provide alternative power source to the site. Applicant proposes screening the much visible parking area and compensating for the trees being removed from the landscape island by planting mixture of shrubs, evergreen, and deciduous trees along the parking area.

**Planning and Zoning Analysis**

The column and generator pad located within the flood zone are on the very edge and will have negligible impact on the flood zone and impervious coverage. Applicant proposal meets all bulk requirements of the zone.





# Town of Glastonbury

COMMUNITY DEVELOPMENT • (860) 652-7510 • [planning@glastonbury-ct.gov](mailto:planning@glastonbury-ct.gov)

TOWN PLAN AND ZONING COMMISSION  
DRAFT MOTION

SECTION 4.11 FLOOD ZONE SPECIAL PERMIT  
12.9 MINOR CHANGE

APPLICANT: ROB LIFLANDER

C/O GEMMA POWER

10 CRAWFORD TERRACE

RIVERSIDE, CT 06878

RE: 769 HEBRON AVE

MOVED, that the Town Plan & Zoning Commission approve the application of Rob Liflander for a Section 4.11 Flood Zone Special Permit and 12.9 Minor Change Review to construct Solar Carport – 769 Hebron Ave – Planned Employment Zone – Gemma Power, owner, in accordance with the plans on file with the Office of Community Development and the following conditions:

1. In compliance with:
  - a. Administrative approval for Wetland Regulated Activity in letter of approval dated March 13, 2023.
2. Adherence to:
  - a. The Health Department memorandum dated, July 10, 2023.
  - b. The Engineering Department memorandum, dated July 12, 2023.
  - c. The Police Department memorandum, dated July 11, 2023.
  - d. ASDRC Review Committee Report dated 6/20/23:
    - i. Applicant shall powder coat the approved Solar Carport to match trim highlights of the building.
    - ii. Applicant shall level the Solar Carport to be aligned visually to the building and not to follow the natural grade of the land.
3. With the following conditions:
  - a. Prior to issuance of a Building Permit applicant shall file motion of approval and Sheet #3 Site Plan on the land records of the Town Clerk. Sheet #3 shall include the commission's preferred Landscape Plan alternative to be integrated into the Site Plan.
  - b. Prior to issuance of a Building Permit applicant shall file (2) paper copies of finalized approved plans to be filed in the Office of Community Development.

- c. 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

JULY 18, 2023

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ROBERT J. ZANLUNGO



# Architectural & Site Design Review Committee Report

MEETING DATE: 6/20/23  
 APPLICANT: Nate Roumanis  
 PROPERTY ADDRESS: 769 Hebron Ave  
 ZONE: PE

ADSRC MEMBERS PRESENT:

- M. Branse     B. Davis     D. DeVries-Dalton     D. Flinchum     J. Kamm  
 A. Luzi     R. Shipman

APPLICATION:  New Construction     Addition     Exterior Renovation     Demolition  
 Other: Solar Carport Over Parking Lot

ACTION:  ASDRC forwards a favorable recommendation for design as submitted  
 ASDRC forwards a favorable recommendation for design with guidance as noted  
 ASDRC forwards a non-favorable recommendation for design  
 Other: \_\_\_\_\_

DESIGN GUIDANCE

Structure Comments:

- 1) Prefer Tubular Structure (despite cost increase of \$200k)
- 2) If I Beam Structure approved would like powder coated to match bronze/brown highlights in building.
- 3) Solar Carport should be level to better align visually to building and not follow the natural grade of the land.

Landscaping Comments:

- 1) Landscaping (specimen trees) should be spread along frontage with 3-4 more trees added.
- 2) Specimen Trees should provide screening at maturity from 3-12ft high (multi-stem specimen preferred)
- 3) Add low lying shrubs interspersed between specimen trees to provide secondary screening.

VOTE ON FORWARD OF RECOMMENDATION:

For: 4    Against: 0

Meeting Minutes Attached \_\_\_\_\_

\_\_\_\_\_  
 Brian Davis, Chair, ASDRC



## Memo

July 10, 2023

**To:** Shelley Caltagirone, Director Planning and Land Use Services

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

**Re:** 769 Hebron Avenue  
Solar carport, landscape screening

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This office has received and reviewed the plans by Megson, Heagle and Friend dated 5/17/23 for a solar carport canopy and landscape screening at the above-referenced address.

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

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GLASTONBURY POLICE DEPARTMENT

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TO: TOWN PLAN AND ZONING COMMISSION  
FROM: MARSHALL S. PORTER, POLICE CHIEF  
SUBJECT: APPLICATION OF ROB LIFLANDER FOR A FLOOD ZONE  
SPECIAL PERMIT FOR A SOLAR CANOPY- 769 HEBRON AVE  
DATE: 07/11/23

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Members of the Police Department have reviewed the application of Rob Liflander for a Flood Zone Special Permit for a Solar PV Carport Canopy at 769 Hebron Ave.

The police department has no objection to this proposal.

A handwritten signature in black ink, appearing to be "M. S. Porter", written over a horizontal line.

Marshall S. Porter  
Chief of Police



July 12, 2023

**MEMORANDUM**

To: Town Plan and Zoning Commission  
Shelley Caltagirone, Director of Planning and Land Use Services

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



Re: Proposed Solar Carport Installation  
769 Hebron Avenue – Gemma Power  
Section 12.9 Minor Change and Section 4.11 Flood Zone Special Permit

The Engineering Division has reviewed the plans for the proposed solar carport installation on property located at 769 Hebron Avenue owned by Gemma Power prepared by Megson Heagle and Friend, Civil Engineers and Land Surveyors LLC dated May 17, 2023 and offers the following comments:

1. The proposed infiltration trench should be labeled on the Site Plan sheet 3 of 6.
2. Applicant shall provide a copy of final stamped and signed plans in PDF form to the Town Engineer.





# Town of Glastonbury

2155 MAIN STREET • P.O. BOX 6523 • GLASTONBURY, CONNECTICUT 06033-6523

March 13, 2023

Nathan Roumanis  
Sunrise Solar Consulting  
25 Adams Avenue  
Milford, CT 06460

**Re: Approved Wetlands Regulated Activity at 769 Hebron Avenue, Glastonbury**

Dear Nathan:

Pursuant to Section 12 of Glastonbury's Inland Wetlands and Watercourses Regulations **you are hereby approved for the construction of a 37.5 foot by 41.9 foot solar carport structure within the wetlands' upland review area** at 769 Hebron Avenue, as represented by the plot plan submitted to our office. This approval is contingent upon **your responsibility to:**

1. **to publish this approval (one time) in a newspaper** that circulates in Glastonbury **within 10 days of the date of this approval letter** to you; and
2. **to await a 15-day appeal period** (15 days from the date of newspaper publication) before starting this project within the upland review area.

**Failure to comply with these requirements will automatically nullify this approval and conducting your activity would constitute a wetlands violation.**

Attached for your consideration and potential use is a draft public notice advertisement that needs to be published once by you in a newspaper which circulates in Glastonbury.

**Please call** 652-7510 or email me at [mark.decapua@glastonbury-ct.gov](mailto:mark.decapua@glastonbury-ct.gov) to advise me when the notice is to appear and in what newspaper, or if you have any questions.

Sincerely,

Mark DeCapua  
Environmental Technician

[sunrisesolarconsulting@gmail.com](mailto:sunrisesolarconsulting@gmail.com)

cc: Daniel L.Martin, President  
Gemma Power Systems LLC  
769 Hebron Avenue  
Glastonbury, CT 06033