



STAFF REPORT

Staff Contact: Gary Haynes, Planner

OFFICE OF COMMUNITY DEVELOPMENT

Tel: (860) 652-7510

Email: planning@glastonbury-ct.gov

Meeting Date: September 19, 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 (cont to September 19, 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 with in the Flood Zone.
- Applicant has received approval for work within the upland review area by administrative approval on 3/13/23.
- Applicant has chosen Option 2 for their landscaping plan as it has more lower shrubs interspersed with evergreen and deciduous trees to provide an effective screen of the parking area.
- ASDRC Comments and Recommendations
 - Prefer Tubular Structure (despite cost increase)
 - Powder coat carport same color to match trim of building
 - Level canopy flat (in relation to building)
 - Step level the foundation
 - Lower canopy as lo as possible (max height 10 ft high)



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

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TOWN PLAN AND ZONING COMMISSION

SECTION 4.11 FLOOD ZONE SPECIAL PERMIT

DRAFT MOTION

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 8/22/23:
 - Level canopy flat (in relation to building)
 - Step level the foundation
 - Powder coat carport same color to match trim of the building
 - Lower canopy as low as possible (max height 10 ft high)
 - Prefer tube steel structure (despite cost increase)
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

September 19, 2023

ROBERT J. ZANLUNGO



Architectural & Site Design Review Committee Report

MEETING DATE: 8/22/23

APPLICANT: Nate Roumanis

PROPERTY ADDRESS: 769 Hebron Ave

ZONE: PE

APPLICATION TYPE: Regulatory Advisory Courtesy

REVIEW TYPE: Preliminary/Conceptual Review Final Review

DESIGN AREA: Town Center Village District Town Center Upper Main Street

Putnam/Glastonbury Blvd Naubuc Ave/ Pratt St Lower New London Tpke

Reserved Land Other Area

ASDRC 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 with regard to architectural and landscape design as noted

ASDRC forwards a non-favorable recommendation with regard to architectural and landscape design as noted

Additional design studies/information requested

Other: _____

COMMENTS and RECOMMENDATIONS:

- Level canopy flat (in relation to building).
- Step level the foundation.
- Powder coat carport same color to match trim of building.
- Lower canopy as low as possible (max height 10ft high).
- Prefer Tube Steel Structure (despite cost increase).

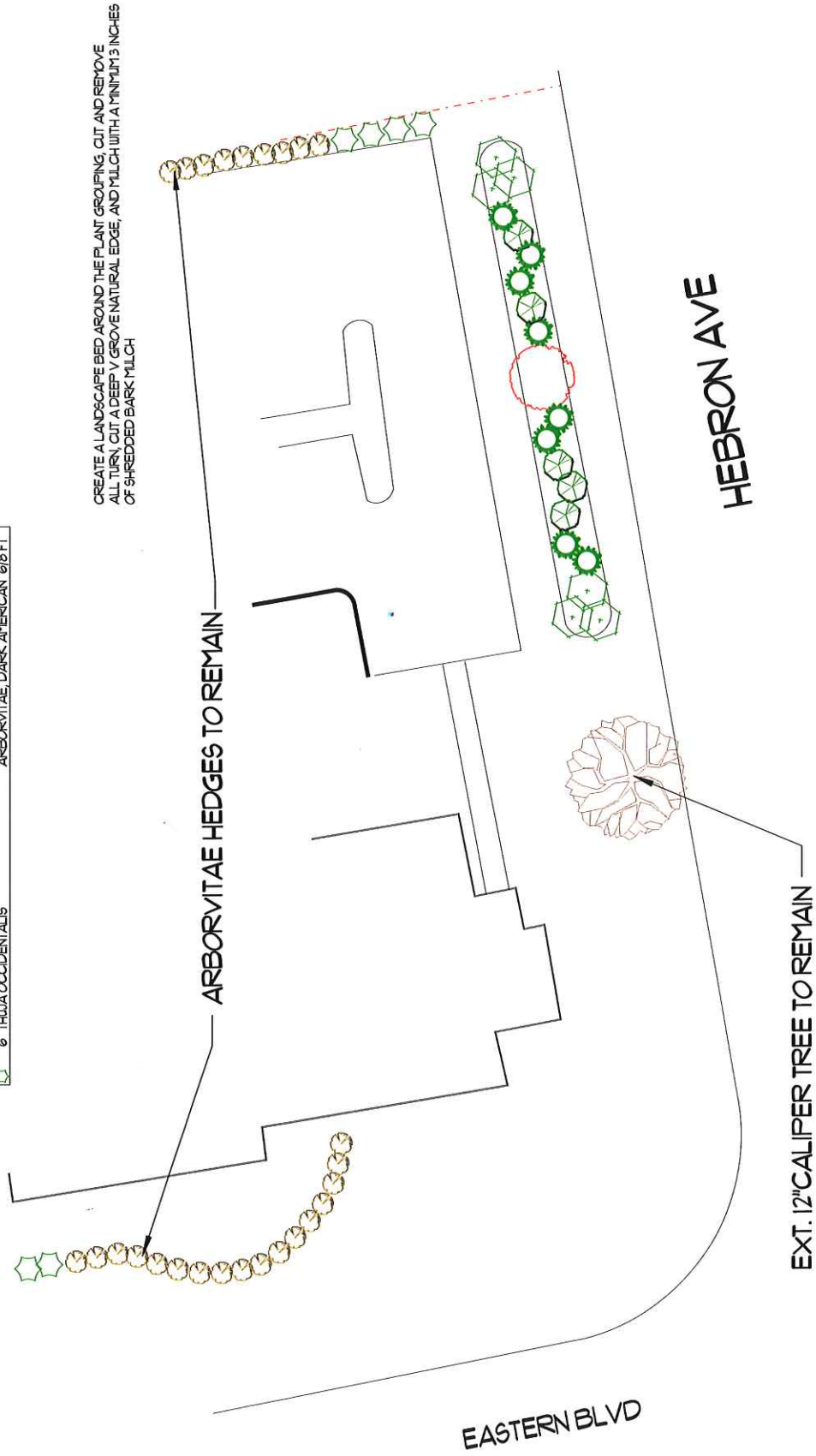
VOTE ON APPROVAL OF RECOMMENDATIONS:

For: 5 Against: 1

Brian Davis, ASDRC Chairman

OPTION 2

LEGEND			
QTY	BOTANICAL NAME	COMMON NAME	SIZE
5	SHRUB, DECIDUOUS HAMAMELIS VIRGINIANA	COMMON WITCH-HAZEL	4/5 FT
6	TREE, DECIDUOUS AMELANCHIER	AMELANCHIER, AUTUMN BRILLIANCE	6/7 FT
1	TREE, EVERGREEN CERCIS CANADENSIS	EASTERN REDBUD	2-2.5'
8	TREE, EVERGREEN JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	6 FT
6	TREE, DECIDUOUS THALIA OCCIDENTALIS	ARBORVITAE, DARK AMERICAN	6/8 FT



Landscape Design by: Jarrod Sansoucy
General Landscaping

Landscape Plan: 769 Hebron Ave
Gemma Power Systems

Revision #: Landscape Plan Scale:
Date: 6/29/2023
1" = 20'

FLAT CARPORT





FLAT CARPORT

FLAT CARPORT



FLAT CARPORT



FLAT CARPORT





FLAT CARPORT

Peregrine Renewable - Gemma Power (Carport 1) 92.88 kW DC Solar Photovoltaic (PV) Grid-Tie System 869 Hebron Ave, Glastonbury, CT 06033, USA



6889 Rexwood Road, Unit 5, Mississauga, ON L4V 1R2
TEL: 416-860-6722 FAX: 416-860-6719
www.polarracking.com

USER: ARCH

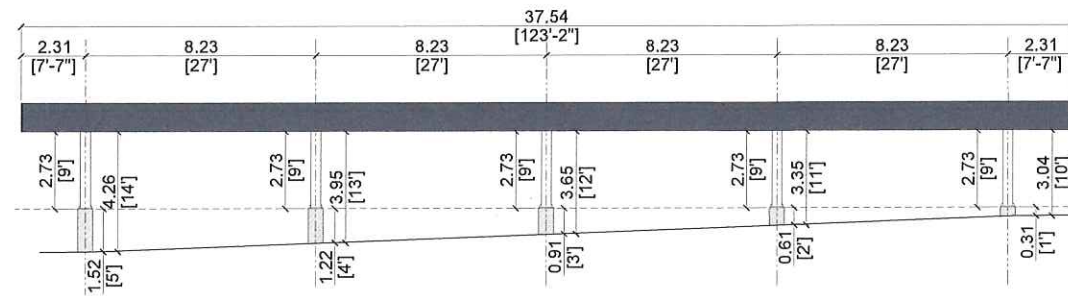
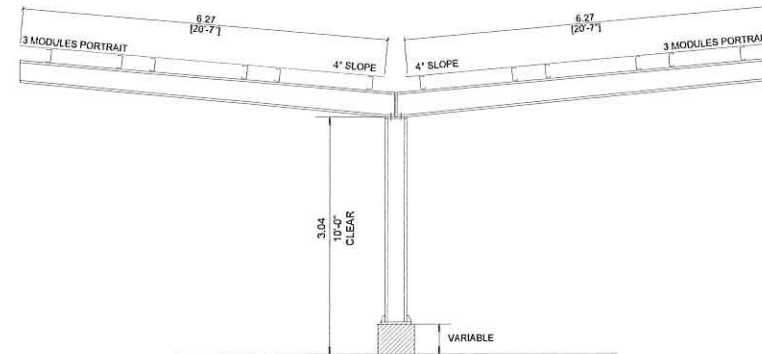
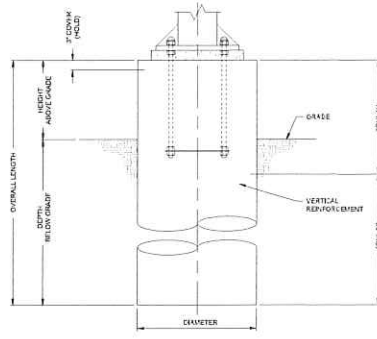
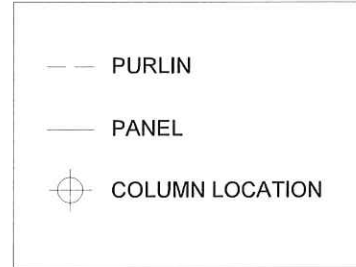
PRINT DATE: September 7, 2023

FILENAME: 005057 - PEREGRINE RENEWABLE - GEMMA POWER_REV07.DWG

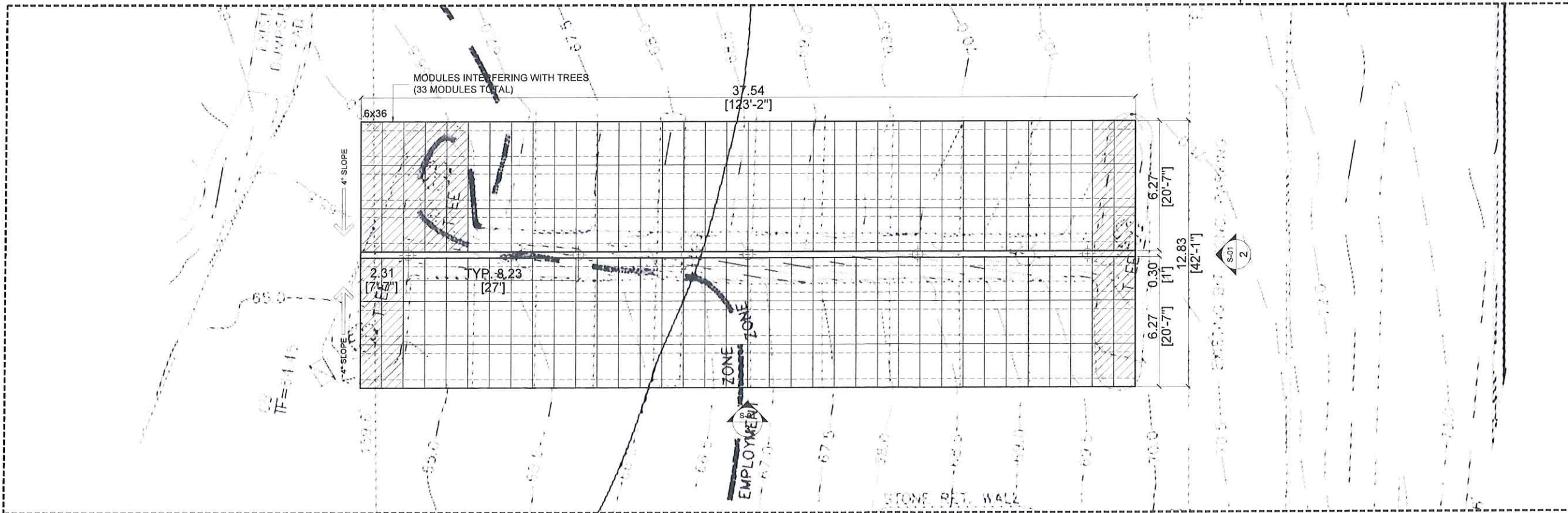


LOCATION PLAN
SCALE: N.T.S.

LEGEND



SECTION 1
S-01 / 216 MODULES



ARRAY INFORMATION

ARRAY SIZE	92.88 kW DC
AZIMUTH	T.B.C.
MODULE TYPE	6 CELLS @ PEAK DUO L 052 / 430V
MODULE DIMS.	2080 x 1030 x 35 mm
MODULE QTY.	216
No. of POSTS	5

REV NO.	ISSUANCE	DATE
7	ISSUED FOR APPROVAL	07SEP23
6	ISSUED FOR APPROVAL	27JUL23
5	ISSUED FOR APPROVAL	13JAN23
4	ISSUED FOR APPROVAL	10JAN23
3	ISSUED FOR APPROVAL	07OCT22
2	ISSUED FOR APPROVAL	12SEP22
1	ISSUED FOR APPROVAL	25MAR22

PROJECT NAME:
Peregrine Renewable
Gemma Power
(Carport 1)

DRAWING NAME:
KEY PLAN, DETAILS AND
RACKING PLAN

PROJ. NO.: 005057	DWG. BY: AV	CHKD. BY: VL	SCALE: AS SHOWN
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DRAWING NUMBER:
S-01 of S-01