



Town of Marlborough  
Zoning Commission Special Meeting Minutes  
Marlborough Town Hall 7:00 PM  
26 North Main Street, Marlborough, CT  
March 16, 2023

1. CALL TO ORDER – ROLL CALL (Designation of Alternates, Recognition of guests)  
Kevin Asklar called meeting to order at 7:02 pm

Presented were Mark Merritt, Eric Colantonio, Kevin Asklar, Jack Murray- Alt, Erik Stromburg-Alt and Peter Hughes-Director of Planning & Development

2. PUBLIC HEARING

- a. APPLICATION #Z-01-23- C&B Marlborough Associates LLC (Applicant/Property owner) 41-45 Hebron Rd. 1 MW Solar Installation.

John Schmitz, BL Companies, spoke for the applicant. He reviewed the application for those in attendance. The commission posed several questions regarding access to the site, clarification on placement of the power lines to tie into the grid, the effect on potential future plans for Marlborough Commons, paving and controlled access for emergency vehicles. Mr. Schmitz will look into the location of power lines tie in, controlled access for emergency vehicles and where the nearest tech or contact for the site will be located in case of emergency. Timing for the project is estimated at one construction season (~ 9 months). Trees and stumps will be removed in the area for the installation. Mr. Hughes reported the applicant is offering to pay a fee to the town of \$17,000/year for 20 years.

Mr. Colantonio motioned to continue the APPLICATION #Z-01-23- C&B Marlborough Associates LLC to April 6, 2023. Mr. Merritt seconded. All in favor and motion carried.

- b. APPLICATION #Z-02-23-Hazel Licratz/Farm at Carter Hill (Applicant/Property Owner) 86 E. Hampton Rd. Special Permit Public Events.

Commission was supplied with the list of events from 2022. Mr. Hughes reported there were no complaints filed.

Nancy Paradie 13 Roberts Road – Ms. Paradie is pleased it was quiet last year.

Mark Simmons 12 Roberts Road – Mr. Simmons feels it was quiet for the most part. Other than the noise when attendees left the venue he has no issues.

Minutes are considered 'DRAFT MINUTES' until approved at the next meeting.

Mr. Colantonio motioned to close the public hearing. Mr. Merritt seconded. All in favor and motion carried.

3. OLD BUSINESS

a. APPLICATION #Z-01-23- C&B Marlborough Associates LLC (Applicant/Property owner) 41-45 Hebron Rd. 1 MW Solar Installation.

Continued to April 6, 2023.

b. APPLICATION #Z-02-23-Hazel Licratz/Farm at Carter Hill (Applicant/Property Owner) 86 E. Hampton Rd. Special Permit Public Events.

Mr. Colantonio motioned to approve APPLICATION #Z-02-23-Hazel Licratz/Farm at Carter Hill (Applicant/Property Owner) 86 E. Hampton Rd. Special Permit Public Events for 2023 continuing with the same conditions as required in 2022. Mr. Merritt seconded. All in favor and motion carried.

4. ADJOURNMENT

Mr. Asklar motioned to adjourn the meeting at 7:26 pm. Mr. Colantonio seconded. All in favor and meeting adjourned.

Respectfully submitted,

Tracy Monterville

Board Clerk