



Town of Marlborough
Zoning Commission Special Meeting Minutes
Marlborough Town Hall 7:00 PM
26 North Main Street, Marlborough, CT
April 20, 2023

1. CALL TO ORDER

Chair Kevin Asklar called the meeting to order at 7: 03 pm.

Present were Kevin Asklar, Mark Merritt, Jack Murray-Alt (seated), Erik Stromburg-Alt, and Peter Hughes-Director of Planning and 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

Mr. Asklar opened the public hearing.
No public comments.

Peter Hughes, provided feedback to questions presented to applicants. It is not economically feasible to run the lines underground to the street. Applicant will provide a Knox box at the gate.

Mark Merritt motioned to close public hearing for APPLICATION #Z-01-23. Erik Stromburg seconded. All in favor and motion carried.

3. OLD BUSINESS

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

Approval conditions:

- Install a Knox box for emergency services.
- Provide a written plan to de-energize for emergency responders.
- Maintain a 50' southern barrier of vegetation for screening.

Mr. Asklar voiced concern about the future growth of the property. Mr. Hughes responded the location is adjacent to a wetland which would preclude further development around the solar farm. If residential development is proposed in the future

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a buffer (vegetation or fencing) would be the responsibility of the builder. After discussion it was agreed to add to the conditions of approval a parallel screening area to the chain link fence on the southern side.

Mark Merritt motioned to approve APPLICATION #Z-01-23 with noted conditions:

- Install a Knox box for emergency services.
- Provide a written plan to de-energize for emergency responders.
- Maintain a 50' southern barrier of vegetation for screening.

Jack Murray seconded. All in favor and motion carried.

4. ADJOURNMENT

Kevin Asklar motioned to adjourn at 7:15 pm. Mark Merritt seconded. All in favor and motion carried.

Respectfully submitted,

Tracy Monterville
Board Clerk