



Tolland Planning & Zoning Commission
21 Tolland Green, Tolland, Connecticut 06084

Posted 6/11/20

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P&Z #20-8 - Proposed Amendments to Section 16-12.B of Zoning Regulations to Remove Setbacks for Roof-Mounted Solar Panels and Make Formatting Adjustments.

Public Hearing set for **July 13, 2020** at a meeting starting at 7 p.m.

The Tolland Planning and Zoning Commission proposes the following amendments.

Yellow = new language ~~Strikeout~~ = deleted language

ARTICLE 16, SPECIAL PROVISIONS

Section 16-12: Alternative Energy

B. Solar

1. **Roof Mounted Solar Array.** Roof-mounted solar arrays shall be allowed as permitted accessory use in all zones on principal and accessory structures. **A zoning permit is not required, but the array and** shall meet the following requirements:

a. The array shall not exceed the maximum height permitted in the zoning district by more than three (3) feet and shall not extend more than 12 inches above the roofline or parapet of the structure upon which it is mounted, or five (5) feet above a flat roof, whichever is less.

~~b. The array shall be located a minimum of 25 feet from the side and rear property lines.~~

~~c. The array shall be a minimum of 40 feet from the front property line or on an existing structure.~~

2. **Ground-Mounted Solar Array in RDD and VCZ.**

a. A ground-mounted solar array may be an accessory use **with and requires** a Zoning Permit.

b. In the RDD zone, the commission may approve a solar array as a principal use by Special Permit on a lot at least 10 acres in size. The Commission shall consider the impact to single-family residential neighborhoods.

c. The array shall not exceed 25 feet in height. Trackers are measured when the array is 60 degrees to horizontal. A total height higher than 25 feet may be permitted by Special Permit.

d. The array shall meet the following setbacks: ~~be set back a minimum of 75 feet from the front property line and 25 feet from side and rear property lines.~~

1) Front Setback: 75 feet.

2) Side Setback: 25 feet.

3) Rear Setback: 25 feet.

e. The array shall not be located in the front yard between the principal structure(s) and the front property line except by Special Permit. The Commission shall consider all of the following:

1) Height and visibility relative to the surrounding topography and structures.

2) Impact to the character of the residential neighborhood.

3) Existing or proposed buffers.

3. **Ground-Mounted Solar Array in Non-residential zones.**

a. A ground-mounted solar array may be an accessory use ~~with and requires~~ a Zoning Permit ~~unless otherwise stated below.~~

b. An array may be a principal uses-by Special Permit in the Tolland Business Park Zone and Commercial / Industrial Zone A and B.

c. An array shall not be located in the front yard between the principal structures(s) and the front property line, except in the Commercial / Industrial Zones or by Special Permit.

d. The array shall be located a minimum of 25 feet from side and rear property lines.

e. The footprint of accessory solar arrays shall not exceed one-half (1/2) of the footprint of the principal structure.

f. The maximum lot coverage of an array shall not exceed 80%.

g. There shall be no size limit on solar arrays as a principal use on a site in the Tolland Business Park and Commercial Industrial Zones. However, the maximum lot coverage shall apply.

Daigle, Karen

From: Cindy Murdock <cmurdock@tolland.org>
Sent: Thursday, June 11, 2020 1:20 PM
To: Daigle, Karen; ltollmann@coventryct.org; dmckeegan@ellington-ct.gov; alam@willingtonct.org
Subject: Tolland Planning & Zoning Commission Application #20-8, Proposed Zoning Regulation Amendments.
Attachments: PZC Application 20-8 Roof Mounted Solar Panel Amendments.pdf

Town Clerks of Vernon, Coventry, Ellington and Willington

Subject: Tolland Planning & Zoning Commission Application #20-8, Proposed Zoning Regulation Amendments.

Dear Town Clerks,

Attached is an application for PZC #20-8, proposed Zoning Regulation Amendments to Section 16-12.B. to remove setbacks for roof-mounted solar panels and make formatting adjustments. Pursuant to Connecticut General Statutes 8-7d(f), this application is being referred to your municipality. Pursuant to Executive Order 71, this notice is being emailed to you. The public hearing is scheduled for July 13, 2020.

The application may be viewed online, please visit: <https://www.tolland.org/planning-zoning-commission/pages/applications-pending>

If you have any questions, please feel free to contact me.

Have a great day,
Cindy Murdock, CZET
Executive Secretary
Development Office
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Tolland, CT 06084
(860) 871-3669

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