

Planning and Zoning Commission
Watertown, Connecticut
Wind Turbine Regulations Subcommittee Meeting
Special Meeting
Minutes

Date: Wednesday, April 9, 2008

Time: **6:15PM**

Place: Watertown High School Technology Room
324 French Street
Watertown, CT

1. Call meeting to order

Chairman Minnich called the subcommittee meeting to order at 6:15PM

2. Roll call

Members Present: Ron Russ, Gary Martin, Carl Mancini, Dave Minnich

3. Discussion of wind turbine regulations

The subcommittee discussed the April 9, 2008 draft

Section 7.26.1 Discussion took place regarding height restrictions in different zones including R-12.5 zones. The Commission felt the regulations have to specify what districts wind turbines would or would not be permitted in. Discussion took place regarding the R-30, R-70 and R-90 zones and felt that an R-12.5 zone might be too small to allow a wind turbine at a height of 55 ft.

Section 7.26.2 discussion regarding the 10 kw – Mr. Minnich said he researched this and CL&P regulations are 10 kw are the guidelines.

Section 7.26.3 regulation to stay the same – one wind turbine per building lot.
Section 7.26.4 Change from 65 feet minimum setback to twice the height of the wind turbine (from the tip of the blade)
Section 7.26.5 Maximum height will not exceed 55 feet – previously 65 feet
Section 7.26.6 audible sound not exceed 45 decibels (dba) – previously 55 decibels
Section 7.26.7 wind turbines located in rear and side yards – (discussion took place regarding prohibiting wind turbines in front yards that have adjacent interior lots – the Commission said that there has to be language regarding this section)
Section 7.26.8 signs are prohibited on wind turbines and support structures
Section 7.26.9 wind turbines must be neutral color (beige, silver, grey)
Section 7.26.10 – language changed to read prior to special permit approval, applicant must provide to the Commission conditional interconnection approval from Connecticut Light and Power Company.
Section 7.26.11 changed section to say wind turbine not continuously generating electricity for 90 days must be disassembled (add -at property owner's expense)
Section 7.26.12 same language
Section 7.26.13 Electrical cable(s) must be underground and concealed from view on the support structure and wind turbine
Section 7.26.14 stayed the same
7.26.15 Add new section The Commission shall consider the affect a wind turbine will have on property values. A special permit for wind turbines shall not be accepted by the Commission for review until after a real estate appraiser licensed in the State of Connecticut is selected by the applicant and the Commission to perform an appraisal on the Wind Turbine property and nearby properties and the appraisal report is submitted to the Commission. Appraisal expenses shall be paid by the applicant. The applicant and Commission are not obligated to accept the final appraisal report.

Chairman Minnich said he would discuss the findings of the subcommittee meeting at the next meeting and schedule a public hearing for May, 2008.

4. Adjournment

Text of Motion: Adjourn at 6:50PM

Motion made by: R. Russ

Seconded by: G. Martin

Aye: 4 Nay: 0