



**TOWN OF OXFORD
PLANNING & ZONING COMMISSION**
S.B. Church Memorial Town Hall
486 Oxford Road, Oxford, Connecticut 06478-1298
www.Oxford-CT.gov

Planning & Zoning Commission
Regular Meeting Minutes
Tuesday, May 18, 2021
7:30 PM - Online/Virtual Meeting

The Planning & Zoning Commission met remotely on **Tuesday, May 18, 2021, at 7:30 PM.**

Members of the public and applicants were able to join online using the following information:

Join Zoom Meeting:

<https://us02web.zoom.us/j/3942397953?pwd=b1Z1S1NHYlBJcmROTjFFdlpjWnJzZz09>

Meeting ID: 394 239 7953

Passcode: 6yrtBB

Dial by your location: +1 646 558 8656

Meeting ID: 394 239 7950

Passcode: 116891

I. CALL TO ORDER

Chairman Dave Sauter called the meeting to order at 7:30 PM.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Present: Pete Zbras, Dave Sauter, Pat Cocchiarella, Dan Wall, Brett Olbrys, Joshua Dykstra, and John Kerwin.

Also Present: Jessica Pennell, Coordinator, Steve Macary, ZEO, and Kevin McSherry, Land Use Counsel.

Not Present: Jesse Schremmer.

IV. SEATING OF ALTERNATES

No alternates were seated.

Chairman Dave Sauter informed the Commission that Mary LoPresti is moving out of Oxford; therefore, she will be resigning as an alternate from the Commission. He thanked Mary for all of her contributions while she served on the Commission.

V. PUBLIC HEARINGS

A. Recessed Public Hearings – NONE

B. New Public Hearings- NONE

C. Future Public Hearings – NONE

VI. REGULAR MEETING BUSINESS

A. Amendments to the Agenda – NONE

B. Audience of Citizens – (Items not listed on the Agenda)

Thomas Beard, 149 Newgate Road addressed the Commission regarding the Cease and Desist for New England Septic, and questioned why they are still being allowed to operate. He stated that he made several complaints about them, and he has several pictures of them transferring sewage from one truck to another, and washing their trucks and not containing the water. He asked why the Commission isn't enforcing the Cease & Desist Order.

Chairman Dave Sauter stated he couldn't answer Mr. Beard's questions right now; it is something that will have to be reviewed before issuing a response. He acknowledged that there have been complaints, and that some of those complaints have received a response. He explained that he will discuss this with the ZEO and Counsel, and Mr. Beard will receive a response outside of the meeting.

Mr. Beard expressed further concern that nothing is being done at this time.

Chairman Dave Sauter stated that Mr. Beard has brought up a concern, and the Commission will look into it, and follow up offline.

Mr. Beard thanked the Commission for their time.

C. Correspondence

D. Old Business – Matters on which a Public Hearing was held – NONE

E. Old Business – Other Matters

F. New Business – Schedule a Public Hearing – NONE

G. New Business

H. Zoning Enforcement

1. None

I. Minutes

1. 4/20/2021 – Regular Meeting Minutes

MOTION BY Commission Secretary Pat Cocchiarella to approve the 4/20/21 meeting minutes as presented.

Second by Commissioner Dan Wall.

All Ayes.

Motion passed unanimously.

2. 5/4/2021 – Regular Meeting Minutes (*TABLED to June 1, 2021 Regular Meeting*)

J. Invoices

1. Invoice from McSherry Law Office

The Commission and Attorney McSherry had a brief discussion regarding charging legal fees to parties listed on the invoice and related to enforcement or litigation actions. It was determined that legal fees are not charged back to the other party, they are paid from the specific line item in the Planning & Zoning budget for Legal Services requested by the Commission.

MOTION BY Commission Secretary Pat Cocchiarella to approve payment of the Planning & Zoning portion of the Invoice submitted by McSherry Law Office.

Second by Commissioner Dan Wall.

All Ayes.

Motion passed unanimously.

K. Other Business

- a. Any other business the Commission deems necessary for discussion.

Chairman Dave Sauter explained a representative from Oxford Energy Center is attending to give a brief presentation on a project that they will be proposing for a location in Town. He explained that there is no application, and that the project is under the exclusive jurisdiction of the CT Siting Council. The presentation is only for informational purposes.

Commission Secretary Pat Cocchiarella expressed his concerns that an application will not be filed with the Town or follow any process or procedures. He noted that in the past with applications under the jurisdiction of the Siting Council, they have still had an application come before the Commission.

Attorney McSherry stated that it is not a local decision; it falls under the guise of the CT Siting Council. He explained that when making a decision, the Siting Council does take public input into consideration. Public Hearings on these projects are held by the Siting Council. He explained that it is his understanding that the proponents of this information just want to advise the Commission what's happening, and also try to solicit support for it on a town wide basis.

Vice-Chairman John Kerwin stated that is the way that the legislation is written.

Scott Connuck of East Point Energy began his presentation on the Oxford Energy Center. He introduced the project and explained that his ultimate goal in sharing the presentation is to have support from the Town before they submit their application to the Siting Council. (*Attachment A – Presentation*)

Scott Connuck stated that the owner of the Oxford Energy Center is a Virginia based energy storage project development firm. He explained that their projects connect to the electrical grid and help make the system more renewable, clean, resilient, and affordable.

Scott Connuck presented information on the following items to the Commission:

- Concept of grid-scale battery storage
- Shared an example of a batter storage project
- Discussed the site where the facility would be located on North Larkey Road

- Shared a preliminary site plan
- Gave an overview of the environmental and fire safety of the project.
- Explained the benefits of the project
- Explained the jurisdiction of the Siting Council on energy projects.

He stated that he is looking for support from the Town and the Commission and questioned if they would consider signing a letter of support for the project.

Chairman Dave Sauter stated that he is not going to answer that question tonight; it is something that needs to be discussed offline with counsel.

Commission Secretary Pat Cocchiarella questioned the cost to build the project.

Scott Connuck replied that he cannot give an exact answer at this time, but it would be over 10 million. He stated that he could get back to the Commission with the exact number.

Attorney McSherry asked Mr. Connick if they enter into agreements with municipalities.

Scott Connuck stated that is something that he is exploring with Economic Development.

Commissioner Brett Olbrys asked about the status of the application to the Siting Council.

Scott Connuck replied that they have not submitted the application to the Siting Council. He stated that they would hope to go to the Siting Council within the next (5), five or (6) months. He also noted that they would like to be operational by 2023.

Commissioner Brett Olbrys questioned if they usually have push back from towns and/or residents for these projects.

Scott Connuck explained that most push back is because of the aesthetics of a facility.

Attorney McSherry questioned if the project will require a public hearing at the Siting Council.

Scott Connuck explained that he expects a public hearing at the Siting Council.

Commissioner Brett Olbrys asked if there was any particular reason why they selected Oxford for the project.

Scott Connuck replied that they are looking to develop other sites in the CT Regional Market for electricity throughout New England. He stated that the amount of space and location were the primary reasons for choosing this area.

Chairman Dave Sauter stated that the presentation has opened up some questions, and that they will follow-up with Mr. Connick.

Scott Connuck asked when he should expected to the follow-up.

Chairman Dave Sauter stated that they would follow-up in a month.

Scott Connuck thanked the Commission for its time.

Chairman Dave Sauter moved on to other items under Other Business.

Chairman Dave Sauter stated that he is still in contact with the First Selectman's Office regarding when in person meetings will resume at Town Hall; he noted that 6/1/21 is the date that the administration hopes to resume regular full-time hours and in-person meetings.

b. Possible Discussion regarding the review of the Planning & Zoning Policies & Procedures.

Chairman Dave Sauter stated that in the packet received for this meeting is a copy of the Planning & Zoning Policies & Procedures, which has not been revised since 1996. He invited Commissioners to review the document and send comments, and suggested revisions to himself and Jessica before the next meeting. He stated that with input from the Commission, the document could be revised within a couple of weeks.

Commission Secretary Pat Cocchiarella explained that he and Pete had worked on this in the past and he may have some notes from the previous attempt to revise/update the document.

Chairman Dave Sauter welcomed any previous notes or comments discussed by Pat and Pete when they reviewed the document. He also noted that the office has already implemented is the date that an application must be submitted to the Planning & Zoning Department for consideration on the next agenda. Applications must be submitted the Tuesday before the regularly scheduled meeting.

c. Moose Hill Estates Requests – Awaiting Review/Response from Legal Counsel

Attorney McSherry noted that he recently spoke to Attorney McTaggart. He also noted that he is still waiting direction from the Board of Selectmen on this matter.

d. Riverview Subdivision – Request from Horbal & Judson – Referred to Attorney Kevin McSherry

Attorney McSherry explained that the owners of Riverview are still contemplating their decision on how they will move forward.

L. Adjournment


MOTION BY Commission Secretary Pat Cocchiarella to adjourn the meeting at 8:25 PM.

Second by Commissioner Dan Wall.


All Ayes.

Motion passed unanimously.

Respectfully submitted,



Jessica Pennell, Coordinator
Planning & Zoning Commission

21 JUN 10 PM 3:40
TOWN OF OXFORD, CT

TOWN CLERK



EAST POINT ENERGY

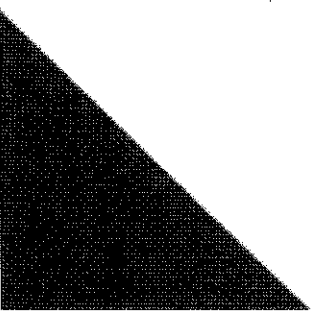
© 2021 East Point Energy

Oxford Energy Center

Presented by Scott Connuck

Town of Oxford, CT
May 18, 2021

Attachment A



Attachment A

Table of Contents

Objective

- | | |
|--------------------------------|--|
| 1. Introduction | |
| 1. What we do | 1. Introduce our company and planned project, a grid-scale battery storage system. |
| 2. Who we are | |
| 3. Why this project | 2. Getting support from the Town on Siting Council approval |
| 2. Permitting & Siting Council | |
| 3. Questions & Implications | |

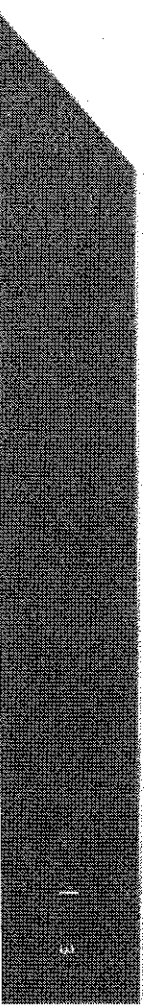
Introduction - What We Do

East Point Energy – owner of Oxford Energy Center—is a Virginia-based energy storage project development firm. Our projects make the electrical grid more renewable, resilient, and affordable.

We partner with utilities, landowners, and communities to deploy energy storage solutions to benefit the grid and our environment.

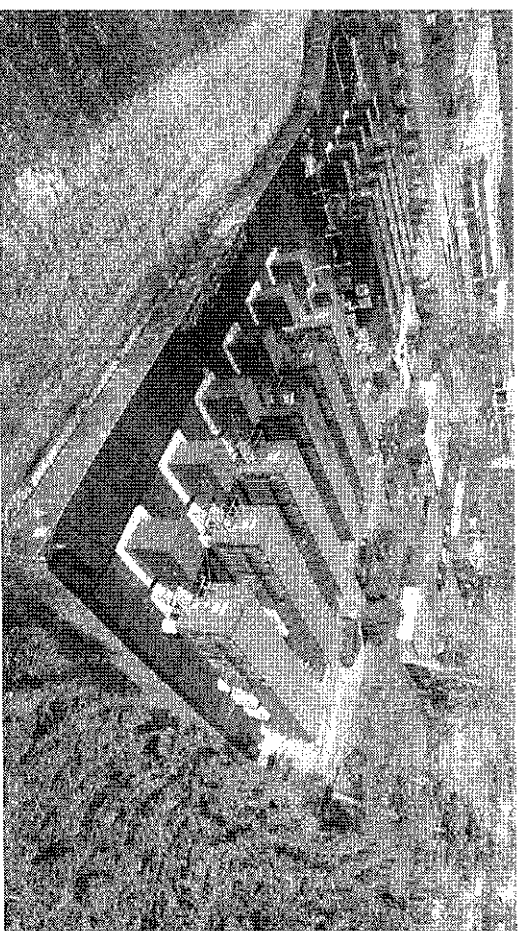
Who We Are - Management Team

- A decade of experience developing Distributed Energy Resources
- 1500 megawatts (MW) of projects operating today in the United States (~\$1.5 billion)
- First energy storage project recently completed in Virginia with Rappahannock Electric Cooperative



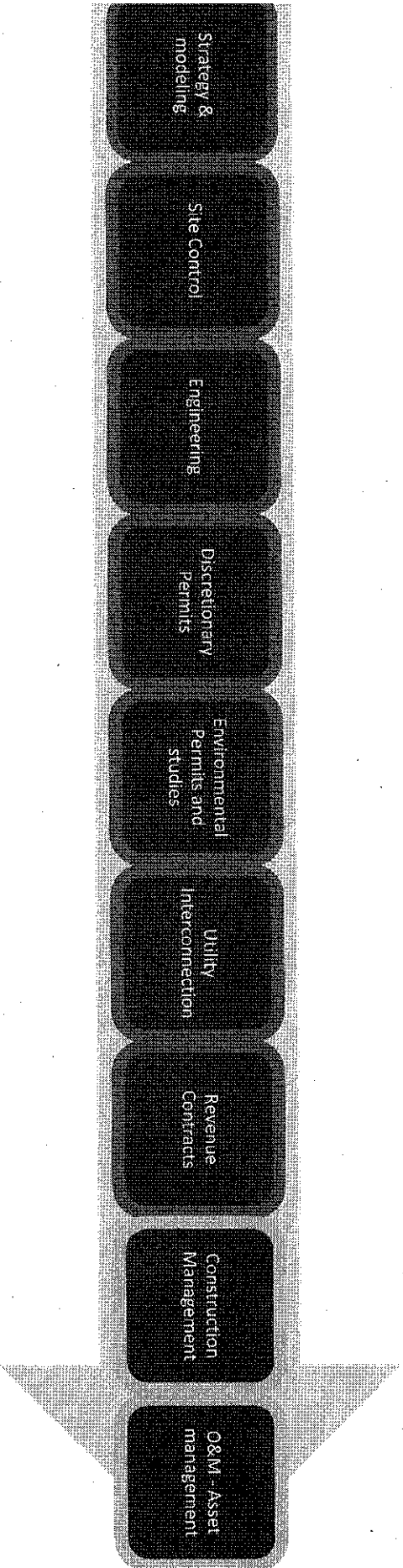
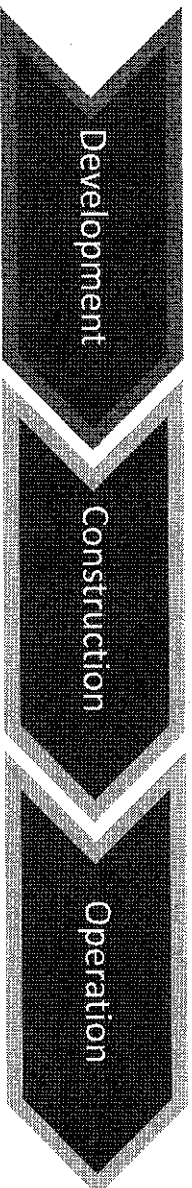
What is Grid-Scale Battery Storage?

- Large battery system that stores energy from the grid. Same technology found in cell phones, laptops, electric vehicles, but on a larger scale.
- Solution to solar & wind intermittency; blackouts; peak demand; frequency issues
- Augments electrical substations
- Does not generate new electricity



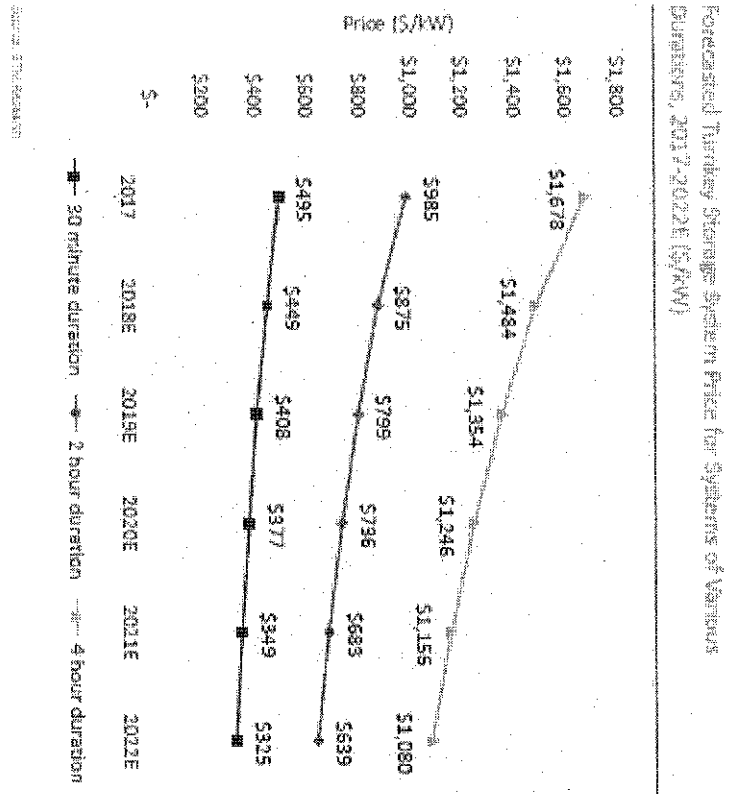
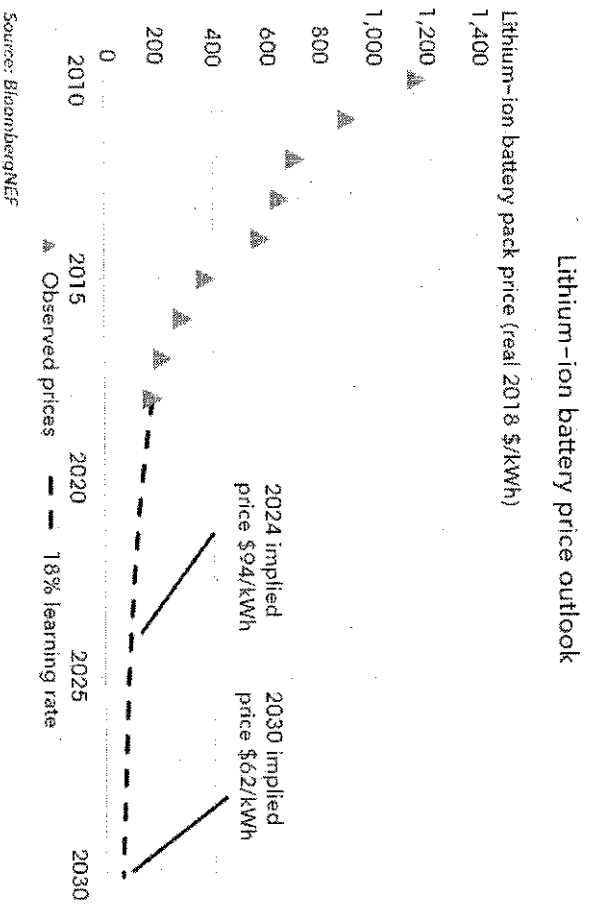
East Points: Scope of Services

Lead
Support



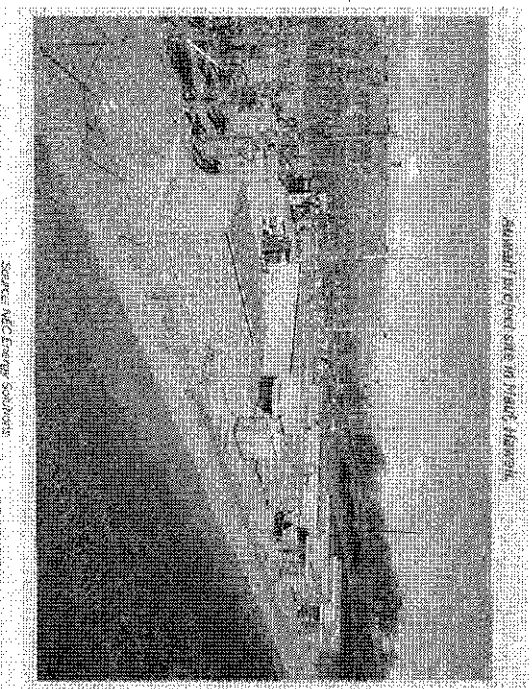
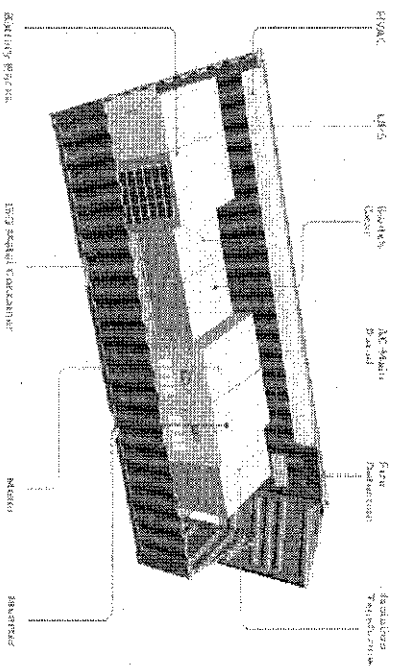
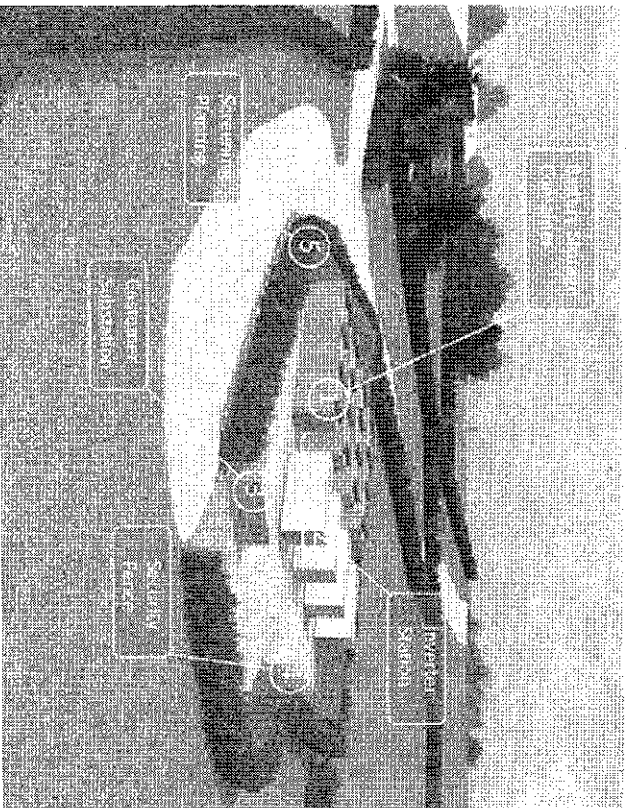
Why Storage: Declining Battery and Turnkey Costs

- 85% reduction since 2010
- ~50% by 2024



Example Battery Storage Project

- 53' modular containers
- Height of ~10-14'
- Screening buffer and security fence



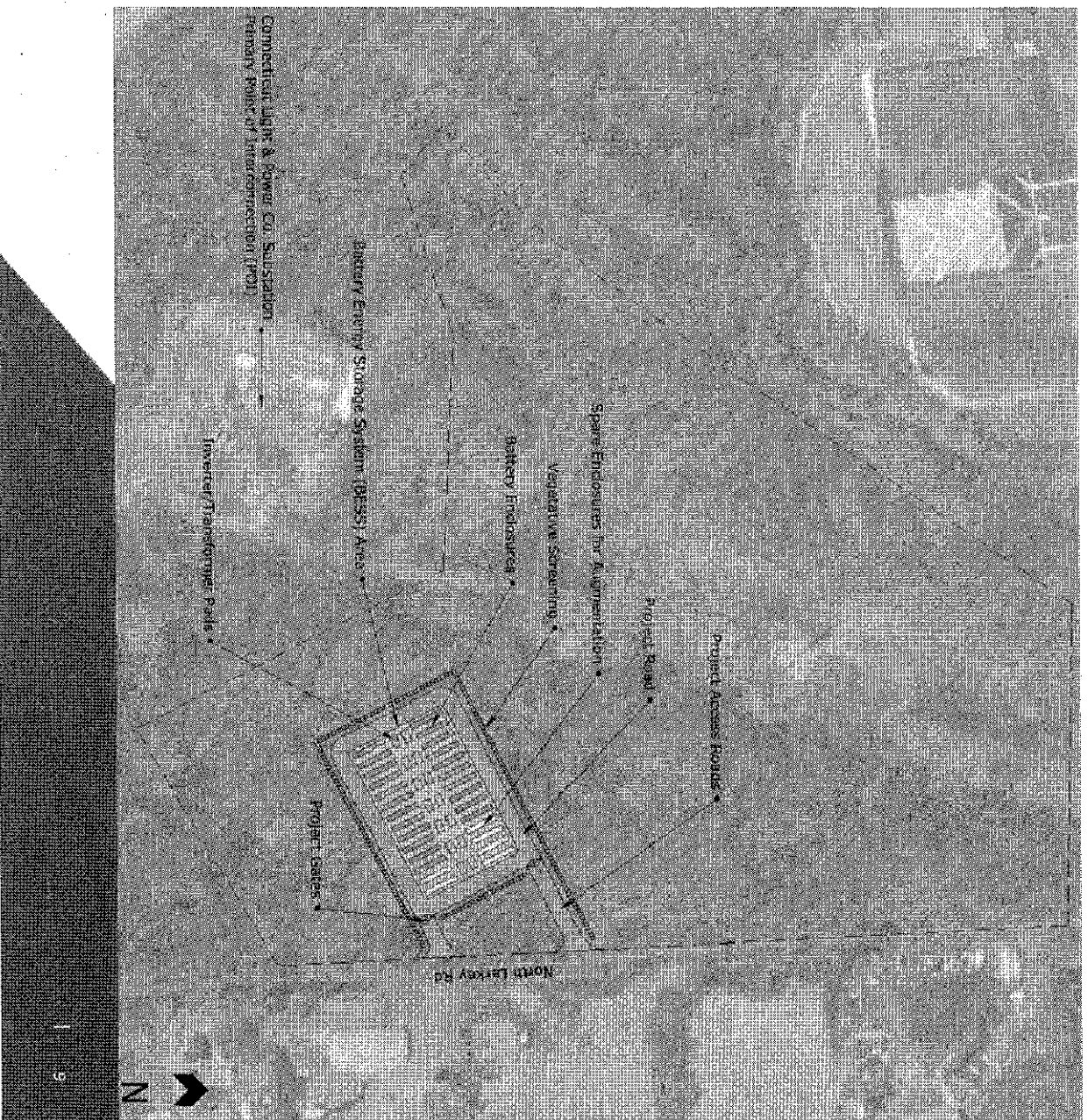
N. Larkey Rd Site

- Parcel ID: 25/25/1 BB 2
 - 22.96 acres
 - Zoned IND-2
- Site control: option to purchase from private landowner
- Taxable income



Preliminary Site Plan

- Adheres to setbacks on side
- 17.3 megawatts, 2-hour duration
- Can be screened



Overview of Safety

- Environmental:
 - No air or water emissions
 - Lithium-ion batteries are found in cell phones, computers, electric cars, and substations
 - No flood zone, traffic, lighting. Is screened. Noise is a low hum
 - 100' buffers from wetlands
- Fire
 - Adheres to industry, federal, state, and local regulations
 - Risk of fire occurring, very low, similar to the substation next door
 - Batteries are kept in metal, non-flammable containers, each equipped with a fire suppression system.
 - Containers are spread apart so that a fire could not spread from one to the other
 - Would include firefighter guidance

CT Siting Council

- “The Council has [exclusive] jurisdiction over the siting of energy, telecommunications and hazardous waste facilities [...]” above 1 megawatt (MW)
 - Our project will likely be 17.3MW
- While Towns are consulted during this lengthy, costly process, the ultimate decision to approve or disapprove with CTSC.
 - Ensures adequate electrical/telecommunications infrastructure in the state

Info on approval process: <https://portal.ct.gov/CSC/Custom-Webpages/Home-Page-Specials/Frequently-Asked-Questions>

Implications

- Ultimately, the decision is made by the Siting Council, however, if, it would be very beneficial for East Point to get support from the Town
- Best case scenario: East Point submits application to Council, including an endorsement from the Town.
 - Is this something that could be considered?
 - Would you sign such a letter?
 - What would need to be accomplished?
- Any other questions/concerns?

