

PLANNING AND ZONING COMMISSION SPECIAL MEETING JANUARY 16, 2002, 7:00 P.M.  
PAGE 1 OF 2

Comm. Stephen Gadomski, Comm. James Fortuna, Comm. George Lapadula, Comm. Andrew Rak, Comm. Carl Bolz, Comm. John Voli, Comm. William Wilson, Comm. John Pieper, Comm. Stephen Shapiro, Dir. P.W. Salvatore Fazzino, Ex-Officio

COMMISSION  
MEMBERS  
PRESENT

Chw. Barbara Plum, Mayor Dominique Thornton, Ex-Officio

COMMISSION  
MEMBERS  
ABSENT

William Warner, Director, Wayne Bell, Zoning Enforcement Officer, Denise Bradley,

STAFF

There were approximately forty-nine (49) members of the public. There is a word for word tape recording of the meeting on file and available in the Planning Office.

PUBLIC

There was no discussion.

ITEM 2  
DISCUSSION WITH  
PUBLIC ON ITEMS  
ON AGENDA

William Corvo presented the development team. Atty. L. Golden explained the legal process and the authority of the Planning and Zoning Commission. R. Audet explained the power plant team and the experience. G. Harkness, a TRC Engineer, explained the environmental permits. R. Audet explained the power plant operation, location and support services. R. Lemas, an engineer, explained the power plant operation. M. Slade explained the site analysis. R. Audet commented on noise visibility and air pollution and introduced A. Boyd, a civil engineer, who explained site work, utilities, erosion and sediment control. M. Slade discussed visual impacts. Carmelo Rosa, an architect, explained the proposal. R. Audet commented on security since September 11, 2001. William Corvo commented on motorcycles and previous reclamation. The Commission took a ten (10) minute break. M. Anderson discussed air emissions. R. Audit continued on air emissions. M. Slade discussed noise and used a decibel meter to show noise level. R. Audet discussed traffic impacts. G. Harkness explained traffic impacts, siting council approval, peak hours and employees for construction and for operation. William Corvo commented on additional benefits such as jobs, clean energy, Connecticut partners in the project and tax benefits. From the public, Lawrence McHugh, President of the Middlesex County Chamber of Commerce, spoke in support of the projects for all of the benefits. E. Holder read a prepared statement from the Conservation Commission into the record. D. Titus commented on the Harris report, the I-3 zoning and the applicants' cooperation with environmental lists. He spoke generally in support of the project. L. Lukens commented on air pollution and the need to seriously consider it. R. Borelli questioned the height of the towers and the National Regulatory Commission versus Kleen Energy. Katchen Coley stated the taxonomy section was excellent, discussed comments from other people she spoke to, spoke at length and submitted a prepared statement. S. Dapkus asked for a balloon test and a demonstration of noise. N. O'Connell

ITEM 2b.1  
CONTINUED P.H.  
FOR LOCATION  
APPROVAL FOR A  
PROPOSED ELEC-  
TRIC GENERATING  
FACILITY TO BE  
LOCATED AT THE  
FORMER FELDSPAR  
SITE ON RIVER  
ROAD

commented on light pollution, tower height and questioned acreage and financial issues. Linda Bowers feels the application is incomplete and submitted a prepared statement. D. Bauer commented on water source, the National Regulatory Commission plant and land use. G. Stern spoke on eliminating other plants and feels this will displace the Middletown station. E. Lukens indicated she is fairly happy about the proposal but has concerns about air pollution. She questioned ozone levels and feels natural gas should always burn except in emergencies. L. Smigel agreed with the comments and commented on taxes, the National Regulatory Commission closing, and on adjacent property values. E. Roberts commented on air pollution, noise, road extension, lay down areas and feels there should have been a balloon test. From the Commission, Comm. George Lapadula questioned water discharge to the river or to the sewer. R. Audet responded that the water will go to the sewer because of the temperature of the water. Comm. John Voli questioned adaptability of the existing plant for new standards. R. Audet responded. Comm. Carl Bolz asked a number of questions. Comm. George Lapadula made a motion to continue the public hearing for location approval for a proposed electric generating facility to be located at the former Feldspar site on River Road to the next regular meeting. Comm. John Pieper asked six questions. Comms. Andrew Rak and John Voli asked questions. On motion and second by Comms. George Lapadula and Andrew Rak the Commission continued the public hearing until the meeting of January 23, 2002. Vote was unanimous. Applicant/agent Kleen Energy Systems, LLC

There was no Old Business.

ITEM 3  
OLD BUSINESS

There was no New Business.

ITEM 4  
NEW BUSINESS

There were no minutes, transcripts, staff reports or commission affairs.

ITEM 5  
MINUTES, TRANSCRIPTS, STAFF REPORTS AND COMMISSION AFFAIRS

There was no discussion.

ITEM 6  
DISCUSSION WITH PUBLIC

On motion and second by Comms. James Fortuna and George Lapadula the Commission adjourned the meeting at 11:00 p.m. Vote was unanimous.

ITEM 7  
ADJOURNMENT

Respectfully submitted,

William Warner, AICP  
Director of Planning, Conservation and Development