

2024 OCT 30 PM 3:31

*Linda Kampaska*  
TOWN CLERK

FOR POSTING ON OCTOBER 30, 2024  
POSTING NOTICE  
THE OFFICE OF THE TOWN CLERK  
TOWN OF PLYMOUTH  
Plymouth, Connecticut

PROPOSED AMENDMENTS TO THE  
ZONING REGULATIONS OF THE TOWN OF PLYMOUTH

TO AMEND ARTICLE 4. SECTION B. TABLE OF GENERAL USE REGULATIONS  
AND ARTICLE 6. SPECIAL PERMIT USES AND REGULATIONS  
SECTION Z. SOLAR ELECTRIC ENERGY SYSTEMS

Public Hearing on November 14, 2024  
Town Hall 80 Main Street, Terryville, Connecticut  
Public Hearing to start no earlier than 7:00 P.M.

Petition of Stephen Santa  
Santa Buckley Energy, Inc.  
154 Admiral Street  
Bridgeport, Connecticut

Sponsoring Property  
370 South Main Street / Assessor Parcel Number 069-107-16A-1  
Property of Inland Intermodal L.L.C.  
154 Admiral Street  
Bridgeport, Connecticut

AMENDMENT DETAILS:

Amendment to Article 4. Section B. Table of General Use Regulations

Amend line "Solar Electric - Large Scale: Roof or Ground Mounted"  
for I-3 in Category titled "ALTERNATIVE ENERGY SYSTEMS"  
to "Solar Electric - Large Scale Ground Mounted"

To Be Use Code: "SP – Use by Special Permit"

Amendment to Article 6. Special Permit Uses and Regulations  
Z. Solar Electric Energy Systems

New Subsection 7, titled "Large Scale Ground Mounted Solar in I-3"  
to Article 6 Section Z Solar Electric Energy Systems

Large scale, ground mounted solar installations are allowed By Special Permit in the I-3 Industrial District provided specific conditions are met.

These are larger systems that generate more electricity than any use on the property can utilize for their own electrical needs. The purpose of the solar system is to sell the generated electricity to the energy market, generating income for the property owner and maximizing the utility of the property. There is recognition that land can be excess, more than is needed for the rail service reliant industrial use on the property, or that certain land is constrained on its ability to be fully developed for the rail service reliant use, most notable, land categorized as Brownfield, where soil disturbance is constrained, reducing the development potential of specific portions of the parcel, even for rail related purposes.

Large scale ground mounted solar installations are allowed provided the facility meets these two conditions:

- (1) solar operation must participate in State-sponsored solar programs or provide benefits to Plymouth or other Connecticut municipalities under the State-sponsored solar program;
- (2) solar operation does not significantly impair the primary industrial use of the available land for business uses that utilize rail transportation.

Issued & Posted by Town of Plymouth Land Use Department  
Town Hall 80 Main Street, Terryville, Connecticut 06786

PLYMOUTH, CT  
TOWN CLERK'S OFFICE  
RECEIVED FOR RECORD  
2024 OCT 30 PM 3:31  
*Shirley Komaraka*  
TOWN CLERK