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TOWN OF PLYMOUTH

Plymouth, Connecticut
For Posting on October 3, 2025

PROPOSED AMENDMENT TO THE ZONING REGULATIONS
OF THE TOWN OF PLYMOUTH

TO AMEND ARTICLE 4. ADD NEW SECTION L.
TO ENACT MORATORIUM ON PETITIONS / APPLICATIONS
FOR GROUND MOUNTED, LARGE SCALE SOLAR ELECTRIC
GENERATION FACILITIES IN THE TOWN OF PLYMOUTH AS
PERMITTED BY ARTICLE 6, SECTION Z, TITLED "SOLAR ELECTRIC
ENERGY SYSTEMS" AND ARTICLE 4 SECTION B, TITLED "TABLE OF
USE AND BULK REGULATIONS", TOWN OF PLYMOUTH

Public Hearing Scheduled for October 23, 2025, Regular Meeting,
Town Hall 80 Main Street, Terryville, Connecticut

Petition of the Planning & Zoning Commission

The Planning & Zoning Commission of the Town of Plymouth has scheduled a Public Hearing for the evening of Thursday, October 23, 2025 for the presentation of and debate concerning the enactment of a Moratorium on Special Permit Applications for large scale, ground mounted, solar energy generating facilities located in all zones and site design standards, in particular slope and the generation of water run-off that comes with non-flat land, with special concern on systems proposed in residential areas of the Town, as permitted per Section Z, titled "Solar Electric Energy Systems" in Article 6, titled Special Permit Uses and Regulations, and the provisions of Section B, titled the "Table of General Use Regulations" in Article 4, titled "Use and Bulk Regulations" of the Zoning Regulations.

The public hearing on the enactment of the Moratorium is scheduled for Thursday, October 23, 2025, at Town Hall located at 80 Main Street, to start no earlier than 7:00 PM. The proposed duration for the Moratorium is twelve

months, to start in November 2025 and end in November 2026, specific start and end dates to be decided by the Planning & Zoning Commission at the Public Hearing. The public hearing date for hearing of the proposed Moratorium was set by the Planning & Zoning Commission at their meeting held September 11, 2025.

Following public hearings on two sizable solar fields within the year, one located in R-40 Residential District and the other in the I-3 Industrial District, the Planning & Zoning Commission has become very concerned with the permitting of solar facilities in the Town, most specifically with commercially oriented, large scale, ground mounted, solar facilities. These are systems that generate electricity directly into the electric grid and are not surplus electricity situations. Surplus electricity situations are those where solar field generates electricity for a primary use, whether located on the same or nearby parcel, with the use able to be a residential complex, a town building, a school, a medical care facility such as a hospital or nursing home, a business enterprise or other. The amount of electricity not needed by the primary use, "the surplus", is then sold to the electric grid; with the amount of electricity generated by the solar field close to the need of the user. The siting of any solar field can be very intrusive to the neighborhood where such a solar field is proposed. The Commission believes more standards are needed on siting of such ground, mounted solar facilities; that the topography be appropriate, not locations where steep slopes exacerbate water run-off, and impact negatively on adjoining lands; and of the removal of such solar facility once the system has exceeded its useful life. The Planning & Zoning Commission is also concerned with the safety of all solar facilities, not only ground, mounted systems. Whether ground or roof mounted, there remains the risk of fire and it is important for a local fire department to be equipped to deal with fire, if that is to happen. The Moratorium will allow the Planning & Zoning Commission to look into these issues and develop revised provisions for review and adoption.

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