



TOWN of THOMPSON PLANNING AND ZONING COMMISSION

RECEIVED 5-26-2020

PZC # 20-12 APPLICATION FOR ZONING REVIEW

- Special Permit, Zone Change, Request for Public Hearing, Gravel Mining, Country Inn Permit, Request to Amend or Appeal

DEED INFORMATION: Volume 742 Page 219 Map 67 Block 102 Lot 26, 27 Zone 1

Applicant(s) Name Rolland Zeleny, Saywatt Hydroelectric, LLC Address 18 Washington Street, Suite 18, Canton, MA 02021 Telephone (603) 498-8089 Business Telephone ( )

Owner(s) of Record Saywatt Hydroelectric, LLC Address 18 Washington Street, Suite 18, Canton, MA 02021 Telephone ( ) Business Telephone (603) 498-8089

Type of Sewage Private Public Type of Water Supply Private Public

Is Subject Property in an Aquifer Protection Zone Yes No If yes, please include form

Wetlands Permit Required Yes No If yes, attach proof of approval IW Agent approval to be granted per NDDH Approval Required Yes No If yes, attach proof of approval

Description of Request Construction of two 220 kW (AC) PV solar arrays (one reconfigured from previous approval #19-23)

Signature of Applicant(s) [Signature] Date 5/25/2020

Signature of Zoning Officer [Signature] Date

Application Number Approved Yes No Date 5-26-2020

Date of PZC Meeting Date of Public Hearing Fee rec'd 310.00

Revised November 29, 2010 JEM

PZC # 20-12 CW # 13982

PZC #20-12 REC'D 5/26/2020 OLD ROUTE 12 PV SOLAR ARRAY

# Provost & Rovero, Inc.

Civil Engineering • Surveying • Site Planning • Structural • Mechanical • Architectural Engineering

P.O. Box 191  
57 East Main Street  
Plainfield, CT 06374

Telephone (860) 230-0856  
Fax (860) 230-0860  
[www.prorovinc.com](http://www.prorovinc.com)

**Abutting Property Owners as of 5/25/2020**  
**Saywatt Hydroelectric, LLC**  
**Old Route 12**  
**Parcel ID 001667 & 001688**

Parcel ID 001669  
Henry A. Deming Trust  
22 Appletree Lane  
Wilton, CT 06897

Parcel ID 001656  
Glennyce L. Kenney  
P.O. Box 311  
Thompson, CT 06277

Parcel ID 001649  
Elmer H. & Carol J. Preston  
18 Old Route 12  
Thompson, CT 06277

Parcel ID 001657  
Patrick Andrew Pinto  
P.O. Box 865  
Brooklyn, CT 06234

Parcel ID 002363  
Daniel Berk  
466 Rocky Hill Road  
Woodstock, CT 06281

Providence & Worcester Railroad Company  
75 Hammond Street  
Worcester, MA 01610

U.S. Army Corps of Engineers  
New England District  
696 Virginia Road  
Concord, MA 01742

J:\153028\Drawings\USGS Quad Location Map.dwg Sep 13, 2019 - 11:28 AM



U.S.G.S. QUAD MAP SITE LOCATION

PREPARED FOR

**SAYWATT HYDROELECTRIC, LLC**  
**PROPOSED SOLAR ARRAY**

OLD ROUTE 12

THOMPSON, CONNECTICUT

SCALE: 1" = 2,000'

DATE: 12/6/2016

JOB No: 163058

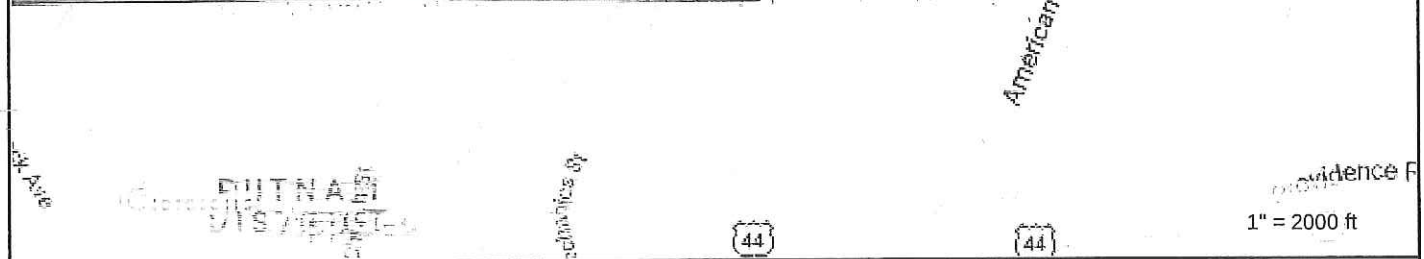
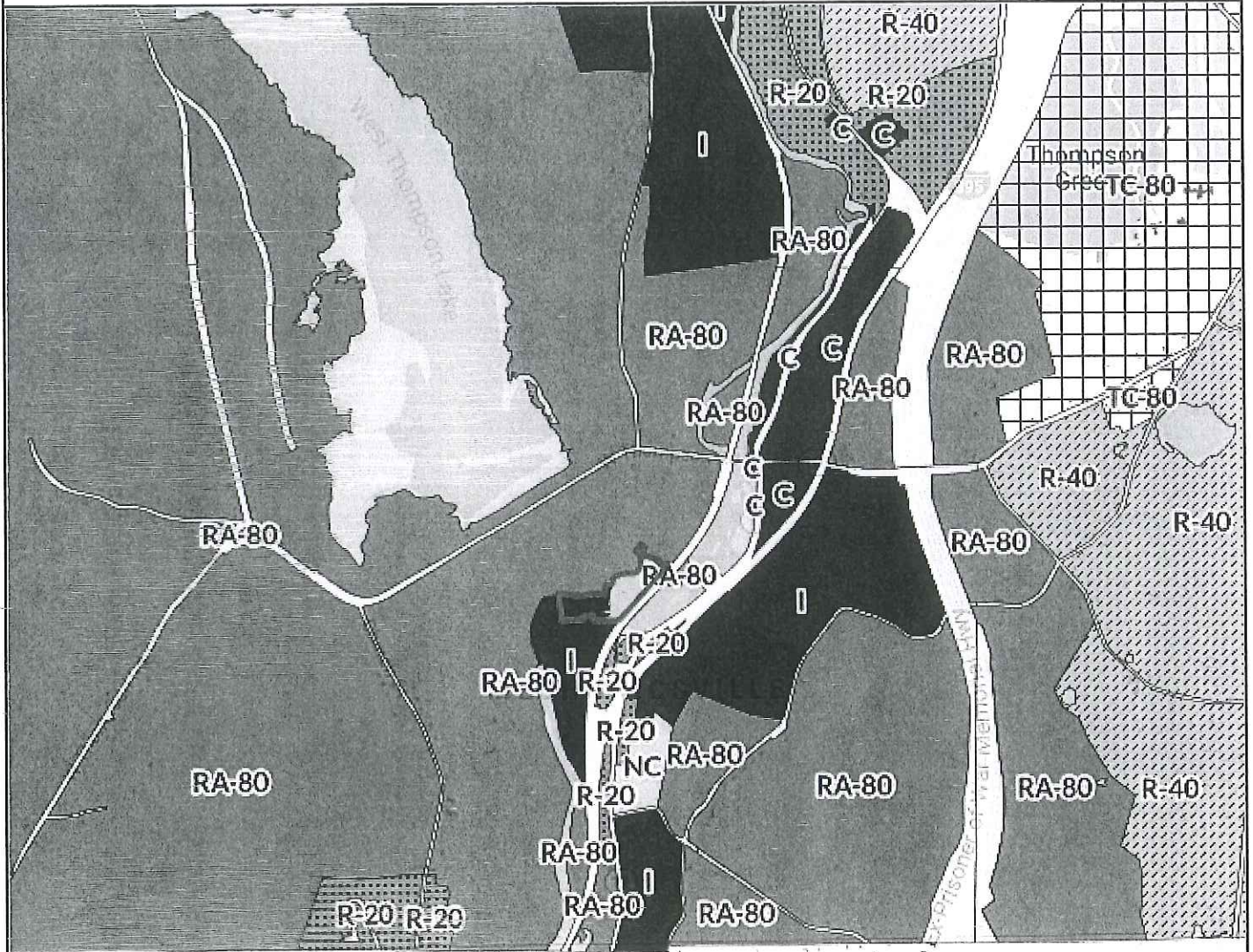
DRAWN BY: D.J.H

Background topography is taken from the 1997 U.S.G.S. Putnam, Connecticut and Webster, Massachusetts quadrangles as provided by the University of Connecticut Map and Geographic Information Center Web Map Server.


**Provost & Rovero, Inc.**

57 EAST MAIN ST. P.O. BOX 191, PLAINFIELD, CT.

### Saywatt Hydroelectric, LLC Solar



<b>Property Information:</b>	
Property ID	003667
Location	12 OLD ROUTE 12
Owner	SAYWATT HYDROELECTRIC, LLC

  
**MAP FOR REFERENCE ONLY  
 NOT A LEGAL DOCUMENT**  
 Town of Thompson, CT makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.  
 Geometry updated April 1, 2018  
 Data updated April 1, 2018

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# Map Theme Legends

## Zoning

-  Commercial
-  High-Density Residential
-  Industrial
-  Low-Density Residential
-  Neighborhood Commercial District
-  Residential and Agricultural
-  Thompson Common Preservation District
-  Right of Way
-  Water



NATIONAL FLOOD INSURANCE PROGRAM

# FIRM FLOOD INSURANCE RATE MAP

TOWN OF  
THOMPSON,  
CONNECTICUT  
WINDHAM COUNTY

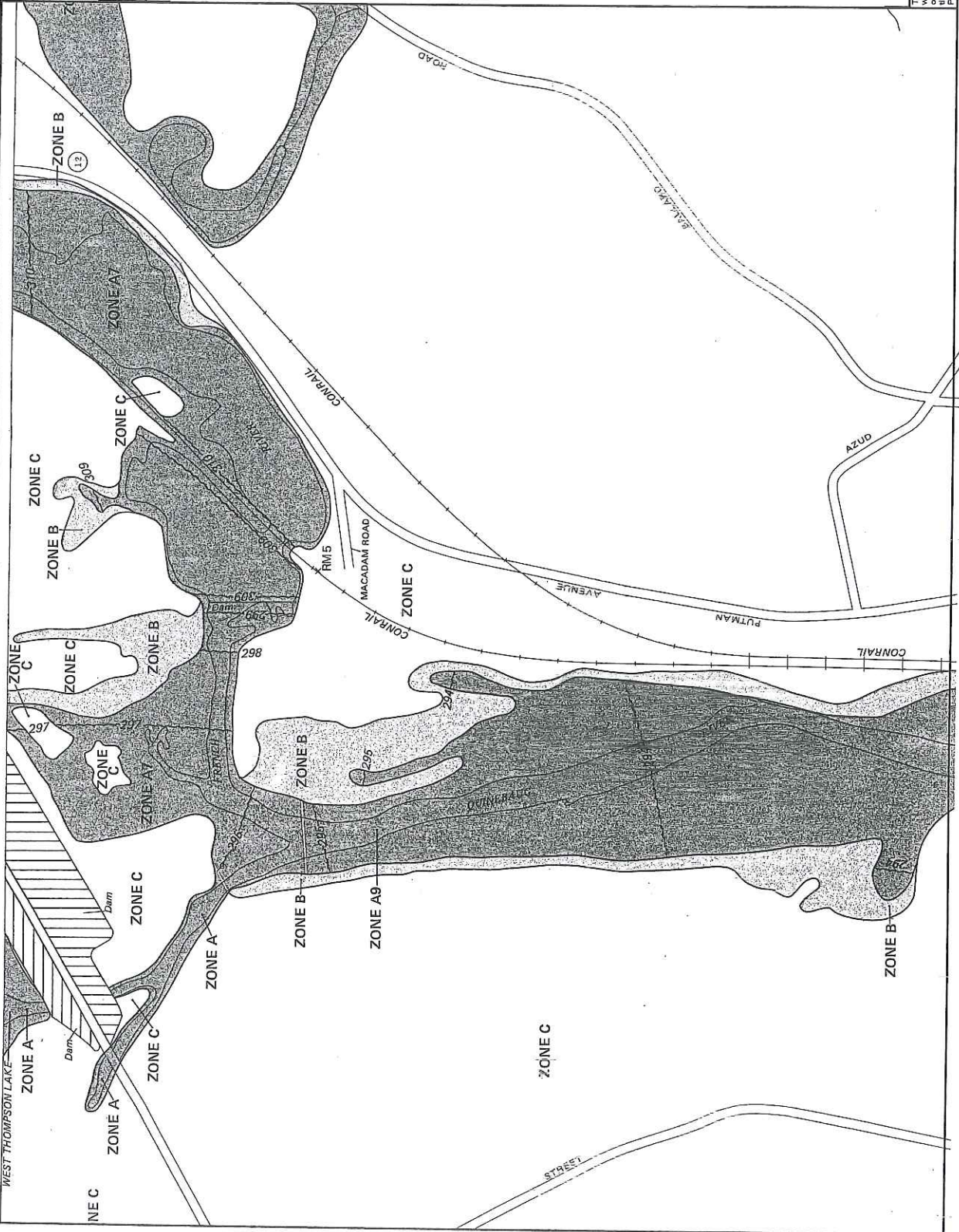
PANEL 14 OF 20  
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER  
090117 0014 B  
EFFECTIVE DATE:  
NOVEMBER 1, 1984



Federal Emergency Management Agency

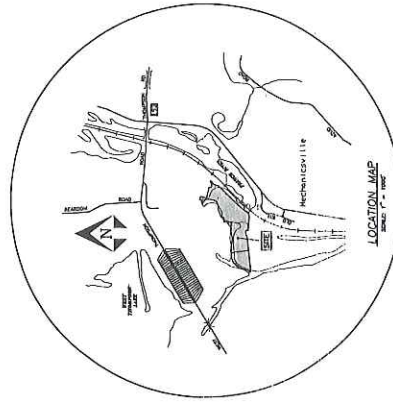
This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes that have been made subsequent to the date on the title block. For the latest product information, please contact the FEMA Flood Map Store at [www.msc.fema.gov](http://www.msc.fema.gov)



# PROPOSED P.V. SOLAR ARRAY

OLD ROUTE 12  
THOMPSON, CONNECTICUT

PROPERTY OWNER & APPLICANT:  
 ROLLAND ZELENY  
 SAYWATT HYDROELECTRIC, LLC  
 18 WASHINGTON STREET  
 CANTON, MA 02021



- LEGEND**
- WETLAND P.A.C.
  - UTILITY POLE
  - EXISTING CONTOUR
  - PROPOSED CONTOUR
  - OVERHEAD WIRES
  - 100 YEAR FLOOD LIMIT
  - PROPOSED WETLANDS/SILT FENCE
  - PROPOSED CONTOUR LIMITS
  - PROPOSED CHAIN LINK FENCE

**INDEX TO DRAWINGS**

TITLE	SHEET No.
COVER SHEET	1 OF 4
PROPERTY SURVEY	2 OF 4
OVERALL SITE PLAN	3 OF 4
DETAIL SHEET	4 OF 4

**STANDARD OF CARE**  
 The proposed project consists of the installation of two separate 200 kW (AC) PV solar arrays to generate electrical power for sale to the local utility. The project is subject to the approval of the local planning and zoning commission for a new project approved by the commission. The other array is for a new project approved by the commission.  
 The proposed project consists of two separate 200 kW (AC) PV solar arrays to generate electrical power for sale to the local utility. The project is subject to the approval of the local planning and zoning commission for a new project approved by the commission. The other array is for a new project approved by the commission.  
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PREPARED BY:

**Provost & Rovero, Inc.**

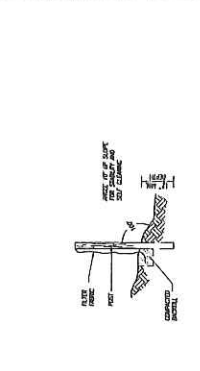
Civil Engineering • Surveying • Site Planning  
 Structures • Mechanical • Architectural Engineering  
 57 East Main Street, P.O. Box 191  
 Thompson, CT 06255 • FAX: (860) 214-0489  
 info@provostrovero.com  
 www.provostrovero.com

DATE	REVISION DESCRIPTION

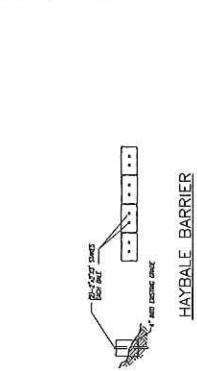
MAY 25, 2020

SPECIAL PERMIT APPROVAL BY THE  
 THOMPSON, CONNECTICUT  
 PLANNING AND ZONING COMMISSION

DATE



SILT FENCE  
UP TO 24 HOURS



HAYBALE BARRIER  
UP TO 24 HOURS

making (soil) erosion, and from the equipment and transport of soil and/or materials to the site. The contractor shall be responsible for any and all erosion control measures that may be required during the construction process. The contractor shall be responsible for any and all erosion control measures that may be required during the construction process. The contractor shall be responsible for any and all erosion control measures that may be required during the construction process.

**SILT FENCE**  
Silt fences shall be installed in accordance with the following specifications:  
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**HAYBALE BARRIER**  
Haybale barriers shall be installed in accordance with the following specifications:  
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**ROADWAY CONSTRUCTION**  
Roadway construction shall be in accordance with the following specifications:  
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**CONCRETE**  
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DETAIL SHEET  
PREPARED FOR  
**SAYWATT**  
HYDROELECTRIC, LLC  
OLD ROUTE 12  
THOMPSON, CONNECTICUT

DATE	REVISIONS	DESCRIPTION

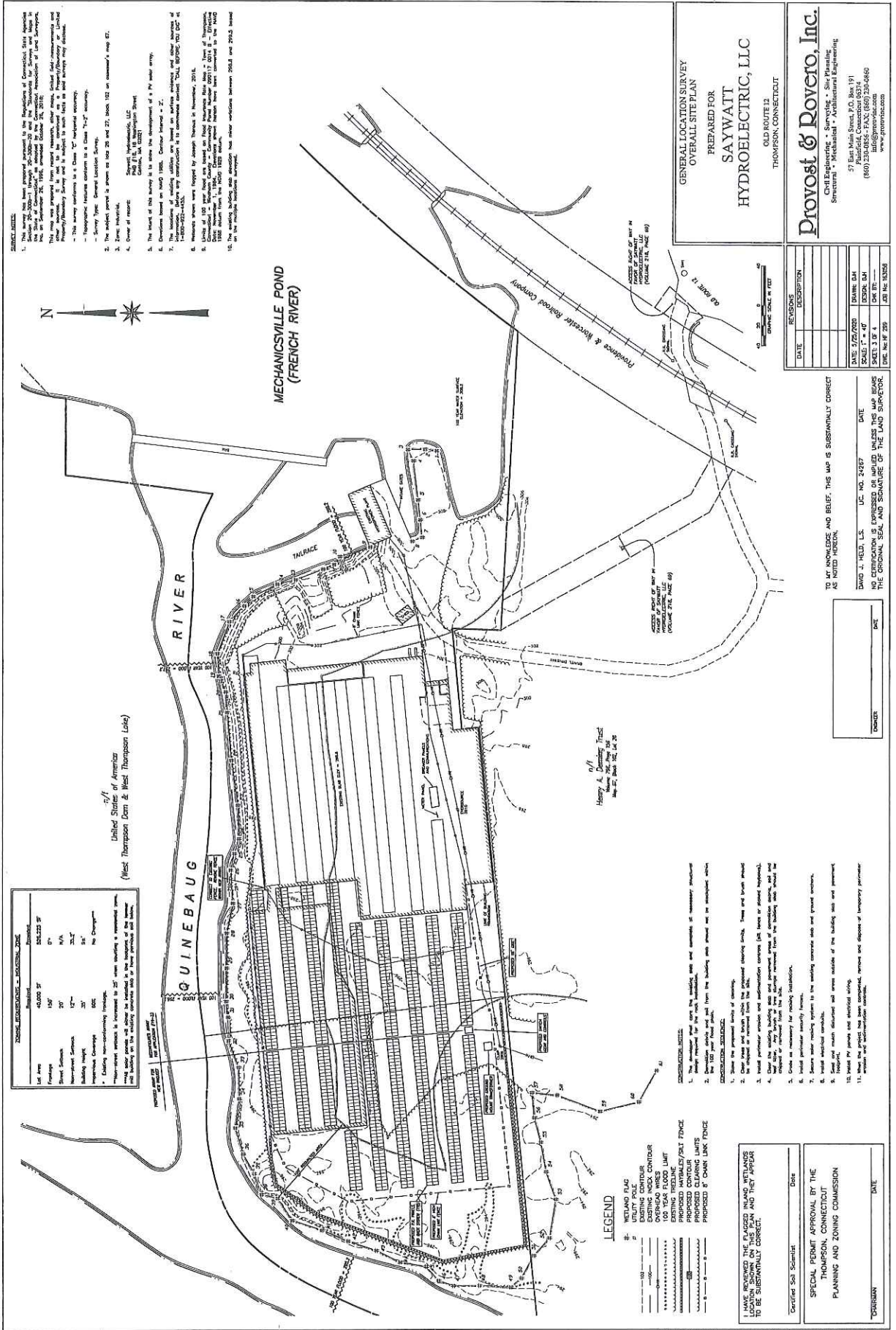
DATE: 5/25/2020	DRAWN: DM
SCALE: AS SHOWN	DESIGN: DM
SHEET: 4 OF 4	CHK BY: ---
DATE: 05/25/2020	JOB NO: 103503

**PROVOST & ROVERO, Inc.**  
Civil Engineering • Surveying • Site Planning  
Structural • Mechanical • Architectural Engineering  
57 East Main Street, P.O. Box 191  
Thompson, Connecticut 06274  
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SPECIAL PERMIT APPROVAL BY THE  
THOMPSON, CONNECTICUT  
PLANNING AND ZONING COMMISSION

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_





**ZONING REGULATIONS - SUBSTANTIAL ZONE**

Requirement	Description
Lot Area	40,000 SF
Front Setback	50/225 SF
Side Setback	10'
Yard Setback	5'
Building Height	35'
Impervious Coverage	50%
Other	See Chapter 17

\* "Other" means anything not specifically mentioned in the above table.

1. The minimum lot area shall be 40,000 square feet.

2. The minimum front setback shall be 50 feet for lots less than 20,000 square feet and 225 feet for lots greater than 20,000 square feet.

3. The minimum side setback shall be 10 feet.

4. The minimum rear setback shall be 10 feet.

5. The maximum building height shall be 35 feet.

6. The maximum impervious coverage shall be 50 percent of the total lot area.

United States of America  
West Thompson Dam & West Thompson Lake

100' YEAR FLOOD LIMIT

PROPOSED CLEARING LIMITS

PROPOSED 6' CHAIN LINK FENCE

1. The survey has been prepared in accordance with the Regulations of Connecticut State Agencies, Section 20-200a-1, Chapter 20-200a-2 and the Subordinate Regulations for Survey and Maps in the State of Connecticut, Chapter 20-200a-3, effective October 26, 2010.

2. The survey was prepared by Joseph W. Hennessey, P.E., a Professional Engineer in the State of Connecticut, and Joseph W. Hennessey, P.E., a Professional Surveyor in the State of Connecticut.

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**LEGEND**

- WETLAND FLAG
- EXISTING INDEX CONTOUR
- EXISTING INDEX CONTOUR
- 100' YEAR FLOOD LIMIT
- EXISTING FRESHWATER FENCE
- PROPOSED CLEARING LIMITS
- PROPOSED 6' CHAIN LINK FENCE

I HAVE REVIEWED THE PLACED INLAND WETLANDS AND THEY APPEAR TO BE SUBSTANTIALLY CORRECT.

Certified Soil Scientist \_\_\_\_\_ Date \_\_\_\_\_

SPECIAL PERMIT APPROVAL BY THE THOMPSON, CONNECTICUT PLANNING AND ZONING COMMISSION

COMMISSIONER \_\_\_\_\_ DATE \_\_\_\_\_

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

DAVID A. HELD, L.S. L.C. NO. 24267 DATE \_\_\_\_\_

NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THE MAP BEARS THE ORIGINAL SEAL AND SIGNATURE OF THE LAND SURVEYOR.

DATE \_\_\_\_\_ DESCRIPTION \_\_\_\_\_

DATE 5/12/2020 DRAWN DAN \_\_\_\_\_

SCALE 1" = 40' DESIGNED BY \_\_\_\_\_

DATE 5/12/2020 JOB NO. 1920

GENERAL LOCATION SURVEY  
OVERALL SITE PLAN  
PREPARED FOR  
SAYWATT  
HYDROELECTRIC, LLC  
THOMPSON, CONNECTICUT  
OLD ROUTE 12

PROVOST & ROVERO, Inc.  
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