



## **Town of Weston, Connecticut**

### **Board of Selectmen Special Meeting Agenda May 2, 2024 at 7:30 pm Town Hall Meeting Room**

Please click the link below to watch the livestream

<https://www.youtube.com/@TownOfWestonConnecticut/live>

1. Call to Order
2. Pledge of Allegiance
3. Public Hearing pursuant to CGS § 7-163e on the proposed lease of town owned land to Greenskies Clean Energy for the proposed construction of solar arrays at the Town Transfer Station
4. Discussion/Decision to nominate from the Panel of Moderators a member to serve as moderator for the Special Town Meeting on May 16, 2024
5. Acceptance of a gift requested by Parks and Recreation Commission
6. Approval of Tax Refunds
7. Approval of Minutes from the April 10, 2024 Special Board of Selectmen Meeting
8. Executive Session pursuant to CGS §1-200(6)(a) to discuss real estate
9. Adjournment

Item 3

Legal notice is hereby given of a Public Hearing of the Board of Selectmen of the Town of Weston on Thursday, May 2nd, 2024 at 7:30 PM in the Weston Town Hall Meeting Room, 56 Norfield Road, Weston, CT for the following purpose:

To accept public comment on the proposed lease of town owned property located at 237 Godfrey Road to Greenskies Clean Energy for the proposed construction of solar arrays at the Town Transfer Station.

FOR THE BOARD OF SELECTMEN

Samantha Nestor  
First Selectman

**Board of Selectmen  
Regular Meeting Minutes  
March 16, 2023 at 7:30 pm  
Meeting held via Zoom**

1. **Call to Order:** First Selectwoman Samantha Nestor called the meeting to order at 7:30 pm. Also in attendance were Selectman Mohabeer, Selectwoman Jenner, Town Administrator Jonathan Luiz, Attorney Doug LoMonte of Berchem Moses, Adam Teff of Titan Energy, and members of the public.
2. **Pledge of Allegiance:** The Board of Selectmen led in the recitation of the Pledge of Allegiance.
3. **Discussion/decision to approve a land lease option and lease agreement between the Town of Weston and Greenskies Clean Energy, LLC with the understanding that Special Town Meeting approval is ultimately necessary:** Adam Teff of Titan Energy gave a presentation on the solar development services at Weston Transfer Station which included an introduction to Titan Energy, process overview, RFP result overview, project overview, project timeline, and how non-residential energy solutions (NRES) solar works. Mr. Teff answered questions from the Board of Selectmen. Attorney Doug LoMonte of Berchem Moses, PC, discussed the lease agreement and answered questions from the Board of Selectmen. Greenskies will have to get approval from the CT Department of Energy and Environmental Protection (DEEP) and Weston Planning and Zoning Commission for this project, and will need to be approved by a Special Town Meeting no later than July 14, 2023. Selectman Mohabeer made a motion to approve the presented land lease option and lease agreement between the Town of Weston and Greenskies Clean Energy, LLC with the understanding that Special Town Meeting approval is ultimately necessary. Selectwoman Jenner seconded the motion. Motion passed unanimously.
4. **Discussion/decision to approve a supplemental appropriation of \$1,478 to cover benefits costs associated with Larry Roberts providing facilities oversight and facilities project management for the duration of Fiscal Year 2023:** Selectwoman Jenner made a motion to approve a supplemental appropriation of \$1,478 to cover benefits costs associated with Larry Roberts providing facilities oversight and facilities project management for the duration of Fiscal Year 2023. Selectman Mohabeer seconded the motion. Motion passed unanimously.
5. **First Selectwoman's Budget Update. For background information visit <https://www.westonct.gov/government/municipal-departments/finance>:** First Selectwoman Nestor gave an update on the fiscal year 2023-2024 budget request that was reviewed by the Board of Finance at their March 14, 2023.
6. **Acceptance of Donald Gumaer's resignation from the Commission on Aging:** Selectwoman Jenner made a motion to accept the resignation of Donald Gumaer from the Commission on Aging. Selectman Mohabeer seconded the motion. Motion passed unanimously.
7. **Approval of Tax Refunds:** Selectman Mohabeer made a motion to approve tax refunds totalling \$23,703.87. Selectwoman Jenner seconded the motion. Motion passed unanimously.
8. **Approval of minutes from the February 16, 2023 9:30 am, February 16, 2023 5:00 pm, and March 7, 2023 Special Board of Selectmen Meetings:** Selectwoman Jenner made a motion to approve the unapproved minutes from the February 16, 2023 9:30 am, February 16, 2023 5:00 pm, and March 7, 2023 Special Board of Selectmen Meetings, as presented.

9. Executive Session pursuant to C.G.S §§ 1-200(6)(B): (1) Discussion of strategy and negotiations with respect to pending claims or litigation – *Town of Weston v. Gregg and Jennifer Haythorn*, Freedom of Information Commission, Executive Session pursuant to C.G.S §§ 1-200(6)(E) and 1-210(b)(10) – (2) Discussion of attorney-client privileged communications; (3) Collective Bargaining Strategy; and (4) Discussion regarding a personnel matter (Town Administrator): First Selectwoman Nestor made a motion to enter into executive session Executive Session pursuant to C.G.S §§ 1-200(6)(B): (1) Discussion of strategy and negotiations with respect to pending claims or litigation – *Town of Weston v. Gregg and Jennifer Haythorn*, Freedom of Information Commission, Executive Session pursuant to C.G.S §§ 1-200(6)(E) and 1-210(b)(10) – (2) Discussion of attorney-client privileged communications; (3) Collective Bargaining Strategy; and (4) Discussion regarding a personnel matter (Town Administrator). Invited to attend for discussion items 1 and 2 were Town Administrator Jonathan Luiz and Attorney Nick Bamonte of Berchem Moses. Invited to attend for discussion items 3 and 4 was Town Administrator Jonathan Luiz. Selectman Mohabeer seconded the motion. Motion passed unanimously. Executive session commenced at 9:09 pm and ended at 10:51 pm.

The Board of Selectmen made remarks and thanked Jonathan Luiz for his years of service in Weston.

10. Adjournment: Selectwoman Jenner made a motion to adjourn. Selectman Mohabeer seconded the motion. Motion passed unanimously. Meeting adjourned at 10:55.

Minutes submitted by Darcy Barrera-Hawes, Executive Administrative Assistant



Richelle Hodza,  
Land Use Staff  
Cell: 203 604 5054

Sally Korsh, Chair  
Alexander Burns, Vice Chair  
Gus Christensen, Member  
Lauren Gojkovich, Member  
Joseph Leone, Member  
Megan Loucas, Member  
Michael Reiner, Member

**Planning and Zoning Commission**

March 5, 2024

The Honorable Samantha Nestor,  
First Selectwoman,  
Town of Weston,  
56 Norfield Road  
Weston, Connecticut 06883

RE: Referral per Conn. Gen. Statutes Sec. 8-24 for  
Ground-Mounted Solar Arrays at the Transfer Station at 237 Godfrey Road East

Dear First Selectwoman Nestor,

At a regular meeting on March 4, 2024, the Planning and Zoning Commission the (“Commission”) heard a presentation by Greenskies Clean Energy of North Haven, Connecticut, for the proposed construction of three ground-mounted solar arrays upon the landfill cap at the town’s transfer station.

After due consideration of the proposal, the Commission finds that this solar array project, to be located at 237 Godfrey Road East, is compatible with the town’s 2020 Plan of Conservation and Development, which strongly encourages green energy generation as part of the movement toward sustainability and resiliency.

Respectfully submitted,

*Sally Korsh*

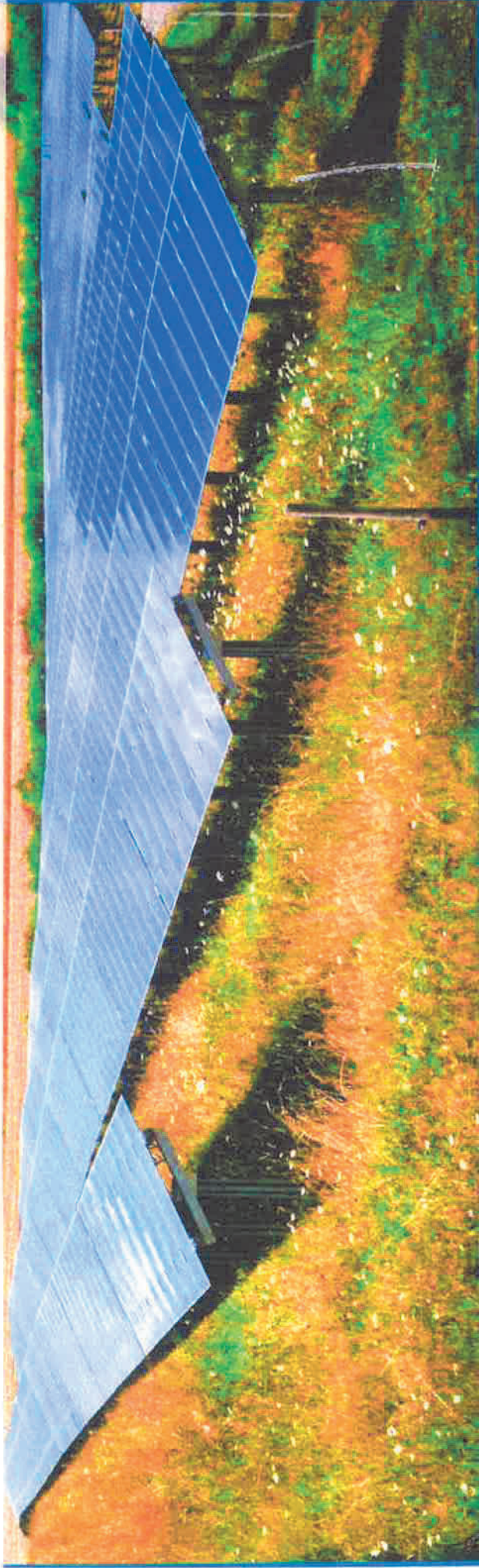
Sally Korsh, Chairwoman,  
Town of Weston,  
Planning and Zoning Commission

cc: Richelle Hodza, Land Use Director [rhodza@westonct.gov](mailto:rhodza@westonct.gov)  
Larry Roberts, Director of Public Works [lroberts@westonct.gov](mailto:lroberts@westonct.gov)  
Karl Kilduff, Town Administrator [kkilduff@westonct.gov](mailto:kkilduff@westonct.gov)



# Solar Development Services

Town of Weston Transfer Station



# About Titan Energy

- Founded in 2001, Titan has over 20 years of energy centric experience
- Offers commodity procurement, demand-side management, onsite generation, services and data management, dashboarding, EV charging solutions and demand response
- Headquartered in Connecticut with a nationwide presence
- Commodity procurement coverage in all deregulated markets and other energy management services in all states
- ~10,500 commercial, industrial & municipal customers, encompassing ~70,000 meters
- Proud CCM Energy Procurement Partner

## Key Stats

**# of Customers:** ~10,500

**# of Meters Managed:** ~70,000

**Energy Spend Managed:** \$550 million

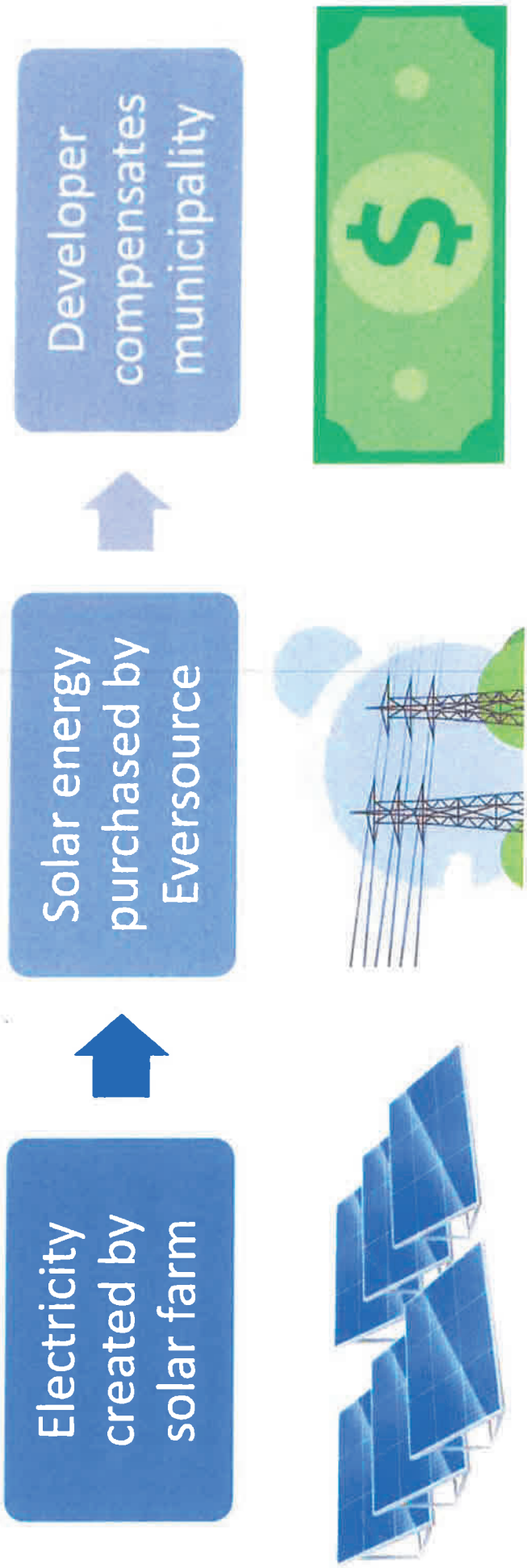
## Geographies Served



■ Deregulated Gas and Electricity Markets  
■ Deregulated Gas Markets  
■ Deregulated Electricity Markets



# HOW NRES SOLAR WORKS



- ▲ Under the NRES program, solar developers are allowed to build projects and sell power directly to Eversource.
- ▲ Brownfields and capped landfills are given preferential treatment within the NRES program.
- ▲ There is zero cost or maintenance obligation for the Town of Weston.

# Project Overview

Vendor	System Size (DC)	Annual kWh Production	Lease \$/kW	Annual Lease	20-Year Total
Greenskies	620.00	852,947	\$35.00	\$21,700.00	\$434,000.00

- The project is designed to send electricity directly back to the grid. Eversource is the buyer of the power.
- Instead of receiving energy from the system, Weston will receive an annual lease payment from the winning bidder (Greenskies Clean Energy).
- The project will receive incentive funding under the Non-Residential Renewable Energy Solutions (NRES) program; a creation of the Connecticut State Legislature, administered by PURA and Eversource.
- There is zero price risk or production risk for Weston, as the lease terms will remain fixed over a 20-year period regardless of system production or energy price fluctuation.
- The system will not penetrate or disturb the ground on top of or beneath the cap.
- NRES incentives have been secured for the project.



January 29, 2024  
For Public Discourse  
Via Electronic Mail

Re: Greenskies Weston Transfer Station Project

To the Board of Selectman:

Greenskies is developing a 460kW AC photovoltaic system to be placed on the landfill cap and associated property at the Weston Transfer Station at 237 Godfrey Rd E. The project will consist of three separate arrays as shown on the plans attached to this document. Greenskies hopes to finish development this spring and begin construction in the summer or fall of 2024 pending final approvals in all permits.

We are currently in the early stages of development. The major milestones of development for this project are the Land Use Approval from the Town, CT DEEP Permits associated with the landfill closure, and the Interconnection Process. These are currently ongoing, however, to progress them we require a signed lease agreement with the Town. As part of our interconnection application we are required to have land control and without a signed lease we are unable to fulfill that request. Once received we can finalize the application and Eversource can begin their study process.

Greenskies makes every effort to have a light touch on the land, and that must be true for capped landfills. We will require CT DEEP Post Closure Use and CT DEEP Landfill Disturbance Permits as well as final approval from the Town. In addition, Greenskies intends to conduct all relevant and required studies of Wildlife and Stormwater to ensure as little environmental impact is created as possible.

The project is slated to last for 20 years. At the end of the in service contract Greenskies would either seek a new contract, and renew the projects equipment with updated technology or remove the project entirely including all concrete pads, fences, and anything that could cause damage to the cap or create issues with the CT DEEP Post Closure Use Permit.

Thank you for your time,

Dennis Hicks  
Project Developer  
[dennis.hicks@greenskies.com](mailto:dennis.hicks@greenskies.com)  
(203) 710-2449

Item 5

**PARKS & RECREATION COMMISSION  
MEETING  
MONDAY APRIL 8, 2024  
7:30 P.M.  
COMMISSION ROOM  
Meeting Minutes**

*Official actions of the commission in these minutes are indicated by underlining.*

The Weston Parks and Recreation Commission (WPRC) held a monthly meeting on April 8, 2024 in person. Commissioners present: Elizabeth Pocsik, Doug Ries, Mark Crowley and Larry Shore. Also present: Dave Ungar (Parks & Recreation Director), and Joe Parciasepe (Program Director) Public present, Peter Ottomano

Call to order at 7:34 PM by Chairwoman Pocsik. There was a motion to approve the minutes of the monthly Commission Special meeting on March 4, 2024. Motion approved unanimously 4-0.

1) Public Forum

Peter Ottomano presented a rendering of a plaque that he wishes to be placed on Morehouse Farm Park softball field #4 in honor of the late Dr. Jerry Brodlie who tirelessly organized the Sunday morning men's adult softball game for over three decades. This plaque will be funded by the softball players entirely at no cost to the town. After questions, the Commission voted 4-0 to approve the plaque to be installed on a rock behind home plate in a location to be determined. Commissioner Crowley moved to approve, Commissioner Ries seconded. All in favor 4-0.

2) Unfinished Business.

a) The Trees have been posted for removal for three new pickle ball courts at the Bisceglie - Scribner park location. Dave has received three proposals for the tree removal and sediment and erosion controls. The Town Administrator has the base requirements for the construction of the courts and will be formulation a bid to go out to the contractors shortly.

3) Reports from standing committees.

a) Administrative Committee

i) Chairwoman Pocsik reported that is some news to report on filling the one remaining Commission vacancy. The Board of Selectmen will approve a selected candidate at their next meeting.

b) Aquatics Committee

i. Dave reported that Lynn is on Vacation for the next two weeks and the pool is functioning well with all systems operating as they should be. Dave will be handling the chemical balancing and look over the pool in Lynn's absence.

c) Fields Committee

i). Dave reported that the Revson Varsity Baseball field has had vandalism and will be shut down for repairs. This is expected to take about one month.

d) Program Committee

Joe Parciasepe reported on the various programs. Spring programs will begin after April break. Tennis is full and running club is also full. All other programs are a little lighter for registration as historically spring programs are with the spring sports beginning outdoors.

A new Program is offered this spring, the Sarah Holland youth baseball/softball program will be held at the Jarvis House yard for preschoolers and kindergarteners.

4) New Business

a) The FY 2024/25 Town Budget will go to the ATBM on April 24<sup>th</sup> .this will include the Parks & Recreation proposed Budget .

b) The Town is proposing new portable buildings on the site of the current Town hall Annex to be constructed this summer. The plan is for the Parks & Recreation Department to be relocated to this building if the proposal passes the budget referendum.

5) Correspondence,  
None..

6) Announcements, Remarks for the good of the order,  
Next meeting will be Monday May 13<sup>th</sup>.

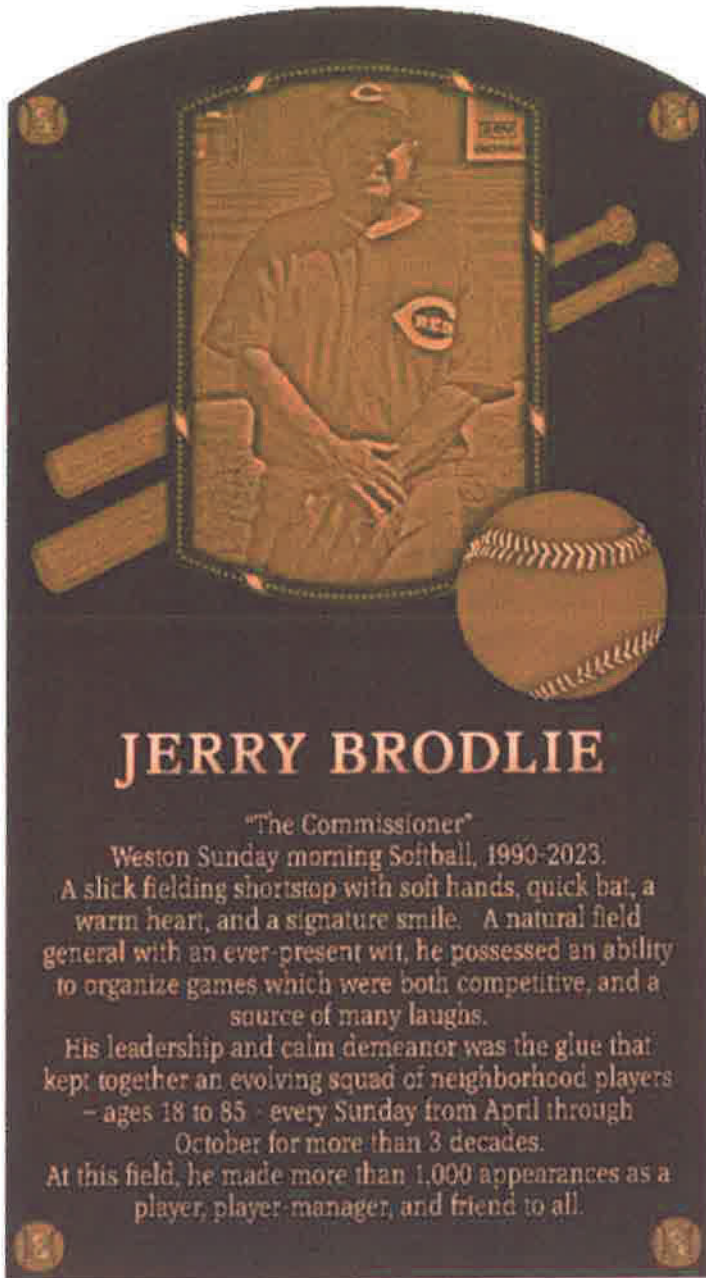
7) Adjournment: Chairwoman Pocsik motions to adjourn. Motion passes unanimously.  
8:14pm.

Respectfully Submitted,

David E. Ungar

Director,

Weston Parks and Recreation Department



## JERRY BRODLIE

"The Commissioner"

Weston Sunday morning Softball, 1990-2023.

A slick fielding shortstop with soft hands, quick bat, a warm heart, and a signature smile. A natural field general with an ever-present wit, he possessed an ability to organize games which were both competitive, and a source of many laughs.

His leadership and calm demeanor was the glue that kept together an evolving squad of neighborhood players - ages 18 to 85 - every Sunday from April through October for more than 3 decades.

At this field, he made more than 1,000 appearances as a player, player-manager, and friend to all.



Item 6

MOTOR VEHICLE REFUNDS

2020-3-50029	ACAR LEASING LTD	500.05	3/15/2024
2021-3-50019	ACAR LEASING LTD	575.52	3/15/2024
2022-3-50016	ACAR LEASING LTD	495.99	3/15/2024
2022-3-51286	CLOUGH PATRICK	68.13	4/1/2024
2020-3-51457	CRUZ-OCHOA ERIN	176.45	4/17/2024
2021-3-51444	CRUZ-OCHOA ERIN	235.66	4/18/2024
2022-3-51483	CRUZ-OCHOA ERIN	261.30	4/19/2024
2022-3-52643	GITELMAN ANNA	27.92	3/22/2024
2022-3-53164	HONDA LEASE TRUST	221.70	4/1/2024
2020-3-53336	HYUNDAI LEASING TITLE TRUST	406.89	4/11/2024
2022-3-57212	TOYOTA LEASE TRUST	605.76	4/9/2024
2022-03-57760	VW CREDIT LEASING LTD	242.57	4/3/2024
	<b>TOTAL</b>	\$ 3,817.94	SUBMITTED FOR 5/2/24 BOS MEETING

# Item 7

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## Town of Weston, Connecticut

### Board of Selectmen Special Meeting Minutes April 10, 2024 at 7:30 pm Town Hall Commission Room

1. **Call to Order:** First Selectwoman Samantha Nestor called the meeting to order at 7:32 pm. Also in attendance were Selectman Tony Pesco, Selectman Kerem Dinlenc, Darcy Barrera-Hawes, Kristine DeLay, and Charles Russell. The meeting was livestreamed and will be posted on the Town website.
2. **Pledge of Allegiance:** Charles Russell led in the Pledge of Allegiance.
3. **Proclamation of April 2024 as Parkinson's Awareness Month:** Kristine DeLay, Ambassador for the Parkinson's Disease Foundation, spoke about the Foundation and Parkinson's Disease Awareness. First Selectwoman Nestor signed and read the proclamation making April 2024 Parkinson's Disease Awareness Month in Weston.
4. **Proclamation honoring Nate Coleman, Jonah Rothlein, and Morad Tahbaz:** First Selectwoman spoke about the proclamation she presented today at Weston High School honoring Nate Coleman, Jonah Rothlein, and Morad Tahbaz for the C-SPAN Student Cam Award Winning documentary "Innocents Held Hostage: Navigating Past and Future Conflicts with Iran."
5. **Review of Board, Committee, and Commission Appointment Process:** First Selectwoman Nestor gave an overview of the process of interviewing applicants for board, committee, and commission appointments in executive session unless the candidate requests that the interview be held in public, as permitted under CGS 1-200 § 6a. Discussion took place, it was suggested that executive session be held in a separate meeting prior to the start of regular Board of Selectmen meetings, when possible.
6. **Discussion and/or Decision regarding appointments to Boards, Committees, and Commissions:**
  - 1) **Bruce Plotkin, Lachat Town Farm Commission:**  
Selectman Pesco made a motion to appoint Bruce Plotkin to the Lachat Town Farm Commission for a term ending June 30, 2025. Selectman Dinlenc seconded the motion. Motion passed unanimously.
  - 2) **Alexander Rea, Marketing Committee**
  - 3) **Adam Weiner, Marketing Committee**  
Selectman Dinlenc made a motion to appoint Alexander Rea and Adam Weiner to the Marketing Committee for terms expiring December 31, 2025. Selectman Pesco seconded the motion. Motion passed unanimously.
  - 4) **Jesse Shafer, Parks and Recreation Commission:**  
Selectman Pesco made a motion to appoint Jesse Shafer to the Parks and Recreation Commission for a term ending December 31, 2027. Selectman Dinlenc seconded the motion. Motion passed unanimously.
  - 5) **Susan Moch, Sustainable Weston**
  - 6) **Charles Russell, Sustainable Weston**  
Selectman Dinlenc made a motion to appoint Susan Moch and Charles Russell to Sustainable Weston for terms ending December 31, 2024. Selectman Pesco seconded the motion. Motion passed unanimously.
  - 7) **Robert Kapel, Sustainable Weston, Alternate**
  - 8) **Evan Berger, Sustainable Weston, Alternate**

Selectman Pesco made a motion to appoint Robert Kapel and Evan Berger to Sustainable Weston, Alternates, for terms ending December 31, 2024. Selectman Dinlenc seconded the motion. Motion passed unanimously.

7. Approval of Minutes from the March 20, 2024 Special Board of Selectmen Meeting: Selectman Dinlenc made a motion to approve the minutes from the March 20, 2024 Special Board of Selectman Meeting. Selectman Pesco seconded the motion. Motion passed unanimously.
8. Adjournment: Selectman Pesco made a motion to adjourn. Selectman Dinlenc seconded the motion. Motion passed unanimously.

Minutes submitted by Darcy Barrera-Hawes, Executive Assistant