

AGENDA
Regular Hybrid Meeting
Town of Granby
Planning & Zoning Commission
Tuesday, October 14, 2025, at 7:00 pm
Town Hall Meeting Room

Live Stream under “Shows and Spotlight”: www.gctv16.org

Zoom: <https://us02web.zoom.us/j/83684335911?pwd=mOi7ExRFZrnHNU2pMfFNB28CDWl42C.1>

Call-In: 1-929-205-6099

Meeting ID: 836 8433 5911

Passcode: 404838

1. Call to Order
2. Pledge of Allegiance
3. Seating of Alternates, if applicable
4. Public session
5. Action on the minutes of September 9, 2025
6. Public Hearings
 - a. Application seeking a Special Permit under Zoning Regulations Section 8.29.1.3 for a ground-mount solar array for property located at 129 Barn Door Hills Road; R2A Zone. (Postponed to October 28, 2025)
 - b. Application seeking a Special Permit under Zoning Regulations Section 8.29.1.3 for a ground-mount solar array for property located at 123R Case Street; R4A Zone.
 - c. Application seeking a Site Plan Modification to amend the approved landscaping plan for property located at 508 Salmon Brook Street, I Zone.
 - d. Application seeking a Special Permit under Zoning Regulations Section 3.8.2.19 for a Special Event Facility for property located at 518 Salmon Brook Street; I Zone.
7. Receive applications and schedule public hearing (if applicable)
8. Consideration of applications, where the Commission has concluded the public hearing
9. POCD Committee Update
10. Discuss November Meeting Date
11. Staff Report and Correspondence
12. Commissioner Reports and Correspondence
13. Adjourn

Please note: Any person who wishes to provide materials for display on the video monitors at a PZC meeting where such monitors are being used to videoconference the meetings must email the materials no later than 10 AM on the day of the meeting. All materials must be contained in a single attachment to the email. Materials received after the 10 AM deadline will not be accepted for display. Display of the materials is subject to all other rules and procedures of the PZC. Zip drive, memory sticks and other data storage devices will not be accepted.

MEETING MINUTES
Town of Granby
Planning & Zoning Commission
Tuesday, September 9, 2025, at 7:00 p.m.

Present: Eric Lukingbeal, Christine Chinni, Mark Lockwood, Eric Myers, Robert Lavitt, Steve Muller, Brennan Sheahan, and Paula Johnson (unseated via Zoom)

Also Present: Director of Community Development Abigail Kenyon and Land Use Coordinator Renee Deltenre

1. Call to Order

Chair Lockwood called the meeting to order at 7:00 p.m.

2. Pledge of Allegiance

3. Seating of Alternates, if applicable

None

4. Public session

None

5. Action on the minutes of July 22, 2025

ON A MOTION by E. Lukingbeal, seconded by S. Muller, the Commission voted (5-0-2) to approve the July 22, 2025, minutes as presented. M. Lockwood and C. Chinni abstained.

***ON A MOTION** by E. Lukingbeal, seconded by S. Muller, the Commission voted (7-0-0) to amend the agenda to add after Agenda Item #9, "Appointment of Agricultural Commission Member to POCD Committee."*

6. Public Hearings

a. Application seeking a 7-lot subdivision, Breezy Meadow, for property located at 188 Day Street, R30 and R50 Zones: File P-1-25.

Applicant Kirk MacNaughton was present to discuss the application. A. Kenyon provided an overview of her staff memorandum, which outlined the revisions made to the application since the last meeting. The visual streetscape buffer on lots 4 and 5 has been increased from 30' to 50', and the proposed plantings for lots 4-7 have been modified. E. Lukingbeal questioned the maintenance of the plantings and whether a watering plan had been considered. K. MacNaughton stated that no formal watering plan was established but he will adhere to the invasive species mitigation plan required by the IWWC, and water the plants until fully established.

Public Comment

Mark Gottlieb, 105 Silver Street, expressed concerns regarding the lack of a Phase One Environmental Site Assessment, increased traffic and the configuration of the intersection of Day Street and North Granby Road, and the proposed rain garden on Lot #1.

Dana Warren, 10 Day Street South, requested clarification regarding the regulations pertaining to lot configuration and contiguous developable area. She also questioned why access to the proposed open space was located on a state highway instead of the town road. Concern was raised regarding the proposed shared driveway, and the potential for future road reconfiguration at the intersection of Day Street and North Granby Road.

A. Kenyon provided clarification regarding the regulations and stated that the Town Engineer has reviewed and approved all proposed drainage.

The public hearing closed at 7:45 p.m.

b. Application seeking an amendment to Zoning Regulations Section 3.8 Industrial Zone to add Section 3.8.2.19 for Event Space allowed by Special Permit: File Z-15-25.

Applicant Allen Coachman, 1 Pheasant Run, Windsor, CT was present to discuss the application. He is proposing a change to Zoning Regulations Section 3.8 to add Section 3.8.2.19, which would allow for a Special Event Space by Special Permit in the Industrial Zone. As proposed by the applicant, it is defined as “a facility for banquets, conferences, receptions, meetings, presentations, parties, cultural, educational, corporate, charitable or other social gatherings”. As noted by staff, ‘Event Space’ is not currently a use in the Zoning Regulations; therefore, this would be an entirely new use. Restaurants may have an event or private party room as an accessory use; however, an event space as proposed may or may not have a kitchen and dining facilities. There was no public comment, and the public hearing closed at 7:53 p.m.

c. Application seeking to modify a Special Permit under Zoning Regulations Section 8.1.3.4 for a garage in excess of 1,000 square feet to construct an overhang, for property located at 10R Eric Drive, R30 Zone.

Applicant and property owner Robert Broderick was present to discuss the application. He is seeking approval to construct a 40’x10’ lean-to addition to an existing 1,800 square foot Morton building that was approved by the Commission in 2024. The proposed addition will have a gravel base and house personal equipment. Due to its proximity to wetlands, approval from the IWWC Wetlands Agent was received on August 19th. The structure is located in compliance with required setbacks, and there were no questions or concerns from the Commission. There was no public comment, and the public hearing closed at 7:59 p.m.

7. Receive applications and schedule public hearing (if applicable)

None

E. Lukingbeal recused himself at 8:00 p.m.

8. Consider request by Granby Land Trust to accept dedicated open space instead of fee-in-lieu of open space for 120, 126 and 132 Silver Street

Rick Orluk, President of the Granby Land Trust (GLT), spoke on behalf of the GLT’s desire to purchase 120, 126 and 132 Silver Street.

The lots were created as part of the 2007 subdivision approval by the Commission, where a fee-in-lieu of open space was accepted, and a lien was filed on the land records requiring payment at the time of sale. The GLT is requesting Commission approval to remove the fee-in-lieu of open space requirement because the properties will be permanently preserved as open space. The three properties to be purchased total 8.59 acres, and under the regulations, the GLT is an approved entity to receive the dedicated open space. As noted by A. Kenyon, the request to remove the fee-in-lieu of open space requirement so the properties can be transferred to the Granby Land Trust complies with Section 3.1.3 of the Subdivision Regulations. The Commission expressed concern regarding any potential future sale of the property. A. Kenyon clarified that the Town Attorney would review the draft language prior to closing to ensure that all land be permanently protected open space.

ON A MOTION by C. Chinni, seconded by E. Myers, the Commission voted (6-0-0) to accept dedicated open space instead of fee-in-lieu of open space for 120, 126 and 132 Silver Street, with the following condition:

Staff shall work with the Town Attorney to make sure that the land be designated as permanently protected open space.

E. Lukingbeal was reseated at 8:10 p.m.

9. **Consideration of applications, where the Commission has concluded the public hearing**
a. **Application seeking a 7-lot subdivision, Breezy Meadow, for property located at 188 Day Street, R30 and R50 Zones: File P-1-25.**

The Commission deliberated on the application and thanked the applicant for addressing their questions and concerns throughout the process. As stated by M. Lockwood, the proposed subdivision meets the regulations and E. Myers indicated that the placement of placards for the Streetscape Buffer are not necessary.

ON A MOTION by E. Myers, seconded by C. Chinni, the Commission voted (7-0-0) to approve an application seeking a 7-lot subdivision, Breezy Meadow, for property located at 188 Day Street, R30 and R50 Zones: File P-1-25; subject to the following:

1. All easement language must be finalized, approved, and filed on the land records prior to the filing of the mylars.
2. All easements shall be shown on individual plot plans and referenced in the deeds.
3. No building permit for any lot shall be issued until the open space as shown on the approved subdivision plan is deeded to the Town of Granby.
4. Conservation Restriction Area placards shall be installed prior to CO on each lot. The design of the placards shall be submitted to the Director of Community Development for review and approval. The placards shall be located approximately 50-feet apart, or at closer intervals if needed, to clearly delineate the Conservation Restriction Area on each lot. The placards are to be affixed to a 4" x 4" wooden post. If the placards are to be affixed to an existing or proposed tree, or displayed in some other manner, the proposal must be submitted to the Director of Community Development for review and approval prior to installation.
5. The applicant shall reimburse the Town of Granby for all payments made to the Town Engineer for monitoring the construction for compliance with this approval.

The applicant will reimburse the Town at a rate of \$120 per hour for the services of the Town Engineer. The applicant shall deposit with the Town of Granby the sum of \$3,000 to be applied to the costs as described herein. Should the costs exceed this amount the applicant will be billed for the difference. Any funds not used for the project will be remitted to the applicant at the conclusion of the project. As used in this condition, the term Town Engineer includes any person or firm so designated by the Town Engineer or the Director of Community Development. The required funds shall be deposited with the Town of Granby prior to the filing of the mylars.

6. An access, inspection and repair agreement and a \$1,000 cash bond for each lot shall be required to ensure that the Erosion and Sediment Control Plan is installed, maintained and functions as proposed for each individual building lot as outlined in Section 8.7.7 of the Zoning Regulations.
7. The reduced visual streetscape buffer is approved as shown on the plans with consideration of the existing and proposed vegetation.
8. The final mylar shall be modified to comply with the requirements outlined herein, prior to execution by the Commission.

b. Application seeking an amendment to Zoning Regulations Section 3.8 Industrial Zone to add Section 3.8.2.19 for Event Space allowed by Special Permit: File Z-15-25.

ON A MOTION by E. Myers, seconded by C. Chinni, the Commission voted (7-0-0) to approve an application seeking an amendment to Zoning Regulations Section 3.8 Industrial Zone to add Section 3.8.2.19 for a Special Event Facility, which is a facility for banquets, conferences, receptions, meetings, presentations, parties, cultural education, corporate, charitable or other social gatherings allowed by Special Permit: File Z-15-25, with an effective date of September 29, 2025.

c. Application seeking to modify a Special Permit under Zoning Regulations Section 8.1.3.4 for a garage in excess of 1,000 square feet to construct an overhang, for property located at 10R Eric Drive, R30 Zone.

ON A MOTION by E. Myers, seconded by S. Muller, the Commission voted (7-0-0) to approve an application seeking to modify a Special Permit under Zoning Regulations Section 8.1.3.4 for a garage in excess of 1,000 square feet to construct an overhang, for property located at 10R Eric Drive, R30 Zone.

10. Appointment of Agricultural Commission Member to POCD Committee

A. Kenyon noted that Chair Ellen Whitlow of the Agricultural Commission has volunteered to represent the Agricultural Commission as part of the POCD update.

ON A MOTION by E. Lukingbeal, seconded by S. Muller, the Commission voted (7-0-0) to appoint Ellen Whitlow of the Agricultural Commission to the POCD Committee.

11. Staff Report and Correspondence

a. CROG Fall Housing Workshops: 9/24 and 10/16

The Capitol Region Council of Governments is holding two housing workshops this fall as part of a regional housing strategy to address housing concerns. A flyer was provided to the Commissioners at the meeting. A. Kenyon stated that the town has posted two properties for sale, 83 Salmon Brook Street and 603 Cider Lane, with proposals due by October 3, 2025.

12. Commissioner Reports and Correspondence

M. Lockwood requested that town staff contact DOT regarding relocation of the crosswalk sign at the Station 280 Apartment complex that is currently hidden behind a telephone pole. The Commission also discussed the line striping on Route 20 that needs to be addressed.

13. Adjourn

ON A MOTION by E. Lukingbeal, seconded by S. Muller, the Commission voted (7-0-0) to adjourn the meeting at 8:29 p.m.

Respectfully submitted,

Renee Deltenre

TOWN OF GRANBY
Public Hearing
Planning & Zoning Commission (PZC)

There will be a public hearing conducted by the PZC on Tuesday, October 14, 2025, at 7:00 p.m. in the Granby Town Hall Meeting Room, 15 North Granby Road to hear and consider the following items:

- Application seeking a Special Permit under Zoning Regulations Section 8.29.1.3 for a ground-mount solar array for property located at 129 Barn Door Hills Road; R2A Zone.
- Application seeking a Special Permit under Zoning Regulations Section 8.29.1.3 for a ground-mount solar array for property located at 123R Case Street; R4A Zone.
- Application seeking a Site Plan Modification to amend the approved landscaping plan for property located at 508 Salmon Brook Street, I Zone.
- Application seeking a Special Permit under Zoning Regulations Section 3.8.2.19 for a Special Event Facility for property located at 518 Salmon Brook Street; I Zone.

At the hearing interested persons may appear and be heard and written communications will be received. Copies of the proposals are on file in the Community Development Office.

TOWN OF GRANBY

MEMORANDUM

TO: Planning and Zoning Commission

CC: Brendan Foley

FROM: Abby Kenyon, Director of Community Development

DATE: October 9, 2025

RE: Application seeking a Special Permit under Zoning Regulations Section 8.29.1.3 for a ground-mount solar array for property located at 123R Case Street, R4A Zone.

The property, 123R Case Street, is in the R4A Zone and is just over 114 acres. There is a house currently under construction on the property. The applicant proposes to install a ground mount solar array that will be located to the northwest of the house. The array would be 1,250 square feet total, measuring about 111 feet by 11 feet, and would be just over 10 feet in height. The solar array would be located about 912 feet from the nearest property line.

Ground mount solar arrays require Special Permit approval from the Commission and the array must comply with the outlined criteria. Refer to the following:

Section 8.29.1.3.1 “The solar energy system shall not exceed twelve (12) feet in height including all supporting structures.”

- The proposed height is just over 10 feet.

Section 8.29.1.3.2 “The solar energy system shall not exceed one-half the footprint of the principal building. The area of the system is the sum of the surface area of all ground-mounted panels to be located on the property.”

- The footprint of the house is approximately 1,200 square feet and the proposed array is 1,250 square feet. The Zoning Board of Appeals granted a variance for its size.

Section 8.29.1.3.3 “The ground-mounted solar energy system shall count toward the maximum lot coverage allowed per Section 5.1.”

- The maximum lot coverage is 15%. If the proposed array is approved, the total lot coverage would be about 0.05%.

Section 8.29.1.3.4 “The solar energy system shall be set back from all side and rear property lines a minimum distance equal to the longest linear dimension of the system or a distance in compliance with Section 5 of these Regulations, whichever is greatest.”

- The proposed array measures 111 feet by 11 feet. The property is in the R4A Zone, which requires a 25-foot side yard setback and 50-foot rear yard setback. The applicant is proposing to locate the array approximately 912 feet from the closest property line.

Section 8.29.1.3.5 “The solar energy system shall not be located within any required front yard setback nor shall it be located in any front yard. The front yard is the area between the front plane of the principal building and the required front yard setback.”

- The proposed array is located to the northwest of the house.

Section 8.29.1.3.6 “All unused systems shall be removed within twelve (12) months of cessation of operations.”

- The applicant can address this.

Section 8.29.1.3.7 “The system shall be designed to primarily produce energy for consumption within buildings, structures, and uses located on the same lot as the system.”

- The applicant can address this further.

Section 8.29.1.3.8 “The system shall not cause undue glare on an adjoining property. When reviewing the proposed orientation of the system and its proximity to the property line/structure on an adjacent property, documentation may be requested to verify such system will not cause undue glare.”

- Given the proposed distance from property lines and existing vegetation, the array will not be visible from surrounding properties will not cause glare.

Next Steps:

When considering the application, the Commission shall consider the setback from property lines, distance from structures on neighboring properties, placement related to vegetation or other screening, solar orientation, and physical impact on surrounding properties.

The applicant will be at the meeting to explain the request and answer any questions the Commission may have.

8.29.1.3

Residential ground-mounted solar energy systems

A ground-mounted solar energy system serving a residential or agricultural use may be allowed by Special Permit as an accessory use in any zoning district subject to the following conditions:

8.29.1.3.1 The solar energy system shall not exceed twelve (12) feet in height including all supporting structures.

8.29.1.3.2 The solar energy system shall not exceed one-half the footprint of the principal building. The area of the system is the sum of the surface area of all ground-mounted panels to be located on the property.

8.29.1.3.3 The ground-mounted solar energy system shall count toward the maximum lot coverage allowed per Section 5.1.

8.29.1.3.4 The solar energy system shall be set back from all side and rear property lines a minimum distance equal to the longest linear dimension of the system or a distance in compliance with Section 5 of these Regulations, whichever is greatest.

8.29.1.3.5. The solar energy system shall not be located within any required front yard setback nor shall it be located in any front yard. The front yard is the area between the front plane of the principal building and the required front yard setback. For a corner lot, this shall apply to both sides of the principal building.

8.29.1.3.6 All unused systems shall be removed within twelve (12) months of cessation of operations.

8.29.1.3.7 The system shall be designed to primarily produce energy for consumption within buildings, structures, and uses located on the same lot as the system.

8.29.1.3.8 The system shall not cause undue glare on an adjoining property. When reviewing the proposed orientation of the system and its proximity to the property line/structure on an adjacent property, documentation may be requested to verify such system will not cause undue glare.

8.29.1.3.9 When considering the Special Permit, the Commission shall consider the setback from property lines, distance from structures on neighboring properties, placement related to vegetation or other screening, solar orientation, and physical impact on surrounding properties. A plot plan showing the location of the proposed system must accompany the Special Permit application.

Property Aerial

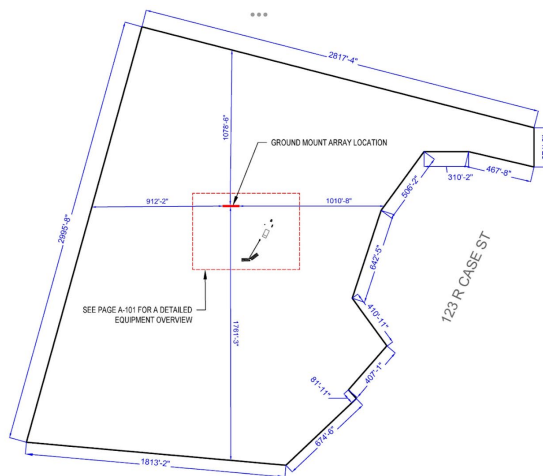




Narrative

We are seeking to install a 1,250 square foot ground mounted solar power system to supply the power needs to our home under construction at 123 Case Street West Granby. Our parcel is 115 acres and the power system will be installed in the center of the parcel, next to our home and far out of view from any adjoining parcels. We have received a variance from the Board of Appeals for regulation 8.29.1.3.2 as our home footprint only allows for a 600 square foot system ($\frac{1}{2}$ of the footprint) but our power needs necessitate a 1,250 square foot system. In considering this variance it was taken into account that our 1,250 square foot home, although small in footprint, still has most of the same power draws as a larger home- well pump, ac condenser, washer/dryer, refrigerator, as well as the added draw of a sprinkler system that is required for new construction in the R4A district. With the variance granted for section 8.29.1.3.2 our system meets all of the requirements of Section 8.29.1.3 for Special permit including the maximum height restriction of 12'. For height calculation see page A-103 of "123R Case Solar Package.pdf", which shows a maximum height of 10'2" with the panels in the winter position (55 degree angle).

We are currently under construction and have an enclosed structure - the roof, windows, and doors are all in and we are now on hold until we can install the solar power system. Once the power system is in we can move forward with the remaining items to finish construction of our home- floors, kitchen, trim etc. We greatly appreciate the Zoning Board of Appeals voting to grant us the variance and hope that the Planning and Zoning Commission will receive our proposed system with similar enthusiasm.



NEW PV SYSTEM: 24.600 kW DC, 36.000 kW AC & NEW 85.80 kWh ENERGY STORAGE

PROPERTY OWNER: BRENDAN FOLEY

123 CASE ST, WEST GRANBY, CONNECTICUT 06090

GENERAL NOTES

PROJECT INFORMATION

AERIAL PHOTO

1.1.1 **PROJECT NOTES:**

1.1.2 THIS PHOTOVOLTAIC (PV) SYSTEM SHALL COMPLY WITH THE NATIONAL ELECTRIC CODE (NEC) ARTICLE 690, ALL MANUFACTURERS'S LISTING AND INSTALLATION INSTRUCTIONS,

1.1.3 ALL PV SYSTEM COMPONENTS; MODULES, UTILITY-INTERACTIVE INVERTERS, AND SOURCE CIRCUIT COMBINER BOXES ARE IDENTIFIED AND LISTED FOR USE IN PHOTOVOLTAIC SYSTEMS AS REQUIRED BY NEC 690.4: **PV MODULES:** UL1703, IEC61730, AND IEC61215, AND NFPA 70 CLASS C FIRE **INVERTERS:** UL 1741 CERTIFIED, IEEE 1547, 929, 519 **COMBINER BOX(ES):** UL 1703 OR UL 1741 ACCESSORY

1.1.4 MAX DC VOLTAGE CALCULATED USING MANUFACTURER PROVIDED TEMP COEFFICIENT FOR VOC. IF UNAVAILABLE, MAX DC VOLTAGE CALCULATED ACCORDING TO NEC 690.7.

1.1.5 ALL INVERTERS, PHOTOVOLTAIC MODULES, PHOTOVOLTAIC PANELS, AND SOURCE CIRCUIT COMBINERS INTENDED FOR USE IN A PHOTOVOLTAIC POWER SYSTEM WILL BE IDENTIFIED AND LISTED FOR THE APPLICATION PER 690.4 (D). SHALL BE INSTALLED ACCORDING TO ANY INSTRUCTIONS FROM LISTING OR LABELING [NEC 110.3].

1.1.6 ALL SIGNAGE TO BE PLACED IN ACCORDANCE WITH LOCAL BUILDING CODE. IF EXPOSED TO SUNLIGHT, IT SHALL BE UV RESISTANT. ALL PLAQUES AND SIGNAGE WILL BE INSTALLED AS REQUIRED BY THE NEC AND AHJ.

- 1.2.1 **WORK INCLUDES:**
- 1.2.2 PV GROUND MOUNT - SKY-RACK 2.0 GROUND MOUNT
- 1.2.3 PV RACKING SYSTEM INSTALLATION - SDE: SKY-RACK 2.0 GROUND MOUNT
- 1.2.4 PV MODULE AND INVERTER INSTALLATION - MSE410HT0B/EG4-18KPV-12LV (240V)
- 1.2.5 PV EQUIPMENT GROUNDING - NEW GROUND ROD 5/8" X 8' CU, ARRAY FRAME TO #6 AWG SOLID CU
- 1.2.6 PV SYSTEM WIRING
- 1.2.7 PV LOAD CENTERS (IF INCLUDED)
- 1.2.8 PV METERING/MONITORING (IF INCLUDED)
- 1.2.9 PV DISCONNECTS (IF INCLUDED)
- 1.2.10 PV FINAL COMMISSIONING
- 1.2.11 (E) ELECTRICAL EQUIPMENT RETROFIT FOR PV
- 1.2.12 SIGNAGE PLACED IN ACCORDANCE WITH LOCAL BUILDING CODE

SYSTEM SPECIFICATIONS

SYSTEM SIZE: 24.600 kW DC, 36.000 kW AC, 85.800 kWh
(60) MISSION SOLAR: MSE410HT0B, 410W
(3) EG4 ELECTRONICS: EG4-18KPV-12LV (240V)
(6) EG4 ELECTRONICS: 14.3KWH WALLPOWERPRO

ATTACHMENT TYPE: SDE: SKY-RACK 2.0 GROUND MOUNT

CUSTOMER INFO

PROPERTY OWNER: BRENDAN FOLEY
ACCOUNT HOLDER: BRENDAN FOLEY

AUTHORITIES HAVING JURISDICTION

BUILDING: GRANBY TOWN
ZONING: GRANBY TOWN

DESIGN SPECIFICATIONS

RISK CATEGORY:	I
CONSTRUCTION:	SINGLE FAMILY
ZONING:	RESIDENTIAL
GROUND SNOW LOAD:	35 PSF
WIND EXPOSURE:	B
WIND SPEED:	110 MPH

APPLICABLE CODES & STANDARDS

BUILDING: 2022 CT STATE BUILDING CODE
2022 CT STATE FIRE SAFETY CODE
2022 CT STATE FIRE PREVENTION CODE

ELECTRICAL: NEC 2020



SHEET CATALOG

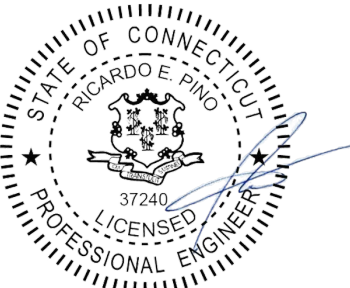
PAGE NO.	DESCRIPTION
T - 001	COVER SHEET
A - 100	PROPERTY PLAN
A - 101	EQUIPMENT LOCATION OVERVIEW
A - 102	ELECTRICAL PLAN
A - 103	ATTACHMENT PLAN
A - 104	SECTION DETAILS
E - 601	THREE LINE DIAGRAM
R - 001	PLACARDS

NEW PV SYSTEM: 24.6000 kWp
NEW ESS: 85.800 kWh

PROPERTY OWNER:

BRENDAN FOLEY
123 CASE ST
WEST GRANBY, CONNECTICUT 06090
APN:09003056-02100123R

ENGINEER OF RECORD



REVISIONS

REV	DESCRIPTION	DATE

PAPER SIZE: 11" x 17" (ANSI B)

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DATE: 9/14/2025

DESIGN BY: CB

CHECKED BY: RE

COVER SHEET
(PAGE T-001)

GENERAL NOTES

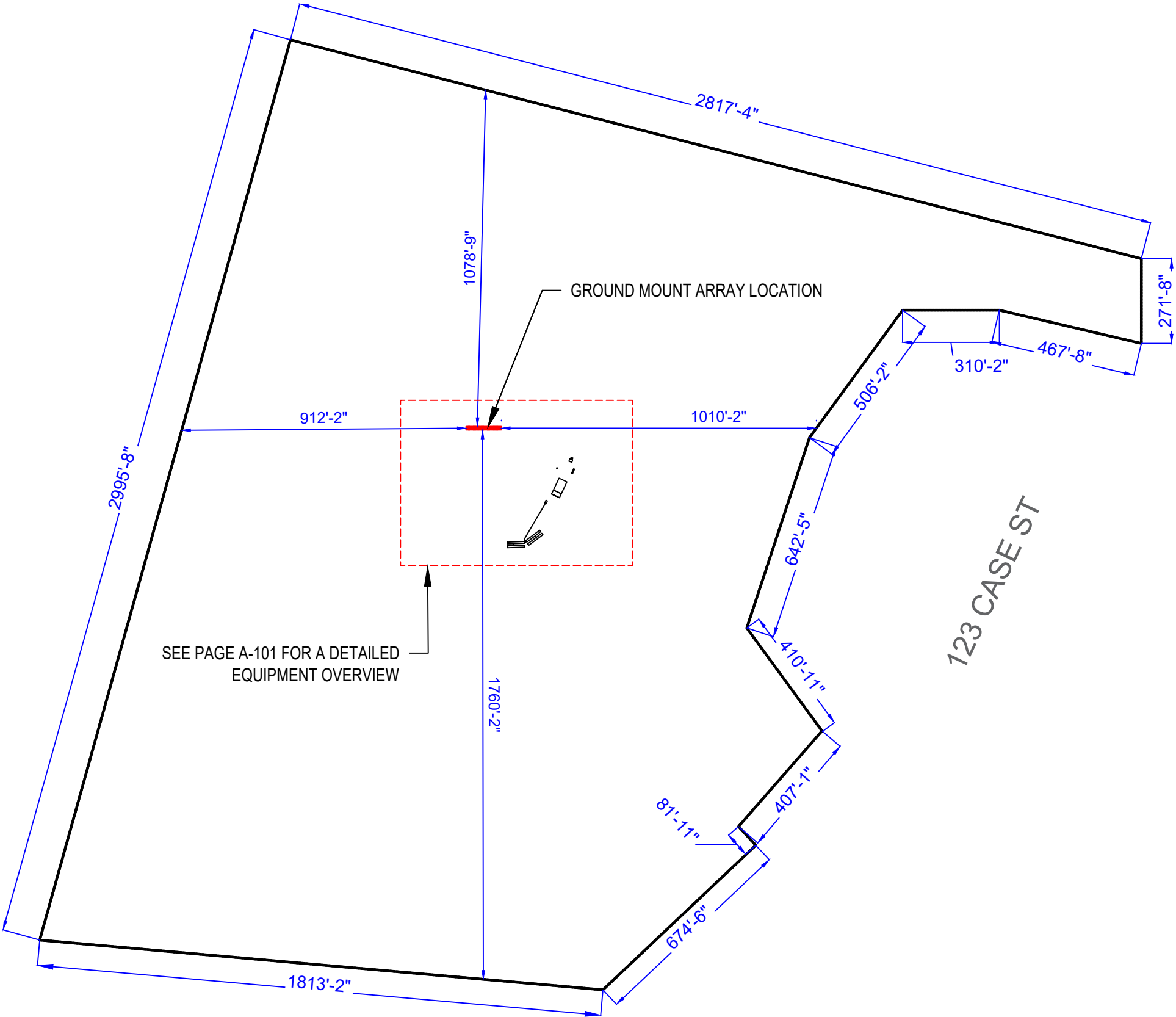
- 1. FIELD VERIFY ALL MEASUREMENTS
- 2. ITEMS BELOW MAY NOT BE ON THIS PAGE

LEGEND

Property line

Property dimensions

PV Module

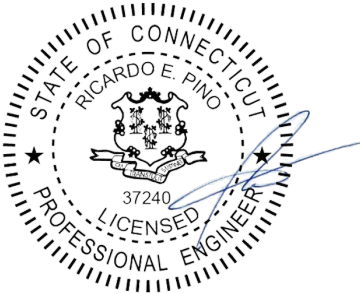


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PROPERTY PLAN
(PAGE A-100)

NOTE: ADDITIONAL NEIGHBORING PARCELS NOT DEPICTED

(N) 24.600 kW SOLAR ARRAY
(60) NEW 410W PV MODULES

350 FEET TRENCHING PATH

PROPOSED GENERATOR PAD

(E) WELL

(E) 10' x 8' SHED STRUCTURE

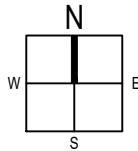
70 FEET TRENCHING PATH

(E) PROPANE TANK

(E) MAIN HOUSE

(E) SEPTIC TANK

(E) LEACH FIELD SYSTEM



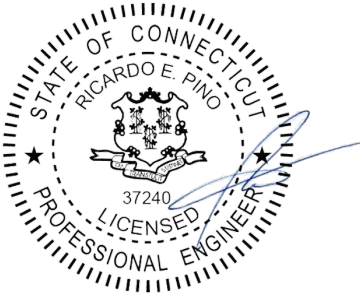
NOTE: ADDITIONAL NEIGHBORING PARCELS NOT DEPICTED

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NEW ESS: 85.800 kWh

PROPERTY OWNER:

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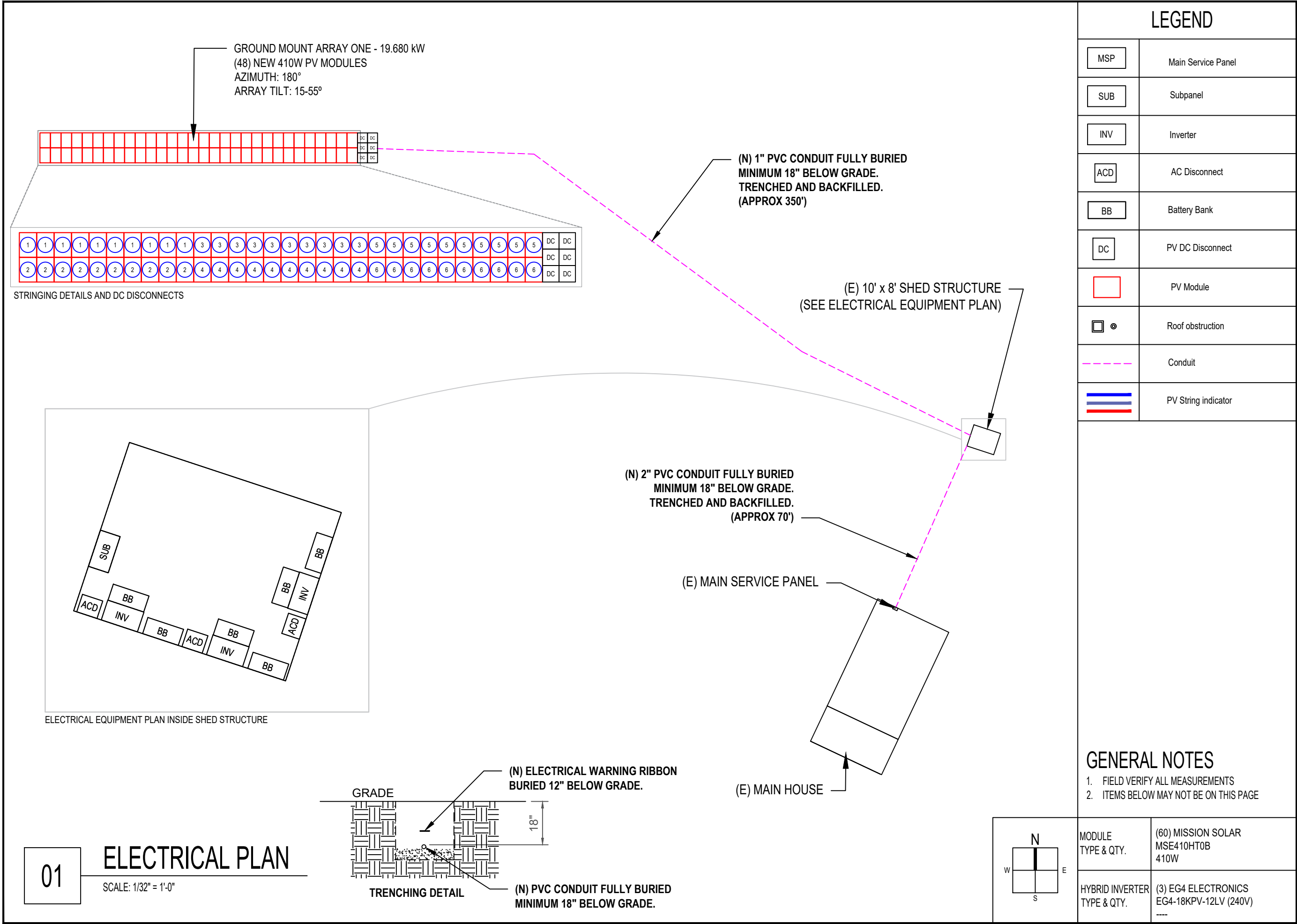
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EQUIPMENT LOCATION OVERVIEW
(PAGE A-101)

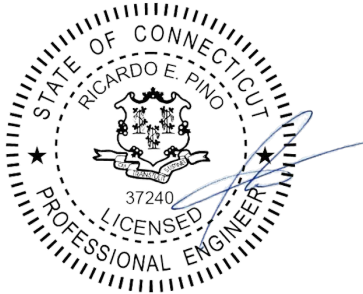


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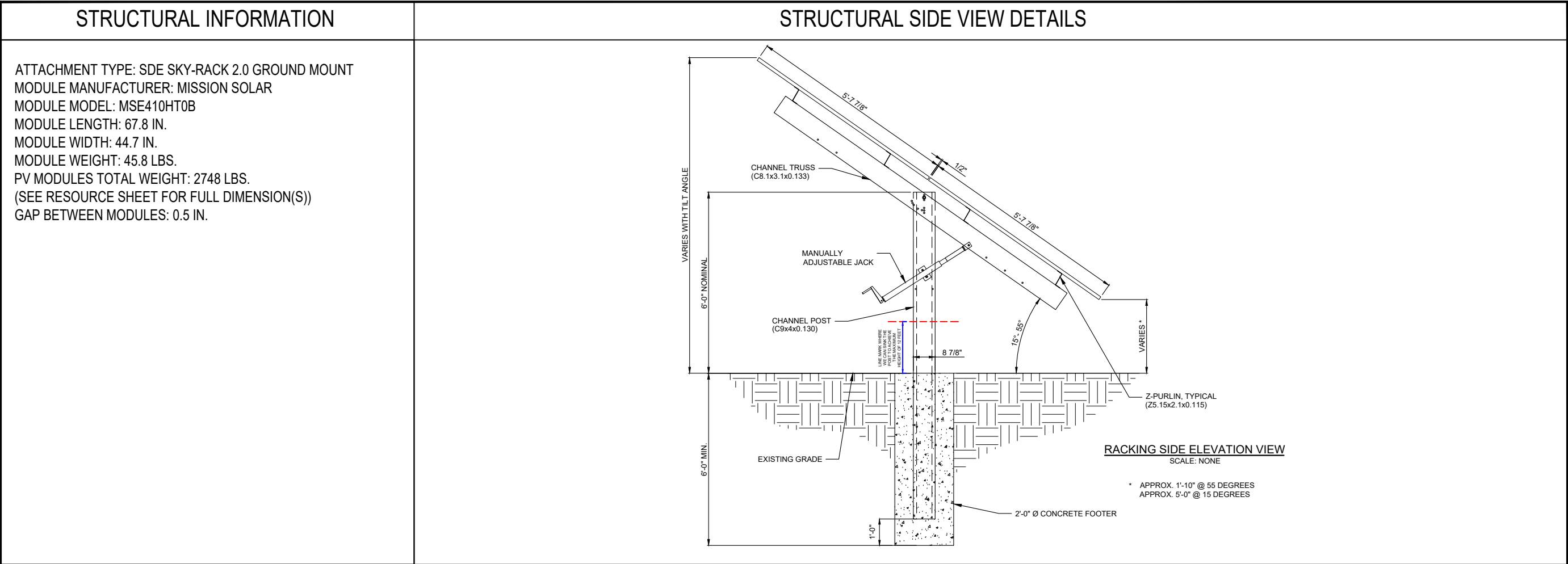
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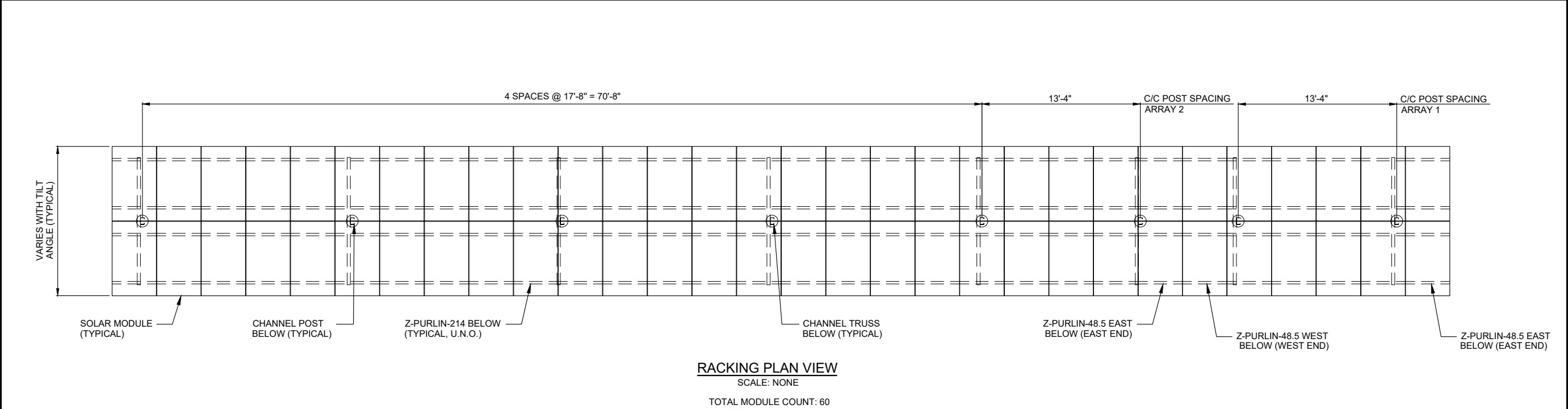
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ELECTRICAL PLAN

(PAGE A-102)



ATTACHMENT PENETRATION GUIDE FOR INSTALL



01

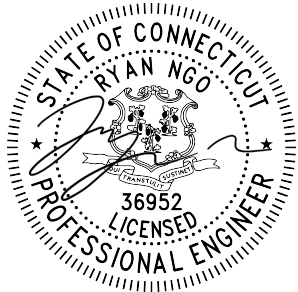
ATTACHMENT PLAN

SCALE: NTS

NEW PV SYSTEM: 24.6000 kWp
NEW ESS: 85.800 kWh

PROPERTY OWNER:
BRENDAN FOLEY
123 CASE ST
WEST GRANBY, CONNECTICUT 06090
APN:09003056-02100123R

ENGINEER OF RECORD



REVISIONS		
REV	DESCRIPTION	DATE

PAPER SIZE: 11" x 17" (ANSI B)

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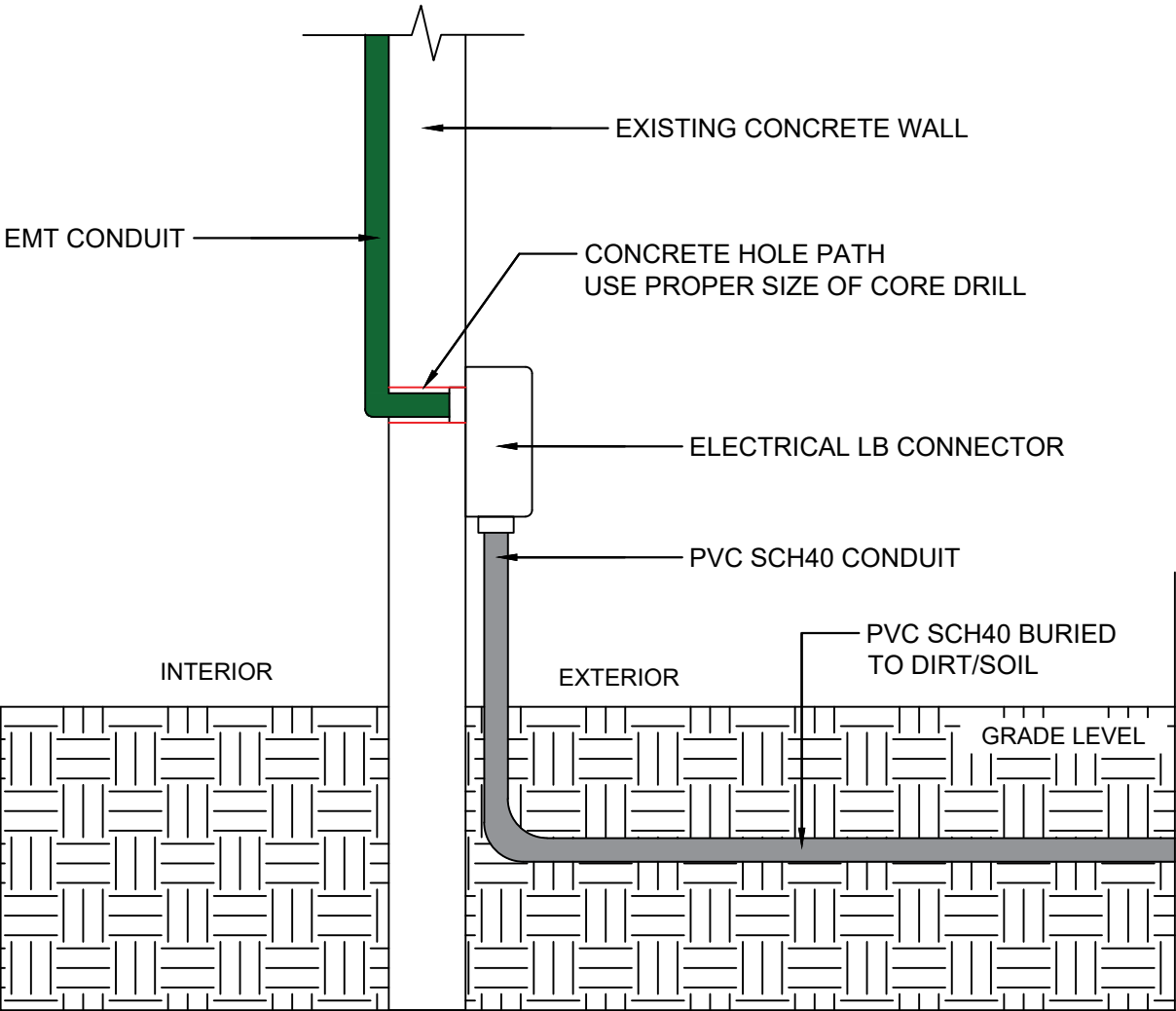
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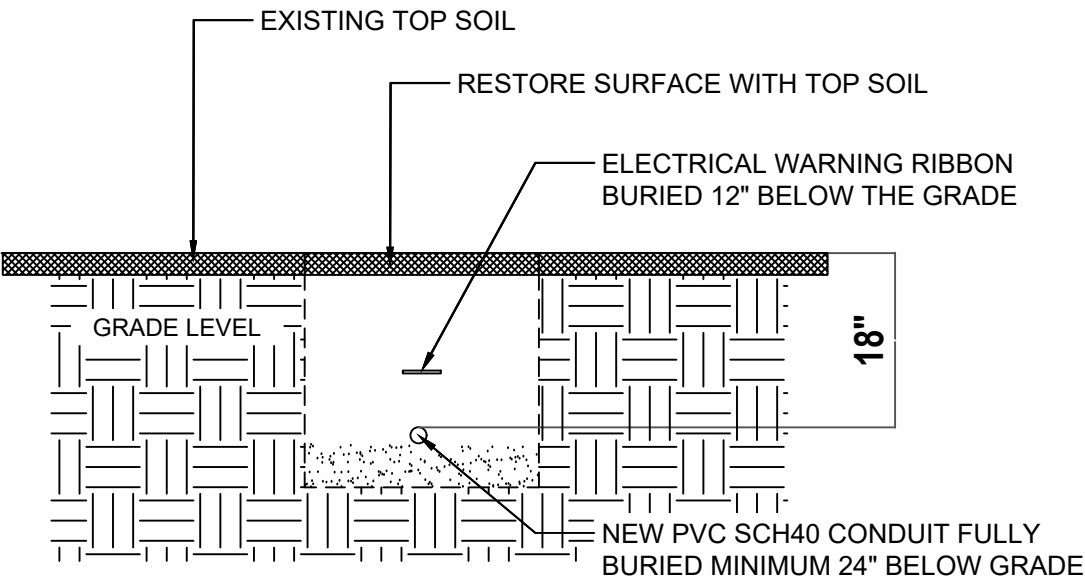
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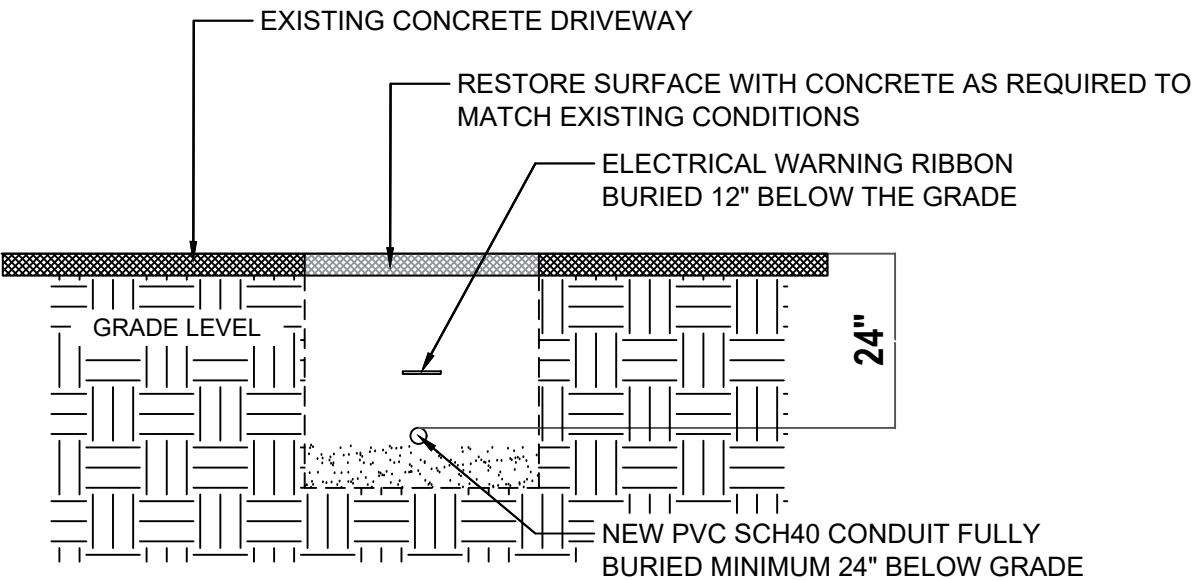
NOTE: THIS DRAWING IS APPLICABLE FOR GROUND MOUNT TO SHED AND SHED TO MAIN HOUSE CONDUIT TRANSITION



SECTION A: CONDUIT TRANSITION DETAILS



SECTION B: TYPICAL TRENCHING DETAILS



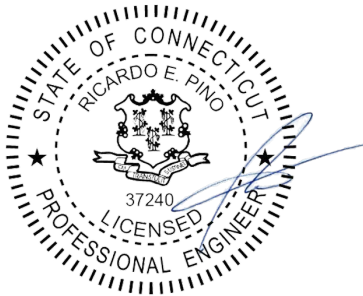
SECTION C: TRENCHING DETAILS FOR DRIVEWAY

NEW PV SYSTEM: 24.6000 kWp
NEW ESS: 85.800 kWh

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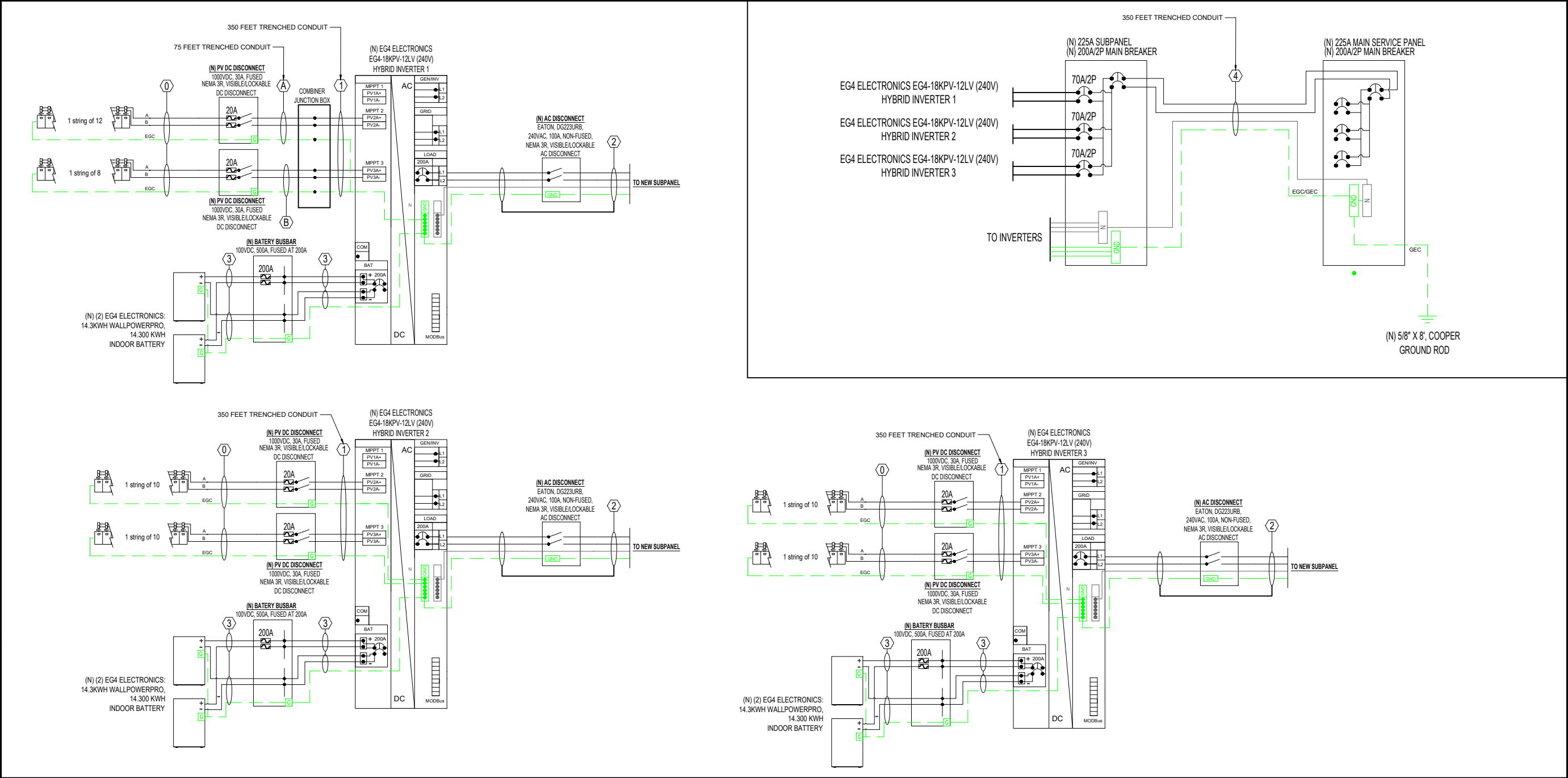
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SECTION DETAILS
(PAGE A-104)

PV EQUIPMENTS	BATTERY EQUIPMENTS	ADDITIONAL NOTES	
NEW 24.600 KW PV ARRAY (60) MSE410HT0B, 410W PV MODULES (3) EG4 ELECTRONICS EG4-18KPV-12LV (240V) HYBRID INVERTER	NEW 85.80 KWH ENERGY STORAGE (6) EG4 ELECTRONICS: 14.3KWH WALLPOWERPRO	1. SEE RESOURCE SHEETS FOR COMPONENT TECHNICAL DATA	

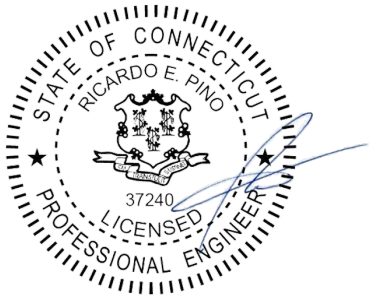


Voc* = MAX VOC AT MIN TEMP																
CONDUCTOR AND CONDUIT SCHEDULE W/ELECTRICAL CALCULATIONS																
TAG NO.	QTY	CONDUCTOR	CONDUIT	CURRENT CARRYING CONDUCTORS	OCPD	NEUTRAL	EGC	TEMP. CORR. FACTOR	CONDUIT FILL FACTOR	CONT. CURRENT	MAX. CURRENT (125%)	BASE AMP.	DERATED AMP.	TERM. TEMP. RATING	AMP. @ TERMINAL	CIRCUIT LENGTH IN Ft
0	1	10 AWG PV WIRE, COPPER	FREE AIR	N/A	20A	N/A	6 AWG BARE, COPPER	0.71 (56°C)	1.0	13.90A	17.38A	40A	28.40A	90°C	35A	N/A
A	1	8 AWG THWN-2, COPPER	1" PVC SCH 40	#	N/A	N/A	10 AWG THWN-2, COPPER	0.71 (56°C)	1.0	13.90A	17.38A	55A	31.24A	75°C	50A	N/A
B	1	8 AWG THWN-2, COPPER	1" PVC SCH 40	#	N/A	N/A	10 AWG THWN-2, COPPER	0.71 (56°C)	1.0	13.90A	17.38A	55A	31.24A	75°C	50A	N/A
1	3	8 AWG THWN-2, COPPER	1" PVC SCH 40	2	N/A	N/A	10 AWG THWN-2, COPPER	0.71 (56°C)	0.8	13.90A	17.38A	55A	31.24A	75°C	50A	N/A
2	3	4 AWG THWN-2, COPPER	1" PVC SCH 40	2	70A	4 AWG THWN-2, COPPER	8 AWG THWN-2, COPPER	0.96 (34°C)	1.0	50.00A	62.50A	95A	91.20A	75°C	85A	N/A
3	1	3/0 AWG THWN-2, COPPER	1.5" FMC	2	200A	3/0 AWG THWN-2, COPPER	4 AWG THWN-2, COPPER	0.96 (34°C)	1.0	--	--	225A	216A	75°C	200A	N/A
4	1	3/0 AWG THWN-2, COPPER	2" PVC SCH 40	2	200A	3/0 AWG THWN-2, COPPER	4 AWG THWN-2, COPPER	0.96 (34°C)	1.0	150A	187.50A	225A	216A	75°C	200A	N/A

NEW PV SYSTEM: 24.6000 kWp
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THREE LINE DIAGRAM
(PAGE E-601)

○ RAPID SHUTDOWN
FOR SOLAR PV SYSTEM ○

LABEL 2
ON OR NO MORE THAN 3FT FROM RAPID SHUTDOWN SWITCH
[NEC 690.56 (C)(2)]

○ **! WARNING !** ○
POWER SOURCE OUTPUT
CONNECTION. DO NOT
RELOCATE THIS
OVERCURRENT DEVICE

LABEL 3
AT POINT OF INTERCONNECTION
OVERCURRENT DEVICE
[NEC 705.12(B)(3)(2)]

○ **! WARNING !** ○
THIS EQUIPMENT FED BY MULTIPLE SOURCES.
TOTAL RATING OF ALL OVERCURRENT DEVICES EXCLUDING MAIN
SUPPLY OVERCURRENT DEVICE SHALL NOT EXCEED AMPACITY
OF BUSBAR

LABEL 4
LABEL LOCATION MAIN SERVICE PANEL
[NEC 705.12(B)(3)(3)]

○ PHOTOVOLTAIC POWER SOURCE ○

LABEL 5
AT (1) EXPOSED RACEWAYS, CABLE TRAYS, AND OTHER WIRING
METHODS; (2) COVERS OR ENCLOSURES OF PULL BOXES AND
JUNCTION BOXES; (3) CONDUIT BODIES IN WHICH ANY OF THE
AVAILABLE CONDUIT OPENINGS ARE UNUSED. [NEC 690.31(D) (2)]

○ MAIN PHOTOVOLTAIC
SYSTEM DISCONNECT ○

LABEL 6
LABEL LOCATION: AC DISCONNECT & MAIN SERVICE PANEL
[NEC 690.13(B)]

PHOTOVOLTAIC
AC DISCONNECT

LABEL 7
LABEL LOCATION: AC DISCONNECT
[NEC 690.13(B)]

○ **! WARNING !** ○
DUAL POWER SOURCE SECOND
SOURCE IS PHOTOVOLTAIC SYSTEM

LABEL 7
LABEL LOCATION: MAIN SERVICE PANEL
[NEC 690.59, 705.12(C)]

○ **! WARNING !** ○
ELECTRIC SHOCK HAZARD
TERMINALS ON THE LINE AND LOAD SIDES
MAY BE ENERGIZED IN THE OPEN POSITION.

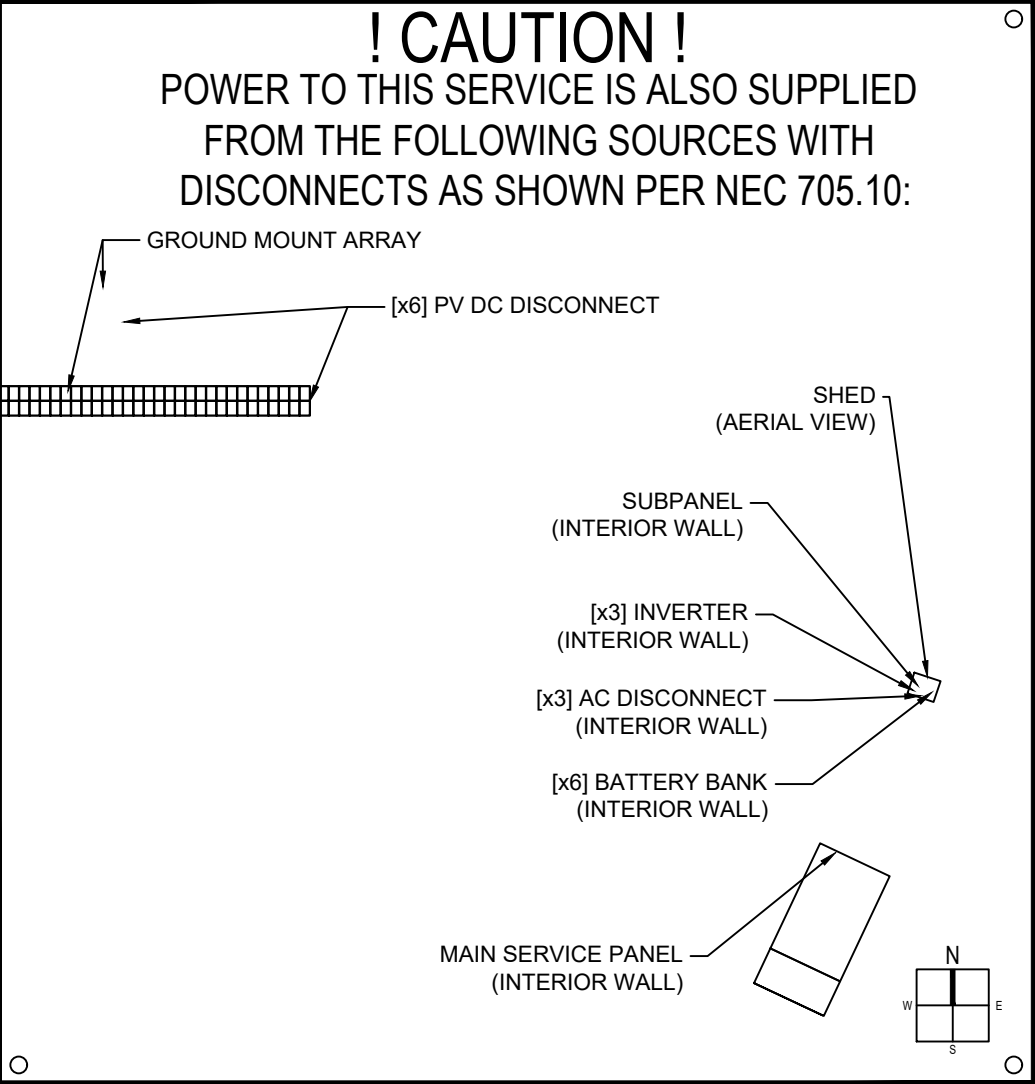
LABEL 9
AT POINT OF INTERCONNECTION
[NEC 690.13(B), NEC 706.15(C)(4)]

PHOTOVOLTAIC AC DISCONNECT
○ MAX. AC OPERATING CURRENT: 50A AC ○
MAX. AC OPERATING VOLTAGE: 240V AC

LABEL 10
LABEL LOCATION: AC DISCONNECT 1,2,3
[NEC 690.54]

MAXIMUM DC VOLTAGE
600 V
OF PV SYSTEM

LABEL 11
LABEL LOCATION: INVERTER 1,2,3
[NEC 690.53]

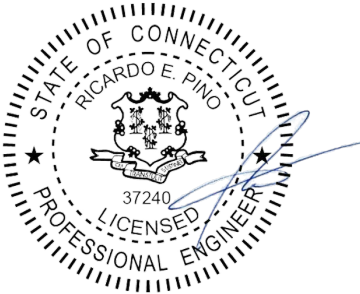


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PLACARDS
(PAGE E-602)

MSE PERC 108HC



410W

Class leading power output -0 to +3%

Positive Power Tolerance



American Solar Built for the Long Haul

Mission Solar Energy is headquartered in San Antonio, Texas where we manufacture our modules. We produce American, high-quality solar modules ensuring the highest-in-class power output and best-in-class reliability. This product is tailored for residential and commercial applications. Every Mission Solar Energy solar module is certified and surpasses industry standard regulations, providing excellent performance over the long term.

America's Module Company®



Fair Trade Practices

- Free of forced labor at all stages of the supply chain
- Not subject to AD/CVD tariffs or investigations
- Polysilicon manufactured with sustainable hydroelectric power



Certified Reliability

- Tested to UL 61730 & IEC Standards
- PID resistant
- Resistance to salt mist corrosion



Advanced Technology

- M10 half-cut cell with 10 busbars
- Passivated Emitter Rear Contact
- Engineered for residential and commercial applications



Extreme Weather Resilience

- Up to 5,400 Pa snow and wind load
- In-house hail tests exceeded 35 mm at 23 m/s



BAA Compliant for Government Projects

- Buy American Act
- American Recovery & Reinvestment Act

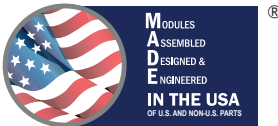
CERTIFICATIONS



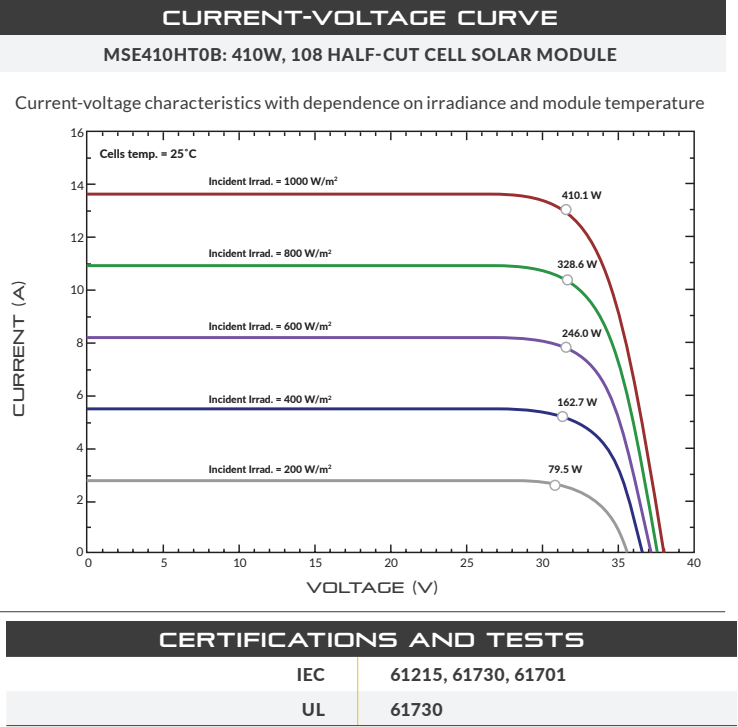
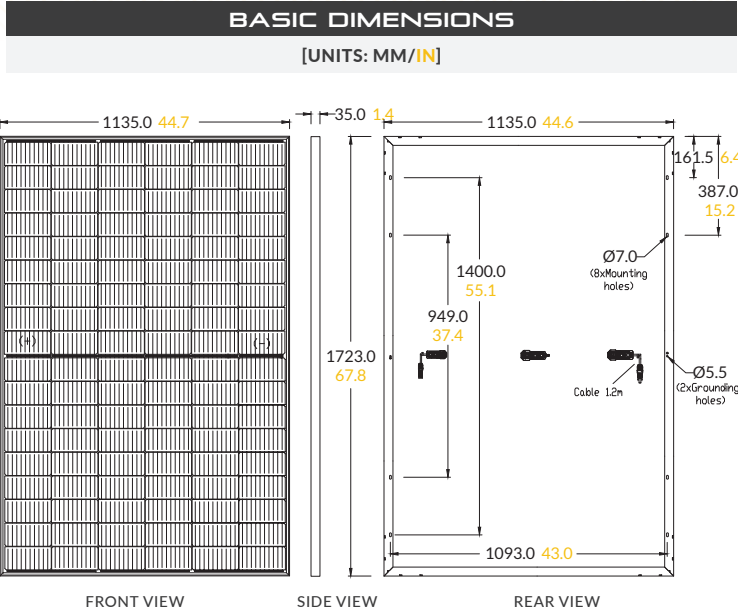
CEC



If you have questions or concerns about certification of our products in your area, please contact Mission Solar Energy.



Class Leading
400-410W



CEC



Mission Solar Energy

8303 S. New Braunfels Ave., San Antonio, Texas 78235
www.missionsolar.com | info@missionsolar.com

Mission Solar Energy reserves the right to make specification changes without notice.

C-MKTG-0033 VERSION: 3 VERSION DATE: 06/04/2024

MSE PERC 108HC

ELECTRICAL SPECIFICATION					
PRODUCT TYPE	MSExxxHT0B (xxx = P _{max})				
Power Output	P _{max}	W _p	400	405	410
Module Efficiency		%	20.5	20.7	21.0
Tolerance		%	0/+3	0/+3	0/+3
Short Circuit Current	I _{sc}	A	13.75	13.82	13.90
Open Circuit Voltage	V _{oc}	V	37.09	37.27	37.41
Rated Current	I _{mp}	A	12.92	13.00	13.07
Rated Voltage	V _{mp}	V	30.96	31.16	31.38
Fuse Rating		A	25A	25A	25A
System Voltage		V	1,000	1,000	1,000

TEMPERATURE COEFFICIENTS	
Normal Operating Cell Temperature (NOCT)	45.52°C (±3.7%)
Temperature Coefficient of P _{max}	-0.343%/°C
Temperature Coefficient of V _{oc}	-0.254%/°C
Temperature Coefficient of I _{sc}	-0.257%/°C

OPERATING CONDITIONS	
Maximum System Voltage	1,000Vdc
Operating Temperature Range	-40°F to 185°F (-40°C to +85°C)
Maximum Series Fuse Rating	25A
Fire Safety Classification	Type 1*
Front & Back Load (UL Standard)	Up to 5,400 Pa front and 5,400 Pa back load. Tested to UL 61730
Hail Safety Impact Velocity	25mm at 23 m/s

**Mission Solar Energy uses quality sourced materials that result in a Type 1 fire rating. Please note, the 'Fire Class' Rating is designated for the fully-installed PV system, which includes, but is not limited to, the module, the type of mounting used, pitch and roof composition.*

MECHANICAL DATA	
Solar Cells	P-PERC 182mm x 182mm
Cell Orientation	108 half-cut cells
Module Dimension	1723mm x 1135mm x 35mm
Weight	42 lbs. (19kg)
Front Glass	3.2mm tempered, low-iron, anti-reflective
Frame	35mm anodized interlocking
Encapsulant	Ethylene vinyl acetate (EVA)
Junction Box	Protection class IP68 with 3 bypass-diodes
Cable	1.2m, Wire 4mm ² (12AWG)
Connector	MC4 Staubli PV-KBT4/6II-UR and PV-KST4/6II-UR

SHIPPING INFORMATION				
Container Feet	Ship To	Pallets	Panels	410W Bin
53'	Most States	26	806	330.46 kW
Double Stack: (Horizontal Orientation): 31 panels per pallet				
PALLET [31 PANELS]				
Weight 1,610 lbs. (730 kg)	Height 51 in (129.5 cm)	Width 47 in (119.4 cm)	Length 70 in (119.4 cm)	

www.missionsolar.com | info@missionsolar.com

C-MKTG-0033 VERSION: 3 VERSION DATE: 06/04/2024

www.missionsolar.com | info@missionsolar.com



EG4® 18KPV-12LV

Hybrid Inverter/Charger

The EG4® 18KPV is a 48V split phase, hybrid inverter/charger capable of utilizing 18kW of PV and efficiently outputting 12kW of power while charging your battery bank. You can parallel up to 10 units for 120kW of AC power and control multiple stations and units using the new EG4® monitoring software.

AC Coupling
Capability

Remote Adjustments
via EG4® Software

10-Year Warranty

All-In-One Hybrid Inverter

Capable of running entirely off the grid, using grid electricity, or selling power back to the grid.

600VDC Max

The extra high voltage enables lower cable sizing for the 3 MPPTs and a maximum recommended PV input of 21,000W. Eliminating the need for a combiner box.

Mountable Wi-Fi Device

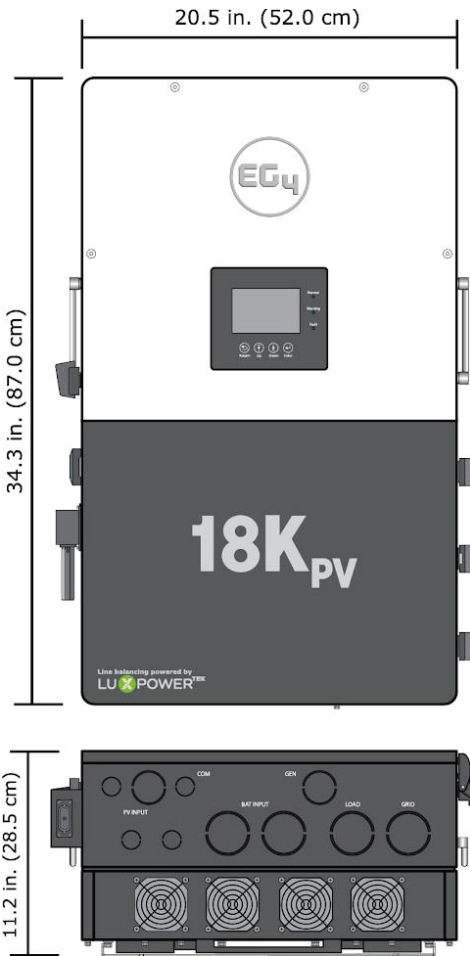
Enables wireless connection between our new monitoring platform and the 18KPV through the app or online website.

Closed-Loop Communications

Able to communicate with EG4® 48V batteries and other battery brands. *A firmware update is required for closed-loop communications with LifePower4 batteries.

High Frequency, Split Phase Output

Allows for 120/240V with a single unit or 120/208VAC service operation.



EG4® 18KPV-12LV

Hybrid Inverter/Charger

AC Input Data	
Nominal AC Voltage	240 208VAC
Frequency	50/60Hz
Max. Continuous AC Current	50A
AC Grid Output Data	
Max. Continuous Output Current	50A
AC Bypass (Grid)	200A
Rated Voltage	240VAC
Operating Voltage Range	180–270VAC
Nominal Power Output (W)	@240V 12kW/@208V 10.4kW
Operating Frequency	50/60Hz
Phase Shift	0.99@ full load
Reactive Power Adjust Range	(-0.8) – (+0.8) leading adjustable
Sync Inrush Current	35A
Backup/UPS AC Output Data	
Rated Output Current (240V/208V)	50A
AC Bypass (Generator)	90A
Nominal Output Voltage (V)	240 120/240 120/208 VAC
Rated Output Power (W)	@240VAC 12kW/@208VAC 10.4kW
Max Cont. Line Wattage	8kW per 120V
Peak Power (W)	With PV: 14.7kW (10 min), 15.5kW (5 min) Without PV: 13.5kW (10 min)
Operating Frequency	50/60Hz
THDV (Total Harmonic Distortion Voltage)	<5%
Switching Time	10ms
PV Input Data	
Number of MPPTs	3
Inputs per MPPT	2/1/1
Max. Usable Input Current	25/15/15A
Max. Short Circuit Input Current	31/19/19A
DC Input Voltage Range	100–600 VDC
Unit Startup Voltage	100 VDC
Load Output Minimum Voltage	>140 VDC
MPP Operating Voltage Range	120–500 VDC
Full Power MPPT Voltage Range	230–500 VDC
Nominal MPPT Voltage	360 VDC
Maximum Utilized Solar Power	18kW
Recommended Maximum Solar Input	21kW





EG4® 18KPV-12LV

Hybrid Inverter/Charger

Efficiency	
Max. Efficiency @ PV to Grid	97.5%
Max. Efficiency @ Battery to Grid	94%
MPPT Efficiency	99.9%
Battery Charging Efficiency	95%
Battery Discharging Efficiency	94.5%
Idle Consumption (Normal mode)	≈70W
Idle Consumption (Standby mode)	≈18W
Battery Data	
Type	Lead-acid battery/Lithium battery
Max. Charge/ Discharge Current	250A
Nominal Voltage	48 VDC
Voltage Range	40–60 VDC
General Data	
Integrated Disconnect	DC switch
PV Reverse Polarity Protection	Yes
DC Switch Rating for each MPPT	Yes
Output Over-Voltage Protection Varistor	Yes
Output Over-Current Protection	Yes
Grid Monitoring	Yes
Anti-islanding Protection (Fast Zero Export)	Yes
Pole Sensitive Leakage Current Monitoring Unit	Yes
Surge Protection Device	Yes
Dimensions H×W×D	34.3×20.5×11.2 in. (87×52×28.5 cm)
Weight	121.25 lbs (55kg) 132.28 lbs (60kg) with the packaging
Cooling Concept	Fan
Topology	TL (Transformerless)
Relative Humidity	0-100%
Altitude	<2,000m
Operating Temperature Range	-25~60°C, >45° derating
Noise Emission	68dB @3ft
Display	Color touchscreen
Communication Interface	RS485/Wi-Fi/CAN
Standard Warranty	10* year standard warranty
*See EG4® Warranty Registration for terms and conditions	



EG4® 18KPV-12LV

Hybrid Inverter/Charger

Standards and Certifications	
Safety	
UL1741SB Rule 21	Yes
Rapid Shut Down (RSD) NEC 2020:690.12	Yes
Arc-Fault Circuit Interrupter (AFCI) NEC 2020:690.11 / UL1699B	Yes
Ground Fault Monitoring (GFDI) NEC 2020:690.41(B)	Yes
CSA 22.2.107.1	Yes
CSA 22.2.330	Yes
Grid Connection	
IEEE 1547.1:2020; IEEE 1547:2018	Yes
Hawaii Rule 14H	Yes
California Rule 21 Phase I, II, III	Yes
EMC	
FCC Part 15 Class B	Yes
Outdoor Rating	
NEMA 4X / IP65	Yes





EG4® 14.3kWh WallPowerPro LFP Outdoor Battery

Built-In 200A
BMS

51.2V 280Ah
(48V Nominal)

10 Year Warranty
>8000 Cycles at
80% DOD

82.6MWh
Lifetime
Production*

On-Board LCD Touch Screen

Easy to see BMS monitoring, and selectable closed-loop communications with EG4, Schneider, Solark, Victron, Growatt, Megarevo, Luxpower, and Deye inverters.

Dual On-Board Fire Arrestors

Offer fail-safe protection against thermal runaway.

Quick Connect Battery Cables

Included battery cables with Amphenol connectors allow for fast, safe, and reliable battery connections.

Integrated Self-Heating Feature

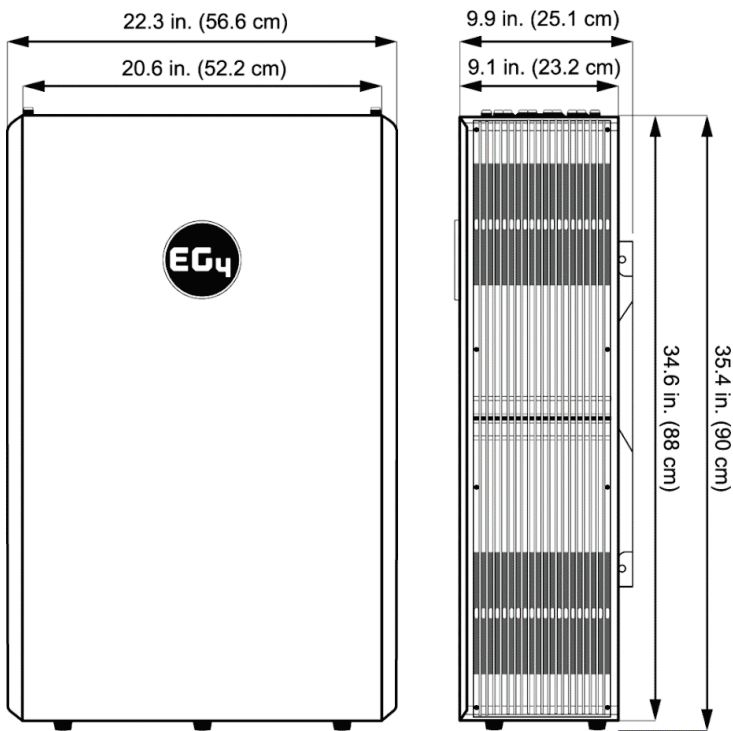
Heats the battery when the ambient temperature is low. A key feature for outdoor LiFePO₄ battery cell operation.

Innovative Emergency Stop Function

The optional ESS disconnect can shut down all batteries and inverters (if equipped with rapid shut down capability) with the push of a single button.

The perfect partner to the EG4® 18KPV

The included conduit box mates directly up to the connection ports of the 18KPV inverter cable box for sleek installation. For other inverters or stand-alone battery installation, the included conduit box cover plate should be installed.



EG4® 14.3kWh WallPowerPro LFP Outdoor Battery

Module Operating Parameters			
Parameter	BMS	Recommended Charger Settings	
Voltage	51.2V	/	
Capacity	280Ah	/	
Charging Voltage (Bulk/Absorb)	56.0V (+/-0.8V)	56.2V (+/-0.2V)	
Float	/	54V (+/-0.2V)	
Low DC Cutoff	44.8V	47-45.6V (start high, lower as needed)	
Charging Current	200A (Max. continuous)	60A - 160A	
Discharging Current	200A (Max. continuous)	160A	
Environmental Parameters			
Charging Range	32° to ≈113°F (0°C to ≈45°C)		
Discharging Range	-4°F to ≈122°F (-20°C to ≈50°C)		
Storage Range	-4°F to ≈122°F (-20°C to ≈50°C)		
Charging/Discharging Parameters			
Charge	Spec	Delay	Recovery
Cell Voltage Protection	3.8V	1 sec	3.45V
Module Voltage Protection	60.0V	1 sec	55.2V
Over Charging Current 1	>205A	10 sec	/
Over Charging Current 2	>225A	3 sec	/
Temperature Protection	<23°F or >158°F <-5°C or >70°C	1 sec	>32°F or <140°F >0°C or <60°C
Discharge	Spec	Delay	Recovery
Cell Voltage Protection	2.3V	1 sec	3.1V
Module Voltage Protection	44.8V	1 sec	48V
Over-Charging Current 1	>205A	10 sec	60 sec
Over-Charging Current 2	>300A	3 sec	60 sec
Short Circuit	>600A	<0.1 mS	
Temperature Protection	<-4°F or >167°F <-20°C or >75°C	1 sec	>14°F or <149°F >-10°C or <65°C
PCB Temp Protection	>230°F (>110°C)	1 sec	@ <176°F (<80°C)



EG4® 14.3kWh WallPowerPro

LFP Outdoor Battery

General Specifications			
Parameter	Spec		Condition
Cell Balance	120mA	Passive Balance	Cell Voltage Difference >40mV
Temperature Accuracy	3%	Cycle Measurement	Measuring Range -40°F to ≈212°F (-40°C to ≈100°C)
Voltage Accuracy	0.5%	Cycle Measurement	For Cells & Module
Current Accuracy	3%	Cycle Measurement	Measuring Range -200A - 200A
SOC	5%	/	Integral Calculation
Power Consumption	Sleep & Off Mode	<300uA	Storage/Transport/Standby
Power Consumption	Operating Mode	<25mA	Charging/Discharging
Communication Ports	RS485/CAN		Can be customized
Battery Heater Specifications			
Parameter	Spec		Condition
Voltage	56V		/
Power Consumption	224W		/
Internal Battery Temperature	≤32°F (0°C)/≥41°F (5°C)		Heat On/Heat Off
Physical Specifications			
Dimensions (H×W×D)	34.6 in.×22.3 in.×9.1 in. (88.0 cm×56.6 cm×23.2 cm)		
Weight	308.6 lbs. (140 kg) +/-1kg		
Design Life	>15 Years		
Cycle Life	>8000 Cycles, 0.5C 80% DOD		
Lifetime Production	82.6MWh*		

*(51.2V×280Ah/1000×80%×8000 cycles/1000)90%=MWh



SKY-RACK 2.0 Ground Mount Season Adjustable System

INSTALLATION GUIDE



PRODUCT SPEC SHEET



Fixed Tilt System or Season Adjustable - Module Clamp Kits or Direct to Frame



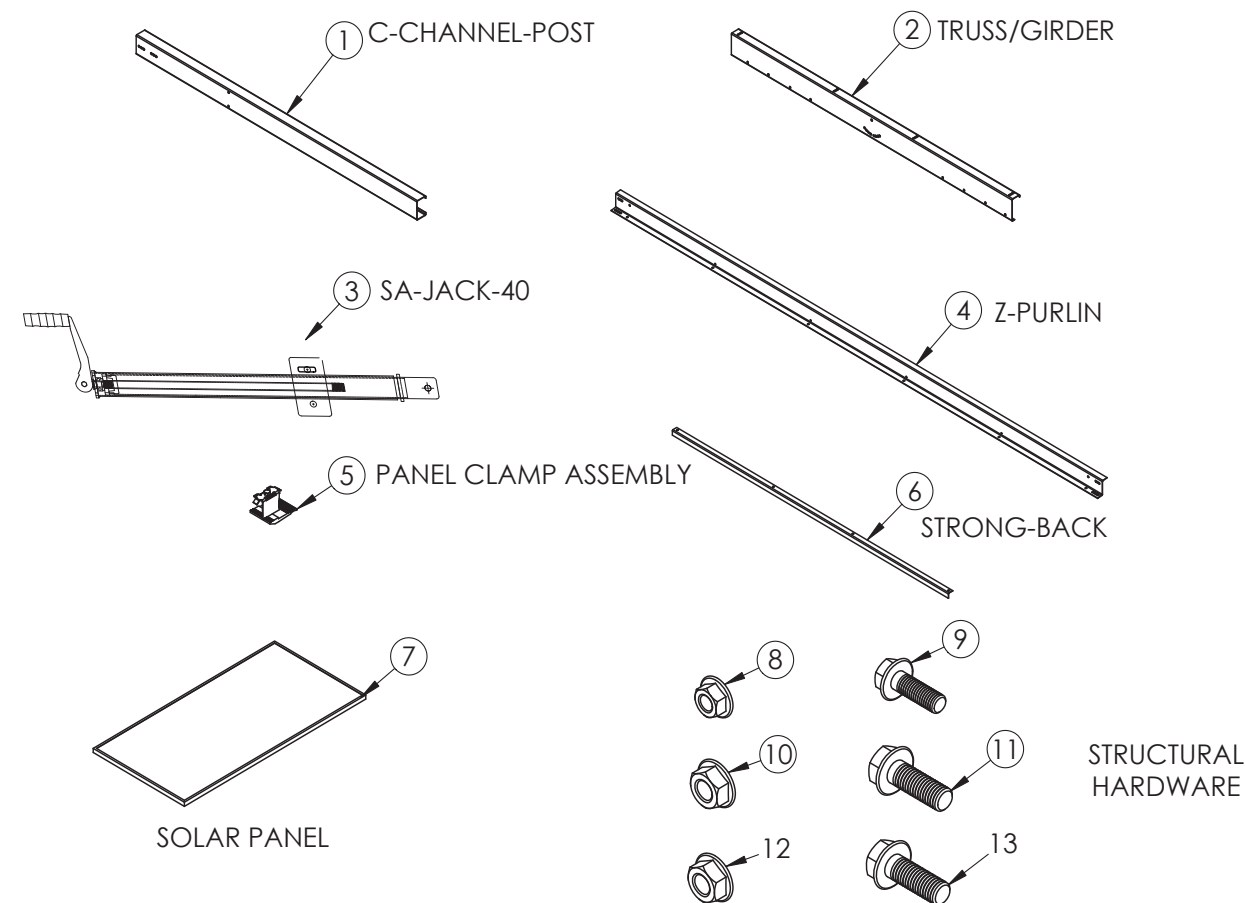
FIXED TILT ANGLES	FIXED TILT - 20, 25, 30, 35 DEGREES	TERRAIN	+/- 5DEG E/W
SEASON ADJUST ANGLES	15 - 60 DEGREES	WIRE MANAGEMENT	OPTIONAL POLY U-GUARD
MODULE ORIENTATION	TWO HIGH PORTRAIT	WARRANTY	20-25 YEARS
WIND LOAD	125 MPH	MATERIAL	GRADE 50-60 HSLA STEEL
SNOW LOAD	60 PSF	COATING	GALVANIZED W/CHEM TREAT
GROUND CLEARANCE	24 - 36 IN STANDARD	MANUFACTURING INFO	MADE IN THE USA
MODULE CLAMPS	SDE CLAMP KITS	STRUCTURAL CERTIFICATIONS	UL 2703 LISTED
OR DIRECT TO RAME	OPTIONAL	QUALITY CERTIFICATION	ISO-9001 2015



For more information contact: kyle@sinclair-designs.net
Sinclair Design and Engineering 1104 Industrial Avenue, Albion, Michigan, 49224 USA
Tel: (01) 877.517.0311
www.sinclair-designs.com



CLAMP DESIGN: Included Parts List



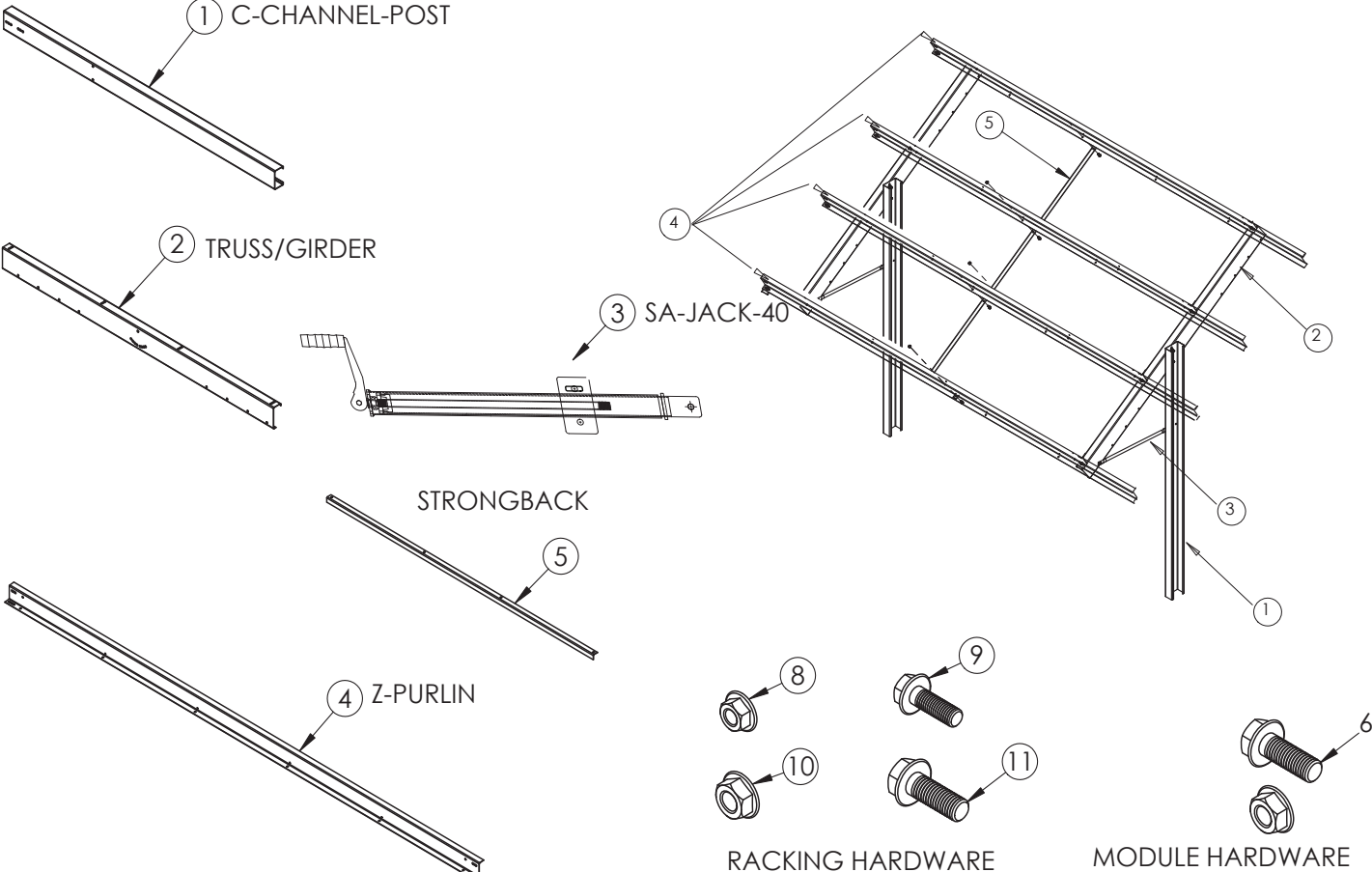
ITEM NO.		QTY
1	C-CHANNEL-POST	2
2	TRUSS/GIRDER	2
3	SA-JACK-40	2
4	Z-PURLIN	4
5	PANEL CLAMP ASSEMBLY	20
6	STRONG-BACK	1
7	PV MODULE	10
8	1/2-13 FLANGE HEAD NUT	14
9	1/2-13 X 1.5 FLANGE HEAD BOLT	14
10	5/8-11 FLANGE HEAD NUT	4
11	5/8-11 X 1.75 FLANGE HEAD BOLT	4

ITEM NO.	Recommended Installation Tools:	QTY
	1/4 or 1/2 1500 in/lb MIN Impact Driver 1/2 - 3/4 - 15/16 in Impact Sockets (Always take extra batteries)	
5	TORQUE SPEC =10 ft/lbs	20
Over Torque of Clamps Could Result in Module Damage		
9	TORQUE SPEC =57 ft/lbs	14
11	TORQUE SPEC = 112 ft/lbs	2

Note: Z-PURLIN 49.5 East & West Cantilevers are available - See Design Requirements & Bill of Materials



DIRECT TO FRAME DESIGN: Included Parts List



ITEM NO.	DESCRIPTION	QTY
1	C-CHANNEL-POST	2
2	TRUSS/GIRDER	2
3	SA-JACK-40	2
4	Z-PURLIN	4
5	STRONG-BACK	1
6	1/4-20 SERRATED FLANGED BOLT/NUT	40
7	PV MODULE	10
8	1/2-13 FLANGE HEAD NUT	14
9	1/2-13 X 1.5 FLANGE HEAD BOLT	14
10	5/8-11 FLANGE HEAD NUT	4
11	5/8-11 X 1.75 FLANGE HEAD BOLT	4

TORQUE	Recommended Installation Tools:	
	1/4 or 1/2 1500 in/lb MIN Impact Driver 1/2 - 3/4 - 15/16 in Impact Sockets (Always take extra batteries)	
6	TORQUE SPEC =6 ft/lbs	40
9	TORQUE SPEC =57 ft/lbs	14
11	TORQUE SPEC = 112 ft/lbs	4

Note: Z-PURLIN 48.5 East & West Cantilevers are available - See Design Requirements & Bill of Materials

TOWN OF GRANBY

MEMORANDUM

TO: Planning and Zoning Commission

CC: Brian Guarco, John French

FROM: Abby Kenyon, Director of Community Development

DATE: October 9, 2025

RE: Application seeking a Site Plan Modification to amend the approved landscaping plan for property located at 508 Salmon Brook Street, I Zone.

The property, 508 Salmon Brook Street, is in the Industrial Zone. State Line Oil and State Line Propane are located to the north and south and residential uses are to the east and west. In September 2020, the Planning and Zoning Commission approved a self-storage facility on the property. The approved site plan also showed a gravel outdoor storage area for camper and trailer storage.

In 2022, the applicant applied to the Commission to construct a 10,400 square foot car storage building in the location that was previously approved for the outdoor storage. The Commission approved the special permit and site plan application. The approved site plan showed a berm located to the rear of the new building with 11 white spruce 4' – 5' tall, planted on the top.

Staff recently visited the site to check on the status of the site work. The berm has been constructed however the plants that were installed do not comply with the approved landscaping plan. A total of fourteen, 3-gallon white spruce were planted instead. Given the discrepancy in size from what was shown on the approved plan, the applicant was informed that staff could not approve the change but rather it would have to be considered by the Commission. The applicant is now applying to the Commission to change the approved plan.

Please refer to the attached narrative and notated site plan for consideration. Below are photos taken during the site visit.





Request for Variance to Site Plan at 508 Salomon Brook Street,
Granby, CT

To Whom It May Concern,

We are writing to formally request a ^{modification} ~~variance~~ to the approved site plan for the property located at 508 Salomon Brook Street, Granby, CT.

The need for this variance has arisen due to changes in the size of the berm circumstances that we did not anticipate during the original planning and approval process. We planted fourteen 3-gallon white spruce trees instead of the 11-foot variety, as we believe these changes will improve the area's appearance for the following reasons:

This request was prompted by recent developments on the property that have made it challenging to adhere strictly to the original site plan. Changes in grading and the discovery of previously unknown utility lines have necessitated adjustments to the layout and placement of certain features. We believe these modifications will enhance the usability of the site while maintaining the integrity of the surrounding neighborhood.

- To address unforeseen site constraints or conditions encountered during project development.
- To improve the overall functionality and safety of the property
- To ensure compliance with updated regulations or requirements, if applicable

We kindly request that the Granby Planning and Zoning Commission review our proposed modifications to the site plan. We are prepared to provide any additional documentation, plans, or justifications needed to facilitate your review and consideration.

Thank you for your time and attention to this matter. Kindly inform us if there is an upcoming meeting at which we can present our request or advice if additional information is needed.

Sincerely, 

Brian Guarco

500 Salmon Brook Street

Granby, CT 06035

Cell phone 860-250-3256

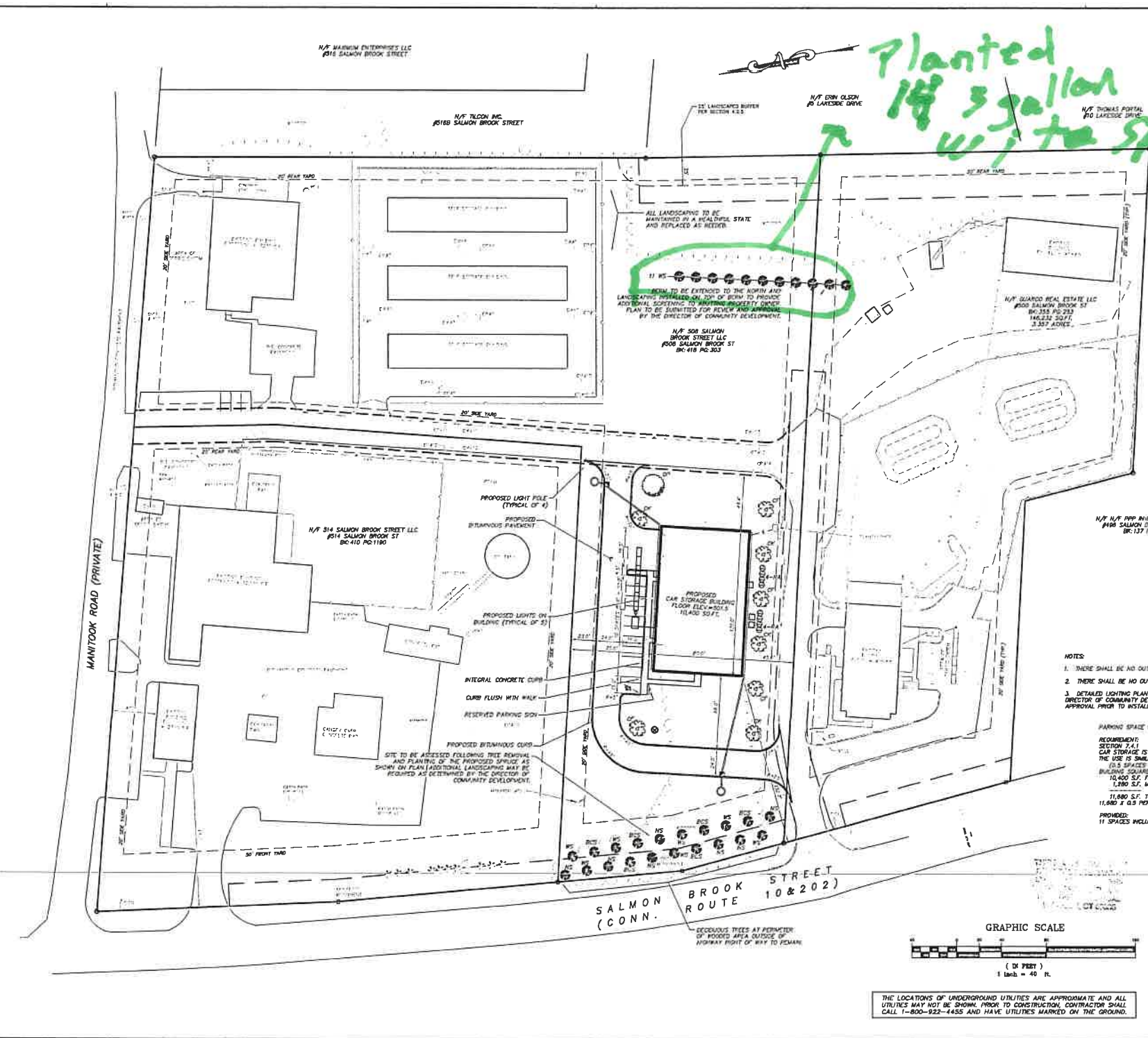
Email slpbrian@gmail.com

DRAWING NUMBER
3021

DRAWING NUMBER
3021

DRAWING NUMBER
Vol 71

DRAWING NUMBER



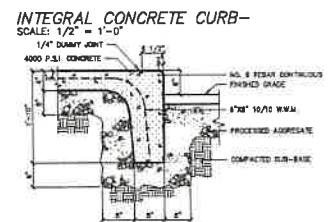
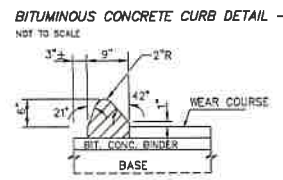
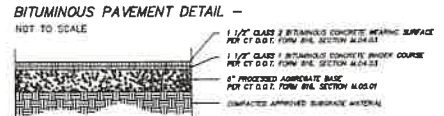
PLANT LIST -

1. IF ANY DISCREPANCIES OCCUR BETWEEN THE AMOUNTS SHOWN ON THE PLAN AND THE PLANT LIST, THE PLAN SHALL PREVAIL.

2. PROPOSED PLANTING BEDS SHALL BE EXCAVATED TO A DEPTH OF 12 INCHES AND FILLED WITH A MIXTURE OF BOX TOPSOIL AND 20% PEAT MOSS. ALL PLANTING BEDS SHALL BE MULCHED WITH 4 INCHES OF 3/4" STONE, WOOD CHIPS OR WOOD BARK MULCH.

3. ADJUSTMENTS IN THE LOCATION AND/OR NUMBER OF PROPOSED PLANTS MAY BE NECESSARY DUE TO FIELD CONDITIONS. SUCH ADJUSTMENTS SHALL BE APPROVED BY THE DESIGN ENGINEER AND THE TOWN PLANNER.

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE (MINIMUM)
●	5	PICEA GLAUCA	BLUE COLORADO SPRUCE	4'-5" TALL B&B
●	7	PICEA ABIES	NORWAY SPRUCE	4'-5" TALL B&B
●	12	PICEA GLAUCA	WHITE SPRUCE	4'-5" TALL B&B
●	4	CORNUS FLORIDA 'YUBRA'	PINK FLOWERING DOGWOOD	2'-2 1/2" CAL. B&B
●	4	CORNUS KOUSA	KOUSA DOGWOOD	2'-2 1/2" CAL. B&B
●	1	QUERCUS PALustris	PNY OAK	3'-3 1/2" CAL. B&B
●	2	RHODODENDRON AGLO	AGLO RHODODENDRON	3 GALLON CONTAINER



NOTES:

1. THERE SHALL BE NO OUTSIDE STORAGE.

2. THERE SHALL BE NO OUTSIDE REFUSE STORAGE.

3. DETAILED LIGHTING PLAN TO BE SUBMITTED TO THE DIRECTOR OF COMMUNITY DEVELOPMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION OF LIGHTING.

PARKING SPACE CALCULATION:

REQUIREMENT: SECTION 2.4.1 CAR STORAGE IS NOT A LISTED USE THE USE IS SIMILAR TO WAREHOUSING (0.5 SPACES PER 1000 SQ. FT.)

BUILDING SQUARE FOOTAGE:

10,400 S.F. FIRST FLOOR

1,280 S.F. MEZZANINE

11,680 S.F. TOTAL

11,680 S.F. / 0.5 PER 1000 = 23.36 SPACES

PROVIDED:

11 SPACES INCLUDING 1 ACCESSIBLE

PROJECT ANALYSIS -

ZONE OF PROPERTIES: INDUSTRIAL (I)

ITEM	REQUIRED /PERMITTED	PROVIDED 4508 SALMON
LOT AREA (SQT.)	45,000 SQT.	224,760 SQT.
LOT FRONTAGE (FEET)	50 FEET	204.7'
LOT DEPTH (FEET)	200 FEET	856'
STORIES (MAX.)	2	1 STORY
HEIGHT (MAX.)	40 FEET	25'
LOT COVERAGE (MAX.)	40%	15%
FRONT YARD	50 FEET	153.7' FOR CAR STORAGE BUILDING
SIDE YARD	20 FEET	45' FOR CAR STORAGE BUILDING
REAR YARD	20 FEET	327' FOR CAR STORAGE BUILDING
LANDSCAPED AREA	20%	57%

SHEET 3 OF 6

11-15-2022	REVISED PER APPROVAL	<p>TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.</p> <p>L.S. NO. 6244</p> <p>Altford ASSOCIATES INC.</p> <p>CIVIL ENGINEERS WINDSOR, CONNECTICUT WILSON H. ALTFORD, P.E. 860-668-7288</p>
10-28-2022	REVISED PER TOWN STAFF COMMENTS	
9-30-2022	REVISED TO SHOW PROPOSED CAR STORAGE BUILDING	
8-30-2022	REVISED TO SHOW SHOWN GYM FENCE SURROUNDING SELF STORAGE AREA	
9-1-2020	REVISED PER TOWN STAFF COMMENTS	
DATE	REVISION	SCALE: 1 IN. = 40 FT. DATE: JULY 1, 2020
		<p>LAYOUT AND LANDSCAPING PLAN</p> <p>PREPARED FOR</p> <p>508 SALMON BROOK STREET LLC</p>
<p>NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL</p> <p>508 SALMON BROOK STREET GRANBY, CONNECTICUT</p> <p>01-09-071521 01-09-071522 FOLDER: Quercus - Granby - 514 Salmon Brook Street - Start April 1999</p>		

THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL 1-800-622-4455 AND HAVE UTILITIES MARKED ON THE GROUND.

Vol 71 # 3021

TOWN OF GRANBY

MEMORANDUM

TO: Planning and Zoning Commission

CC: Allen Coachman

FROM: Abby Kenyon, Director of Community Development

DATE: October 9, 2025

RE: Application seeking a Special Permit under Zoning Regulations Section 3.8.2.19 for a Special Event Facility for property located at 518 Salmon Brook Street; I Zone.

The subject property, 518 Salmon Brook Street, is 2.32 acres and is in the I (Industrial) Zone. There is one, 14,450 square foot commercial building on the property that is divided into multiple storefronts. There are two driveways from Salmon Brook Street that provide access to the property, which lead to a parking lot with 132 parking spaces.

The applicant is seeking Special Permit approval for a special event facility in Suite 4. The Commission recently approved an amendment for this use as a special permit. Suite 4 is 1,750 square feet and it currently vacant. It was previously occupied by an arcade. As stated in the applicant's narrative, the space would be used by L Spots Events LLC. The facility would be open seven days a week, from 9 AM to 12 AM, and would be available to rent for private events such as baby showers, birthday parties, and wedding receptions. There would be one employee to start, with others hired as needed. Aside from the modification to add a restroom, there would be no other changes to the space. There would be no cooking facilities on site; all food would be brought in. There would be a refrigerator and food warmer available for use. If someone wanted to have alcohol, they would be responsible for providing the necessary permit and proof of insurance. Tables and chairs would be provided at an additional cost.

The Building Official and Fire Marshal reviewed the proposal and determined the maximum occupancy would be about 100 people.

It should be noted that based on the parking requirements for a shopping center per Section 7.4.1, 80 spaces are required, and 132 parking spaces are provided on the site. If the parking space calculations were based on the use of each unit, with the current mix of restaurants, office, retail and a personal service establishment at 518 Salmon Brook Street, 89 spaces would be required. This would leave 43 spaces for the special event facility. There is no 'special event facility' use in Section 7.4.1; the closest may be public assembly which requires 6 spaces per 1,000 square feet of floor area. The proposed tenant space for the event facility is 1,750 square feet, so based on that, 11 parking spaces would be required. Parking requirements for event spaces in other towns were

reviewed for comparison as well. Requirements range from 12 spaces per 1,000 square feet up to 1 space per 45 square feet. If these standards were applied, anywhere from 21 spaces to 38 spaces would be required. Both are under the 43 spaces remaining on the property so the existing parking lot should be able to accommodate the proposed use.

When considering this application, the Commission is to consider the Special Permit criteria in Zoning Regulations Section 8.2, including suitable location for use, suitable structure for use, neighborhood compatibility, adequate parking and access, etc.

The applicant will be at the hearing to answer any questions.

Location Map 518 Salmon Brook Street





Narrative in support of Application for Special Permit

For 518 Salmon Street Unit #4, Granby, CT 06035

The shopping center located at 518 Salmon Brook Street serves the community by offering various products and services common in community shopping areas. To serve the community more fully, and to allow the center to serve the purpose that it was intended for. A special permit is requested for the business known as the L Spot Events LLC. The type of business that will be using the special permit being requested is an Event Facility. This business is intended to operate seven days a week between the hours of 9am to 12am. There will be one employee operating the business for the first year and upon the flow of business another employee will be hired to help with the day-to-day activities. This business is expected to hold up to 100 patrons. This business will be an open area, tables and chairs will be added as needed, at an additional cost, for the rental. In-order to rent, patrons will contact me via phone or email, I will block off that day/date they want to rent....meaning (Potential client contact me, I mark their potential date in the Calendar, they have 24 hours to provide a 50% deposit to hold the date and a signed contract will be given to the potential renter at that time) All rentals will be a standard of 6 hours, but the customer is allotted the whole day, that day, to set up for the event. The Customer will have access to whole facility for their rental. The L spot clients will have access to a refrigerator and electric food warmer and industrial commercial table. Furthermore, renters will be responsible for their own catering/cooking. No Cooking will be done on site. Any patron wishing to have Alcohol for their rental, will be required to present the following, a temporary Liquor permit and proof of Insurance. Furthermore, there is an existing dumpster in the back of the building. All cleaning and trash disposal will be conducted by a cleaning contractor hired by The L Spot. The L Spot will not rent continuous types of rentals like a club or bar. Consequently, rentals will vary day to day...such as Weddings, baby showers, birthday parties, etc. Staff will be available during any rental at The L Spot.

LOCATION
THE L SPOT
518 SALMON BROOK ST. UNIT #4
GRANBY, CT 06035

36" WIDE ROOM DOOR
LEVER DOOR LATCHES

EMERGENCY LIGHT

SMOKE DETECTOR

EXIT SIGN EMERGENCY LIGHT COMBO WALL

HIGH LIGHTED
NON BEARING WALL CONSTRUCTED
2 x 4 X 16 5/8 SHEETROCK TYPE X
FLOOR TO DROP CEILING HEIGHT 9 FT 4 INCHES

Allen

860-879-1554

518 Salmon Brook St.

32' 8"

6' 9 1/2"

