

MINUTES OF SPECIAL MEETING FEBRUARY 2, 2015  
PLANNING AND ZONING COMMISSION

Note: These minutes, prepared to comply with Section 1-225 of the General Connecticut Statutes, is an approximate record of matters discussed and actions taken by the Commission at the meeting, but has not yet been reviewed by the commission for accuracy or completeness and is therefore subject to change or correction.

Chairman, Robert Maquat, called the meeting to order at approximately 7:05pm.

Regular Members present: Robert Maquat, Robert DeVellis and Wallace Williams

Regular Members absent: Steve Carlson and Milan Spisek

Alternate Members present: Raymond Martin and Vincent Caprio

Alternate Members absent: Ross Ogden

Town Officials present: John Hayes, Land Use Director, Adam Dunsby, First Selectman, Gary Simone, Director of Parks and Recreation Commission and John Broadbin, Commissioner, Parks and Recreation Commission

For the record: Vincent Caprio was appointed to vote for Milan Spisek and Raymond Martin was appointed to vote for Steve Carlson.

**PUBLIC HEARING:**

**Special Permit Application SP-15-01,** Town of Easton, to construct a Solar Photovoltaic System on the Town-owned Morehouse Road tract behind Samuel Staples Elementary School in a location depicted on a map entitled "Map of Property Showing Proposed Solar Collector Areas Prepared For Town of Easton, 515 Morehouse Road, Easton, Connecticut, dated January 8, 2015". The chairman read the legal notice for the public hearing and noted the following items:

1. The 8-24 Referral letter to Planning and Zoning Commission dated November 7, 2014, received November 12, 2014, from Adam Dunsby, First Selectman.
2. Letter from Robert Maquat, Chairman, Easton Planning and Zoning Commission, dated November 19, 2014 to Adam Dunsby, First Selectman, in response to 8-24 referral received at November 17, 2014 Planning and Zoning Commission Meeting regarding proposed solar power panels at Town-owned Property, 515 Morehouse Road.

Present at the meeting was First Selectman, Adam Dunsby, who recounted the history of the application.

Present at the meeting was Nick Perugini, Director of Business Development, Bella Energy in Louisville, CO who discussed the site plan and the two phases of development

Also present at the meeting was John Dunster, Director of NorthEast Energy Designs & Solutions in Stamford, CT. He discussed the application and stated that they had revised the location of the proposed solar panels so they would be located outside the 100' setback from wetlands.

It was noted that this was a preliminary site plan subject to a more accurate site plan to be prepared once more engineering work was conducted.

MINUTES OF SPECIAL MEETING FEBRUARY 2, 2015  
PLANNING AND ZONING COMMISSION

Public Hearing (continued): The Land Use Director, John Hayes, discussed a sketch he prepared to delineate the area requested by Parks and Recreation in their master plan presented to Planning and Zoning (item 3).

John Broadbin of the Parks and Recreation Commission discussed the Parks and Recreation Commission's master plan for the town-owned Morehouse Road property.

Discussion was held regarding the reconstruction of the septic for the Samuel Staples Elementary School. It was noted that a field could be constructed over the septic area.

Discussion was held regarding possible alternate locations for a solar facility.

Discussion was held regarding the appropriateness of Phase I and Phase II. It was noted that before Phase II could be constructed, more information was needed regarding the location of the new septic system for the Samuel Staples Elementary School.

Discussion was held regarding the necessity for a transformer. It was noted that it was not necessary for Phase I but could possibly be needed for Phase II.

The Chairman noted the following items for the record:

4. Sheet PV1.0 prepared by Bella Energy, Site Plan, Samuel Staples School Photovoltaic System, 515 Morehouse Road, Easton, CT 06612.
5. E-mail from Nick Perugini, of Bella Energy, regarding grading and planting dated January 30, 2015.

Nick Perugini of Bella Energy described the typical construction process.

The chairman noted the following item for the record and discussed it in detail as it relates to the Easton Zoning Regulations:

6. Narrative Description of Application For Special Permit addressing 7.2.1 A through I with attachments.

The chairman noted the following items for the record:

7. Drawing No. GCPIP2-25, Gamechange Racking, Sheet 1 of 1.
8. Details Drawing PV6.0 prepared by Bella Energy, Details, Samuel Staples School Photovoltaic System, 515 Morehouse Road, Easton CT 06612.
9. Memo dated January 23, 2015 from Stephen Edwards, Vice Chairman, Conservation Commission, to Rob Maquat, Chairman, Planning and Zoning Commission Re: Installation of Solar Photovoltaic System at 515 Morehouse Road, Owner of Record: Town of Easton.
10. Memo dated January 23, 2015 from Stephen Edwards, Vice Chairman, Inland Wetlands Commission, to Rob Maquat, Chairman, Planning and Zoning Commission, Request for Determination of Wetland Impact (I/W DWI #15-484) re Installation of Solar Photovoltaic System at 515 Morehouse Road (Property Owners of Record).

MINUTES OF SPECIAL MEETING FEBRUARY 2, 2015  
PLANNING AND ZONING COMMISSION

Public Hearing (continued):

11. Memo dated January 22, 2015 to Robert Maquat, Chairman, Planning and Zoning Commission, from James R. Candee, Chief of Police, Re: Special Permit Application SP-15-01.
12. Special Permit Application with attachments.
13. Map entitled "Map of Property Showing Proposed Solar Collector Areas Prepared For Town of Easton, 515 Morehouse Road, Easton, Connecticut, January 8, 2015, prepared by Ochman Associates, Inc.
14. One page submission entitled "Bella Energy installed Ground Mount Solar Project sample pictures, consisting of eight pictures in color.

Discussion was held regarding the installation of ground mount supports. It was noted that they were installed with the use of a drop hammer; this would be done when school was not in session.

Discussion was also held regarding maintenance; maintenance would not be by the Town. It was noted that the owner of the system was the Connecticut Green Bank.

Carroll Brooke of the Clean Energy task force discussed the Clean Energy Agreement the Town of Easton signed for the reduction of energy; a 20% reduction is to be achieved by 2018.

At approximately 8:45PM the Chairman declared that the public hearing was closed.

ITEMS FOR DISCUSSION AND/OR ACTION:

1. Receipt of an 8-24 Referral from the Easton Board of Selectmen for an Open Air Pavilion approximately 20' x 40', to be located across from the center field of Morehouse Road baseball field or an alternate location if that location is not suitable.

Chairman, Robert Maquat, noted a memo dated January 16, 2015 to the Planning and Zoning Commission from Adam Dunsby, First Selectman regarding an 8-24 Referral to P & Z for an open air pavilion as shown on a map submitted with the referral for an area traced out by the Board of Selectman for the proposed location of the open air pavilion, map entitled Map of Property prepared for Easton Parks and Recreation dated July 24, 2014.

Adam Dunsby, First Selectman, recounted the history of the 8-24 referral.

Present at the meeting was Steve Lichtman, a member of the group donating money for the construction of the Open Air Pavilion. He stated that he was a former member of the Parks and Recreation Commission and AYSO and that there was an immediate need for some type of shelter and/or congregation area for the users of the fields at the Morehouse Road town-owned property. It was noted that this Open Air Pavilion would be placed on a concrete slab.

MINUTES OF SPECIAL MEETING FEBRUARY 2, 2015  
PLANNING AND ZONING COMMISSION

ITEMS FOR DISCUSSION AND/OR ACTION:

1. Receipt of an 8-24 Referral (continued):

Also present at the meeting was John Broadbin of the Parks and Recreation Commission who stated that alternative locations should be investigated to place the pavilion in an appropriate location. He provided two sketches of alternate locations. Discussion was held regarding what location was appropriate. It was noted that this 8-24 Referral was for the location shown on the above-noted map. It was also noted that this proposal was consistent with the Town Plan of Conservation and Development.

Motion was made by Robert Maquat, seconded by Vincent Caprio, to find that this 8-24 Referral is consistent with the Town Plan of Conservation and Development and give a favorable recommendation to the Board of Selectmen noting that this recommendation was for the pavilion to be located in the general vicinity of the fields as generally depicted on the map submitted with the 8-24 referral. The vote was unanimous, 5-0, motion carried.

2. Bond Release for the Frank & Kathleen Minardi Subdivision, 53 Ridgeway Road –  
Await final list of items for bond release of Minardi Subdivision from Town Engineer. No additional information has been received from the Town Engineer or M/M Minardi.

PLANNING MEETING ISSUE CARRIED OVER FROM JANUARY 12, 2015

(1) Morehouse Civic Park: Preliminary draft of Master Plan revised to show Phase I Projects was discussed. A document entitled “Morehouse Civic Park: Summary of Phases For Construction”, was distributed by the Land Use Director.

Present at the meeting was Gary Simone, Director of Parks and Recreation and John Broadbin, Commission member of the Parks and Recreation Commission. Mr. Broadbin presented a master plan for the Morehouse Road property that Parks and Recreation had been working on for several years.

It was noted that the Parks and Recreation Plan was more detailed than the Master Plan presented by John Hayes. The Commission discussed whether the Master Plan should be schematic and flexible to allow for things to evolve when necessary.

It was determined that there should be a Joint Presentation of the Master Plan by both John Hayes, Land Use Director and John Broadbin, Parks and Recreation Commissioner.

Discussion was held that the master plan should be based upon today’s need with a land use Phase. Presentation materials should include large block text, photos, master site plan and landscaping. John Hayes and John Broadbin will both work on creating a presentation.

MINUTES OF SPECIAL MEETING FEBRUARY 2, 2015  
PLANNING AND ZONING COMMISSION

**ADMINISTRATIVE MATTERS:**

ZEO report – The Chairman noted the following two items submitted as part of a ZEO report.

1. Picture of sign at Easton Village Store – The Commission discussed the ZEO's report dated 1/12/15 regarding the Easton Village Store. It was determined that the stairs to the patio and the new awning were not a zoning violation; it was noted that a building permit should be applied for. It was also determined that the sign in the picture appeared to be painted on the glass and was not inconsistent with the spirit of the operations being conducted on-site.
2. Three pictures of Mr. Bento's property at 71 North Park Avenue and a map depicting the location of these items in the pictures. The Commission determined that it would be beneficial to have Mr. Bento and Phil Doremus attend a meeting with the Planning and Zoning Commission. The Land Use Director will coordinate this meeting.

At approximately 10:45PM, motion was made by Wallace Williams, seconded by Vincent Caprio, to adjourn the meeting. The vote was unanimous, 5-0, motion carried.

  
Margaret Anania, Recording Secretary