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CHRISTINE HALLORAN  
TOWN CLERK  
EASTON CT

REGULAR MEETING MINUTES JUNE 22, 2020  
FOR THE EASTON 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 Regular Meeting, Virtual Meeting via ZOOM, to order at approximately 7:03 pm.

Regular Members present: Raymond Martin, Robert Maquat, Thomas Maisano, Wallace William and Ross Ogden

Alternate Members present: Alison Sternberg, Walter Kowalczyk and Jay Habansky

PUBLIC HEARING: 7:00PM

Special Permit Application, Submitted on behalf of Daniel Perlicki, 20 Todds Way, by Pro Custom Solar, LLC dba Momentum Solar, to install ground-mounted solar array, as depicted on a site map dated 1/16/2020, last revised 3/05/2020, prepared by licensed architect, Daniel W. Dunzik, for Momentum Solar. A copy of the application is on file in the office of the Easton Town Clerk and on the Town web-site attached to the 5/16/2020 legal notice posted by Planning and Zoning. The Chairman noted the legal notice for the public hearing.

Representing the owner, Daniel Perlicki, 20 Todds Way, were Mirza Smajic, CT Permit Coordinator, employee of Momentum Solar and Chris Burguiere, Operations Manager, and licensed electrical contractor.

Chris Burguiere, presented the application and stated that the ground-mounted solar would consist of an area of 55' x 20' with 60 panels, located approximately 90 feet away from the house and surrounded by 6' white pines. Mr. Burguiere stated that maximum height of the panels would be 7' and that he believed the trees would hide it. He also stated that there would be no risk of reflection or glare and that the trench built back to the house would be done by licensed electricians and installers. He also stated that there would be gravel underneath for drainage and that this location would not require any cutting of trees or disturbance of wetlands. Mr. Burguiere stated that these panels were expected to provide 65% to 70% of the electricity need for this property and that they never sell at 100% offset. Mr. Burguiere also stated that this installation would not affect wetlands, wildlife or historic district.

Mirza Smajic stated that the solar panels do not emit noise.

Chris Burguiere stated that there was no electro-magnetic fields as this was not a high tension powerline system. He stated that all the electrical wires are enclosed and in conduits; there is no electro- magnetic field to affect health and electronics; the biggest push-back was esthetics. He also stated that this installation would have a minimal environmental impact.

Chairman, Robert Maquat, noted the following items for the record:

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PUBLIC HEARING: (continued)

1. Document entitled Special Permit Criteria
2. Special Permit Application with 13 pages attached.
3. Letter to Plan Reviewer, dated March 10, 2020 from Daniel W. Dunzik, Architect, Re: Proposed Photovoltaic Solar Panel Installation.
4. Set of six maps: PV-1, Cover Page; PV-2 Plot Plan; PV-2.1, Site Map; PV-3, Layout Detail; PV-4, Electrical; and PV-5, Equipment Labels; prepared for Momentum Solar by Daniel W. Dunzik, Architect, for Daniel Perlicki – MS43652, 20 Todds Way, Easton, CT 06612, dated 1/03/2020, revised 3/05/2020.
5. Memo to Planning and Zoning Commission from Chief Timothy Shaw of the Police Dept. dated March 16, 2020, SP-20-01.
6. Memo to Planning and Zoning Commission from Dori Wollen, Chair of Conservation, dated May 28, 2020 with attached 1 page comment from March 12, 2020.
7. E-mail dated June 22, 2020 to Margaret Anania from Grant Monsarrat, REVISED PUBLIC COMMENT for 20 Todds Way, four pages in all plus links.

The following people spoke from the public:

1. Grant Monsarrat, 370 North Park Avenue
2. Alfred Fressola, 40 Todds Way
3. Wendy Bowditch, 70 Todds Way
4. June Logie, 140 Rock House Road
5. Calista Freitag, 25 Todds Way
6. Jeff Becker, 5 Cedar Hill Road

The neighbors questioned the location of the solar panels and the selection of trees for screening, white pines. Neighbors were also concerned about health risks associated with these systems. Neighbors questioned the effect this system would have on their property values. A question was also raised about the need of the property owner for a 19 kilowatt system to be installed. A question was raised as to why the system was not installed on the roof of the house.

Chris Burguiere addressed some of the neighbor's comments, questions and concerns. Mr. Burguiere stated that there were no electro-magnetic concerns associated with this system as each panel has its own micro-inverter. He stated that the system is built to the National Electric Code and is not the type of system to interfere with electronics. He also stated that they have strategically placed technicians, licensed electricians, located all over the state to service the systems. Mr. Burguiere stated that the Easton Building Department will approve the plans and make sure it is up to Building Code. Mr. Burguiere stated that the white pine could be a problem for density and may be susceptible to drought. He stated that if it is a concern a different tree could be used. Mr. Burguiere stated that the size of the system is based on the past usage of the electricity for the house. He also stated that the Green Bank regulates it and that it will only give a rebate for up to 20 kilowatts on a residential system.

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PUBLIC HEARING: (continued)

Commissioner Raymond Martin stated that he has solar panel systems installed on his properties and that you get a nice tax credit and accelerated depreciation. He also stated that the solar companies never let you overbill, they set your system within the parameters of what has been needed.

Alternate Commissioner Jay Habansky requested that they look at the alternate locations and choose one with less impact on the neighbors.

Alternate Commissioner Alison Sternberg questioned how the system could get scaled down.

Chairman, Robert Maquat, stated that more information was needed regarding what a reasonable amount of power is on a residential property, the correct screening and the proper location of the system based on alternate locations. The Chairman recessed the public hearing until the next regularly scheduled meeting, July 13, 2020.

UNFINISHED BUSINESS:

Adjudication of Subdivision Application, 19-01, Record Subdivision Map Prepared For Stefan Abelin, #40 Far Horizons Drive, Easton, Connecticut, dated November 18, 2019, last revised 5/1/20. The plan consists of 2 lots, both off Far Horizons Drive. The public hearing for this application was CLOSED on May 18, 2020 subject to receiving a decision from Inland/Wetlands; it was noted that a letter dated June 3, 2020 was received from Conservation Re: Approval of Amendment to Inland/Wetlands Permit on June 3, 2020; also, the permit had been extended on January 31, 2020 and letter was just filed in the Easton Land Records.

A motion was made by Robert Maquat, seconded by Wallace Williams, approve Subdivision Application, 19-01, Record Subdivision Map Prepared For Stefan Abelin, #40 Far Horizons Drive, Easton, Connecticut, subject to the requirements of Town Regulations and staff reports noted during the public hearing including the amendment to Inland/Wetland Permit received June 3, 2020. Upon discussion, the following items were made as stipulations of the approval:

1. Prior to receiving a Building Permit on the additional lot created by subdivision the following items shall be submitted: a. detail of rain garden and infiltration with proper percolation tests and deep test holes; b. water control plan; c. water lateral and d. drainage calculations in accordance with the most recent review of the Connecticut Department of Transportation Drainage Manual and e. stormwater calculations in accordance with the most recent revision of the Connecticut Stormwater Quality Control Manual.
2. The language for the Drainage Easements for A, B and C, the Slope Easements for A and B and the Easement for Open Space shall be submitted prior to the review and endorsement of the Subdivision Map.
3. There shall be a note on the Subdivision Map for the 12 foot width of the driveway and the 37 foot radius of curve from the center of the road, to allow for easy access for emergency vehicles.

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UNFINISHED BUSINESS:

Adjudication of Subdivision Application, 19-01 (continued)

4. In an effort to protect the river there shall be a note on the Subdivision Map that the Open Space has been established by the Planning and Zoning Commission.

The motion was amended by Robert Maquat, seconded by Wallace Williams, to include the stipulations noted as part of the Subdivision Approval for Subdivision Application 19-01.

After further discussion, the Commission established the Subdivision Bond for the Stefan Abellin Subdivision, Subdivision Application 19-01, at \$7,648 in accordance with revised bond estimate from Larry Edwards, P.E dated 2/24/20 and confirmation by Secretary with Bruce Bombero, P.E., Assistant Town Engineer, Deputy Director of Public Works, 6/22/2020.

The motion was amended by Robert Maquat, seconded by Wallace Williams, to add to the Subdivision Approval the setting of the Subdivision bond at \$7,648. The vote was unanimous, 5-0, motion carried. Voting were all 5 regular members.

NEW BUSINESS:

The Chairman noted that Glenn Chalder was about to be hired to work on the new Subdivision Regulations.

ZONING ENFORCEMENT REPORT:

Zoning Enforcement Report: (continued)

- Inquiry Letter, 235-245 Staples Road – Justin Giorlando stated that since the owner was investigating the option of subdividing the property and had confirmed there are no business activities taking place on the property, this item should be removed from the agenda.
- Zoning Complaint for 77 Wintergreen Drive – Nothing new, this item will be monitored.
- Zoning Violation for 45 Westport Road – Section 3500 and 5100, Home-based businesses. Nothing new, this item will be monitored.
- Zoning Violation, 740 Stepney Rd/15 Hayes St, Section 3310, recreational vehicle storage. Nothing new, this item will be monitored.

UNFINISHED BUSINESS:

- Amendment to Easton Zoning Regulations for Managed Residential Homes – The amendment to the Easton Zoning Regulations for Managed Residential Homes was briefly discussed. The Commission will continue to review and discuss next meeting.

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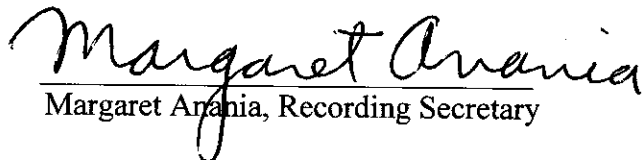
UNFINISHED BUSINESS:

- Amendment to Easton Zoning Regulations for Commercial Vehicle Storage - Amendment to Section 3310 Parking, 3. Commercial Vehicle Storage – The Commission will continue to review and discuss next meeting.
- TAP application for the multi-use paths on Sport Hill Road – METROCOG informed Mr. Giorlando that the application is still under review by the CT DOT.
- GIS Projects – Justin Giorlando noted current LOCIF Projects. He stated that the first bridge was asphalted and almost ready to go and that the second bridge was going out to bid. He also stated that the Judd Road Bridge was being worked into the Plan.

REVIEW AND APPROVAL OF MINUTES:

Minutes of Regular Meeting June 8, 2020 of the Easton Planning and Zoning Commission. Motion was made by Wallace Williams, seconded by Raymond Martin, to approve the minutes for June 8, 2020 of the Easton Planning and Zoning Commission as presented. The vote was unanimous, 5-0, motion carried.

At approximately 9:05 pm, there being no other business to be conducted, motion was made by, Wallace Williams, seconded by Ross Ogden, to adjourn the meeting. The vote was unanimous, 5-0, motion carried.

  
Margaret Arania, Recording Secretary