

SPECIAL PERMIT APPLICATION

Planning & Zoning Commission  
Easton, Connecticut 06612

Application Number SP-21-02

Location of Property – Street & Number 40 Bradley Road

Assessor's Map No. 3778A

Parcel No. 13

Applicant Chris Gonya - Savkat, Inc. Owner Matthew Healy

Address 40 Bradley Road Address Easton, CT 06883  
(forward notice)

Engineer. \_\_\_\_\_ Surveyor Jacob Loschiavo Land Surveying Services LLC.

Type of Sewage Disposal \_\_\_\_\_ Type of Water Supply \_\_\_\_\_

Zoning District B three acre

Number of Feet of New Road Construction (if required) 0

Wetland: Does this application require a permit from the Inland Wetlands Agency: Yes / NO

**Notice: If a wetland permit is required, this application will not be acted upon until the wetland permit is obtained.**

This applicant understands that this application is to be considered complete only when all information and maps are submitted in accordance with Section 8400 of the Zoning Regulations of the Town of Easton, Connecticut. Failure to submit a complete application and maps may result in denial of the application by the Commission.

Signature of Record Owner Matthew Healy 917-217-7563  
Telephone

Signature of Applicant Chris Gonya - Savkat, Inc. 203-557-5189  
Telephone

Application and Documents Submitted: Date: \_\_\_\_\_

By: \_\_\_\_\_  
For the Commission

**APPLICATION**  
**FOR**  
**DETERMINATION OF WETLAND IMPACT**

**Note:** Connecticut General Statutes require that the applicant for a project which involves land regulated as wetland or watercourse shall submit an application to the Town Inland Wetlands & Watercourses Agency, not later than the date of submission of the Zoning application to the Planning and Zoning Commission, to determine the impact of the proposed activity on wetlands and watercourses on or adjacent to the property.

**To:** Inland Wetlands & Watercourses Agency,  
Town of Easton Conservation Commission

**Date:** 9/7/2021

**Location of Property:** 40 Bradley Road

**Owner(s) of Record:** (Name) Matthew Healy

(Address) 40 Bradley Road Easton, CT 06883

(Telephone/E-MAIL) 917-217-7563 / mhealy1982@gmail.com

**Applicant(s):** (Name) Chris Gonya - Operations Coordinator - Savkat, Inc.

(Address) 36 Triano Drive Unit C Southington, CT 06489

(Telephone/FAX/E-MAIL) 203-557-5189 / permits@savkat.com

**Title of Zoning Project** (Application Must Include Application Form and

Drawings of the Proposed Plans

A written statement from the Conservation Commission (IWWC) regarding potential wetland/watercourse impacts and the applicability of the Inland Wetlands & Watercourses Regulations to the proposed development must be submitted to the Planning and Zoning Commission for the zoning application to be considered complete.

September 9, 2021

Dear Easton Board,

We are proposing to build a PV ground mount solar system at 40 Bradley Road, Easton, CT 06883. In order to build the proposed system, we need your approval for a Special Permit.

This letter addresses concerns regarding the criteria for the special permit and this project. The Proposed system would contain:

- 60 SUNPOWER SPR-X22-360-E-AC MODULES totaling a DC size of 21.6kw
- 60 ENPHASE IQ7XS-96-ACM-US INVERTER

Other factors to be considered are:

- Suitable Transportation Conditions

The Ground Mount system will be located in the backyard of 40 Bradley Road. All transportation conditions will not be affected.

- Adequate Public Utilities and Services

The Ground Mount system will not affect any water supply, sewage disposal, waste management, storm water drainage, or emergency access.

- Long Term Viability

The solar system, and its components are under warranty and should not have any issues affecting performance for 20+ years.

- Nuisance Avoidance

The Ground Mount system should not be making any noise or cause any annoyance to anyone it should simply exist. Furthermore, the location of the system is well into the property and should rarely be visible to neighbors through surrounding tree lines.

- Mitigation

There should not be any extra foot traffic around the property post project installation, nor will there be any events.

- Plan of Conservation and Development and Environmental Protection.

The solar system is inherently in adherence to energy conservation and will not materially impair the natural environment or nearby areas.

- **Suitable Location For Use and Appropriate Improvements**

The panels will be situated in the North corner of the home. Given that this is such a rural area there are no other buildings or homes in the immediate area that would be aesthetically affected.

- **Zoning Purposes and Overall Compatibility**

We anticipate that the Zoning Board will agree that our proposed use will be consistent with the purposes of the Zoning Regulations and will not have a detrimental effect on any neighboring properties.

We hope this letter addresses the concerns you have about letting us build an environmentally friendly solar system in your town.

Looking forward to your response.

Sincerely,  
Steve Salansky