

SPECIAL PERMIT APPLICATION

Planning & Zoning Commission
Easton, Connecticut 06612

Application Number SP-20-02

Location of Property - Street & Number 81 Tranquility Drive

Assessor's Map No. MBL 3781 54 11

Parcel No. Developer's Map/Lot 1343/11

Applicant Steve Salansky, Savkat Inc. Owner Markus Weinseiss / Karen Weinseiss

Address 36 Triano Drive, Unit C Address 81 Tranquility Dr
(forward notice) Southington, CT 06489 Easton, CT 06612

Engineer, James Douglas Surveyor Ochman Associates

Type of Sewage Disposal Septic Type of Water Supply Well

Zoning District R3

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

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. *Wine*

Signature of Record Owner Markus Weinseiss 203-685-3891
Telephone

Signature of Applicant [Signature] 860-288-7557
Telephone

RECEIVED

Application and Documents Submitted: Date: DEC 05 2020

By: EASTON PLANNING & ZONING COMMISSION
For the Commission

Watershed or Aquifer Area Project Notification Form

REQUIREMENT:

Within seven days of filing, all applicants before a municipal Zoning Commission, Planning and Zoning Commission, Zoning Board of Appeals or Inland Wetlands Commission for any project located within a public water supply aquifer or watershed area are required by Public Act No. 06-53 of the CT General Statutes to notify The Commissioner of Public Health and the project area Water Company of the proposed project by providing the following information.

To determine if your project falls within a public water supply aquifer or watershed area visit the appropriate town hall and look at their *Public Drinking Water Source Protection Areas* map. If your project falls completely within or contain any part of a public water supply aquifer or watershed you are required to complete the following information.

Note: You will need information obtained from the *Public Drinking Water Source Protection Areas* map located in the appropriate town hall to complete this form.

Step 1: Have you already notified the CT Department of Public Health (CTDPH) of this project?

- No, Go to Step 2
- Yes, I have notified DPH under a different project name - Complete steps 4-6
- Yes, same name different year - Notification Year Complete steps 4-6

Step 2:

- 1. Name of public water supply aquifer your project lies within:
- 2. Name of the public water supply watershed your project lies within:
- 3. Public Water Supply Identification number (PWSID) for the water utility:

Step 3: For 1-5 Check all that apply

1. My project is proposing:

- Industrial use; Commercial use; Agricultural use; Residential use;
- Recreational use; Transportation improvements; Institutional (school, hospital, nursing home, etc.);
- Quarry/Mining; Zone Change, Please Describe:
- Other, Please describe:

2. The total acreage of my project is:

- Less than or equal to 5 acres Greater than 5 acres

3. My project site contains, abuts or is within 50 feet of a:

- Wetland; Stream; River; Pond or Lake

4. Existing use of my project site is:

- Grassland/meadow; Forested; Agricultural; Transportation; Institutional (school, hospital, nursing home, etc.); Residential; Commercial; Industrial; Recreational; Quarry/Mining
- Other Please Describe: _____

5. My project will utilize:

- septic system; existing public sewer; new public sewer; agricultural waste facility;
- existing private well; new private well; existing public water supply;
- new public water supply, if new have you applied for a certificate of public convenience and necessity from DPH? Yes No

6. My project will contain this percentage of built up area (buildings, parking, road/driveway, pool): Less than or equal to 20% Greater than 20% to 50% Greater than 50%

Step 4 Applicants Contact Information:

Name: Savkat Solar

E-mail address: Ri@savkat.com

Telephone: 8602887557

Fax number: _____

Step 5: Please provide the following if available:

Project name: Karen Weinseiss Ground Mount

Project site address: 81 tranquility

Town: Easton CT

Project site nearest intersection: Sport Hill Road

Project site latitude and longitude: 41°17'08.2"N 73°18'58.4"W

E-mail completed form to dph.swpmail@ct.gov

Dear Easton Board,

We are proposing to build a PV ground mount solar system at **81 Tranquility Drive, Easton, CT 06612**. 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:

- 42 Hanwha Q Cell 400watt panels totaling a DC size of 16.8kw
- 1 Solaredge 10000H-US Inverter
- 1 Solaredge 6000H-US Inverter
- 42 P400 Solaredge Power Optimizers.

Other factors to be considered are:

- **Suitable Transportation Conditions**
The Ground Mount system will be located in the backyard of 81 Tranquility Drive. 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.

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

**HOMEOWNERS AUTHORIZATION FORM
Addendum to Contract**

I, Karen Weisseiss / Markus Weisseiss

(print name)

am the owner of the property located at address:

81 Tranquility Dr Easton CT 06612

(print address)

I hereby authorize Savkat to act as my Agent for the limited purpose of applying for and obtaining local building and other permits from the Authority Having Jurisdiction as required for the installation of a Photovoltaic System located on my Property.

Customer Signature: Electronic Signature Accepted/Addendum to Contract

Date: Oct 02 2020

Sign Name: *K Weisseiss* *Markus Weisseiss*

| REILocation | SLH OWN NAME | SLH CO OWN NAME | SLH OWN | SLH CITY | SLH ST | SLH ZIP |
|----------------------|-----------------------------------|----------------------------|---------|----------|--------|---------|
| 81 TRANQUILITY DRIVE | WEINSEISS MARKUS G & KAREN B SURV | | | EASTON | CT | 6612 |
| 77 TRANQUILITY DRIVE | ROMANELLO DON P & PATRICIA M | SURV | | EASTON | CT | 6612 |
| 93 TRANQUILITY DRIVE | AIELLO JONATHAN & MILINDA JT/SURV | | | EASTON | CT | 6612 |
| 85 TRANQUILITY DRIVE | KAUFMAN MARK AND JESSICA SURV | | | EASTON | CT | 6612 |
| 89 TRANQUILITY DRIVE | SKRITCH PAUL M & CORINNE | WITH WARICOV | | EASTON | CT | 6612 |
| 341 ROCK HOUSE ROAD | MONTEFORTE HOLDINGS LLC | | | EASTON | CT | 6612 |
| 61 VISTA DRIVE | LOMBARDO POLLITT PENNY & POLLITT | CAROLYN ANN & WILLIAM ETAL | | EASTON | CT | 6612 |
| 21 WOOD END DRIVE | SOCZI DOMENIK J & ORNELLA S | SURV | | EASTON | CT | 6612 |
| 71 VISTA DRIVE | OLSEN MICHAEL M & RUTHANN SURV | | | EASTON | CT | 6612 |
| 33 WOOD END DRIVE | SULLIVAN DENNIS P & WITT | HEATHER C SURV | | EASTON | CT | 6612 |

9

RECEIVED

JUL 31 2020

EASTON PLANNING &
ZONING COMMISSION



CONSERVATION COMMISSION

Memorandum

From; Phillip Doremus, Wetlands Enforcement Officer

To; Planning and Zoning Commission

Date: July 31, 2020

Subject: Application for Determination of Wetland Impact
Address; 81 Tranquility Drive
Owner of Record: Mark Weisseiss

Upon review, I have determined there is no Wetland Impact from this project on this property.

A handwritten signature in black ink, appearing to read "Phillip Doremus", written over a horizontal line.

Phillip Doremus, WEO

PD/fmd
file

**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: 07/30/2020

Location of Property: 81 Tranquility Dr. Easton, CT 06612

Owner(s) of Record: (Name) Mark Weinseiss

(Address) 81 Tranquility Dr. Easton, CT 06612

(Telephone/FAX/E-MAIL) 203-685-3891

Applicant(s): (Name) SavKat Solar

(Address) 36 Triano Dr. Southington, CT 06489

(Telephone/FAX/E-MAIL) 860-288-7557 / es@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.