

Meeting Agenda for the Easton Planning and Zoning Commission
Helen Keller Middle School Cafetorium, 360 Sport Hill Road, Easton, CT
MONDAY, DECEMBER 12, 2016 at 7:00PM

CONTINUED PUBLIC HEARINGS (continued from Meeting of 11/28/16):

1. **7:00PM:** Resubdivision Application, 16-02, Resubdivision Map prepared for 275 Silver Hill Road, LLC, for property located at 275 and 285 Silver Hill Road Easton, CT. Scenic Road Alteration Application, SR-16-01, proposing a driveway entrance, removal of a portion of stonewall and sightline clearance in the vicinity of the frontage of the proposed lots at 275 and 285 Silver Hill Road.
2. **7:30PM:** Application by Saddle Ridge Developers, LLC, the proposed Developer and applicant, on behalf of Silver Sport Associates, Owner, pursuant to Conn. General Statutes Sec. 8-30g, and 8-2 to construct a 48-lot community with 30% of the homes set aside as affordable pursuant to the above statutes on their property of approximately 124 acres bounded by Sport Hill Road, Silver Hill Road, Cedar Hill Road and Westport Road, including 897 Sport Hill Road (Map 3773-B/Lot 15-1), 48 Cedar Hill Road (Map 3774-B/Lot 27D), and Maps 3774-B-3773B/Block 7. The application proposes to:
 - (1) Amend the Town of Easton Zoning Regulations (Article 3) to create a new zoning district, titled "Planned Housing Opportunity District" (HOD)
 - (2) Amend the Town of Easton Zoning Map to designate the applicants' property, as described above, as a HOD District;
 - (3) Amend the Town of Easton Subdivision Regulations as follows:
 - a) Section 10.11, to exempt a HOD District from certain open space requirements;
 - b) Section IV C (5), to require dead end streets to provide a minimum of two (2) and maximum of sixteen (16) building lots in a HOD provided that subsections (A) and (b)(i) of this Section are satisfied.
 - (4) Approve a subdivision application, "Easton Crossing", for the applicant's property as described above, creating approximately 124 acres into 48 building lots, one separate parcel, four roads and several open space parcels;
 - (5) Approve applications authorizing the creation of 9 (9) affordable homes of the 30 total homes and 11 (11) duplex style affordable apartments to be incorporated within 18 (18) duplex buildings is planned for the proposed subdivision, pursuant to standards of General Statutes Section 8-30g, and Section 8-2.
 - (6) Approve a site plan for construction of a HOD project on the applicants' property, as referenced above.

ADMINISTRATIVE AND OTHER MATTERS:

1. Minutes of Easton Planning and Zoning Commission Meeting 11/28/16
2. ZEO Report – Enforcement issue: alleged violations at 33 Norton Road
3. Correspondence:

ITEMS CONTINUED FROM PREVIOUS MEETINGS :

1. Adirondack Estates, Adirondack Trail, requests by Harold Rosnick, Trustee:
 - a. Determination that site and roadway construction complies with State of Connecticut of CT DOT Form 816.
 - b. Determination that the street, Adirondack Trail, and improvements have been constructed and completed according to the Town's road ordinances and subdivision regulations with two noted exceptions and receipt of the as-built for review.
2. Commission's review of draft updated Zoning Regulations. Final comments to be forwarded to Glenn Chalder, Zoning Consultant.

PLANNING MEETING:

- a) State of Connecticut Plan of Conservation and Development 2018-2023. Report on State OPM workshop meeting attended 11/30/16 at Metro COG in Bridgeport.
- b) Town plan of Conservation and Development 2016: Report on GIS base and data mapping currently underway; Proposed Town-wide Trails plan with text, for discussion; and Public Facilities and Utilities section of updated Town Plan, for discussion (Town Engineer contribution anticipated).