

MINUTES OF SPECIAL MEETING DECEMBER 22, 2016  
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 meeting to order at approximately 7:10pm.

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

Regular Member absent: Milan Spisek and Steve Carlson

Alternate Members present: Ross Ogden, Raymond Martin and Vincent Caprio

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

Public Hearing:7:00PM

At approximately 7:10pm Chairman Robert Maquat opened the continued public hearing on the 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.

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Public Hearing:(continued)

The Chairman noted the following items for the record:

1. Letter to Mr. Robert Maquat, Chair, and Commission Members, Planning and Zoning Commission, Town of Easton, dated December 22, 2016, agreeing to an extension to complete and close the public hearing for applications by Saddle Ridge Developers, LLC, to and including January 3, 2017.
2. Letter to Board of Planning and Zoning, dated December 22, 2016, from Deborah Bassino.
3. Memo to Margaret dated December 22, 2016, from Polly Edwards, R.S., Easton Health Officer, requesting that the two page letter from the Easton Health Department (corrected copy attached) be read into the meeting record.
4. Three page letter to Planning & Zoning Commission dated December 21, 2016 from Edward Nagy, P.E., Director of Public Works, Town Engineer, Re: Easton Crossing – Subdivision Application.
5. E-mail from Bill Lane to Margaret Anania dated December 22, 2016.
6. E-mail from Andrew W. Minikowski, Esq. Legal Fellow, Connecticut Fund for the Environment with two page letter attached addressed to Mr. Robert Maquat, Chairman, Planning and Zoning Commission, Town of Easton, Re: Saddle Ridge Developers, LLC's Applications for High Density Development at Sport Hill Road, Silver Hill Road, Cedar Hill Road and Westport Road, Easton, CT, from Andrew W. Minikowski, Esq.
7. E-mail from Robert Nishball dated December 21, 2016 to Margaret Anania.
8. Letter to Mr. Rob Maquat, Chairman, Planning and Zoning Commission dated December 13, 2016 from Nathalie S. Taranto, 115A Cedar Hill Road, Easton, CT 06612.
9. E-mail to Margaret Anania dated December 13, 2016 from Nanette DeWester, Homeowner, 690 Sport Hill Road, Easton, CT 06612,

Attorney Matthew Ranelli noted that Ted Hart, P.E. was under the weather but would have the comments in time for the next meeting. He also noted that notice of the meeting had been posted on the door of the Media Room of Helen Keller Middle School.

Attorney Ira Bloom, Town Counsel, stated for the record that an agreement had been made between himself and Attorney Ranelli incorporating by reference the full record for the Saddle Ridge Application for Conservation Commission, 2014 and the full record for the Saddle Ridge Application for Planning and Zoning Commission, 2014.

Chairman Maquat clarified that the entire record of the 2014 application by Saddle Ridge for both the Conservation Commission and the Planning and Zoning Commission was being made part of this record.

It was noted for the record by Attorney Bloom that the applicant was relying on the approval of the Conservation Commission acting as the Inland/Wetlands and Watercourses Agency, on the 2014 Application, by Saddle Ridge Developers, LLC, for a 48-lot subdivision, which was approved with conditions, and that this approval was currently under appeal.

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PUBLIC HEARING, SADDLE RIDGE (continued):

Attorney Ira Bloom stated that there was no new application being submitted to the Conservation Commission by the Applicant and informed the Planning and Zoning Commission of their duty of considering the application before them and its responsibility to consider the weight of the reports and factors before them when making their assessment of the current application. He stated that the Commission must determine whether the 2016 plan differs enough from the 2014 plan for the need to go back to the Conservation Commission.

Attorney Bloom also cited two court cases: Vine v. Planning and Zoning Commission (Town of Wallingford), 2010 and Avalon Bay Communities vs. Stratford (Zoning Commission), 2011.

The Consultant retained by the Coalition to Save Easton, Michael S. Klein, Principal Soil Scientist, Professional Wetland Scientist, was present and highlighted his three page report dated December 12, 2016 on Saddle Ridge Developers, LLC, Sport Hill, Silver Hill, Cedar Hill and Westport Roads, Easton, CT. Mr. Klein also highlighted his newly submitted report, consisting of two pages, dated December 22, 2016, addressed to the Coalition to Save Easton, Re: Saddle Ridge Developers, LLC, Sport Hill, Silver Hill, Cedar Hill and Westport Roads, Easton, CT; this item was noted as Item #10.

Attorney Ranelli made a brief response to Mr. Klein's report. He also stated that Ted Hart, P.E., of Milone & MacBroom, Inc., was not present due to illness and requested that a copy of the tape be provided to Ted Hart so that he can respond.

The following people spoke:

1. William J. Kupinse, 5 Stones Throw Road, Director of Citizens for Easton
2. Attorney Ira Bloom responded to comment by William Kupinse
2. Deborah Bassino, 885 Sport Hill Road, read from a letter she submitted, which had been previously noted as Item #2.
3. Gowan Dacey, 257 Redding Road
4. Mark Bisson, 21 Bohus Lane
5. Jeff Becker, 5 Cedar Hill Road, submitted a one page letter to Easton P&Z, dated December 22, 2016, which he read for the record; this was noted as Item #11.

Attorney Matt Ranelli made a brief response to some of the comments.

It was requested that any case law cited be submitted for the record.

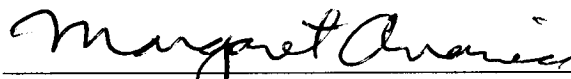
The Chairman stated that the Commission was still awaiting the report from Ted Hart, P.E. and noted that others may be submitting further comments.

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PUBLIC HEARING, SADDLE RIDGE (continued):

The Chairman recessed the public hearing to a Special Meeting to be held on Tuesday January 3, 2017 at 7:00PM in the Helen Keller Middle School Cafetorium, 360 Sport Hill Road, Easton, CT.

At approximately 8:45pm, motion was made by Raymond Martin, seconded by Wallace Williams, to adjourn the meeting. The vote was unanimous, 5-0, motion carried.

  
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Margaret Anania, Recording Secretary