



INSTR # M2017000198  
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CHRISTINE HALLORAN  
TOWN CLERK  
EASTON CT

MINUTES OF SPECIAL MEETING MARCH 13, 2017  
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 5:17pm.

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

Regular Member absent: Milan Spisek

Alternate Members present: Ross Ogden and Raymond Martin

For the record: Present at the meeting were Attorney Ira Bloom, Counsel for the Commission, and Land Use Director, John Hayes.

Item for Discussion and/or Action:

Discuss and consider applications, 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.

The Chairman noted the agenda item for discussion/action as well as the updated draft Resolution (Version 16). Commissioner Robert DeVellis arrived at approximately 5:30pm.

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Item for Discussion and/or Action (continued):

The Commission reviewed an updated draft Resolution page by page of Version 16 prepared by Counsel for the Commission. Minor modifications were made for punctuation, capitalization, pagination and clarity. The Commission determined that these minor modifications did not require another meeting to review a final document.

The Chairman noted for voting purposes that Ross Ogden was appointed to vote for the vacant regular member and Raymond Martin was appointed to vote for Milan Spisek. The Chairman also noted that all five members had attended the public hearings and participated in the deliberations.

Motion was made by Robert Maquat, seconded by Wallace Williams, to approve the applications 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:

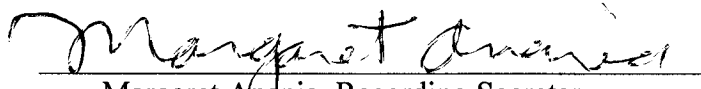
- (1) Amend the Town of Easton Zoning Regulations (Article 3) to create a new zoning district, titled "Planned Housing Opportunity District" (HOD)
- (2) Amend the Town of Easton Zoning Map to designate the applicants' property, as described above, as a HOD District;
- (3) Amend the Town of Easton Subdivision 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.

This Commission has created a document entitled "Resolutions and Findings Adopted by Easton Planning and Zoning Commission" in regards to these applications and in it, it details, among other things a set of findings and more importantly, a series of resolutions and conditions of approval for those resolutions. This document makes up the Commission's conditions of adjudication for approving these applications.

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After a brief discussion, the motion was amended by Robert Maquat, seconded by Wallace Williams, to include the minor modifications made by the Commissioners at this meeting to the document noted as Version 16. Each Commissioner stated his position regarding the applications. The vote was unanimous, 5-0, motion carried.

At approximately 6:50pm, there being no other business to be conducted, motion was made by Raymond Martin, seconded by Ross Ogden, to adjourn the meeting. The vote was unanimous, 5-0, motion carried.

  
Margaret Anania, Recording Secretary