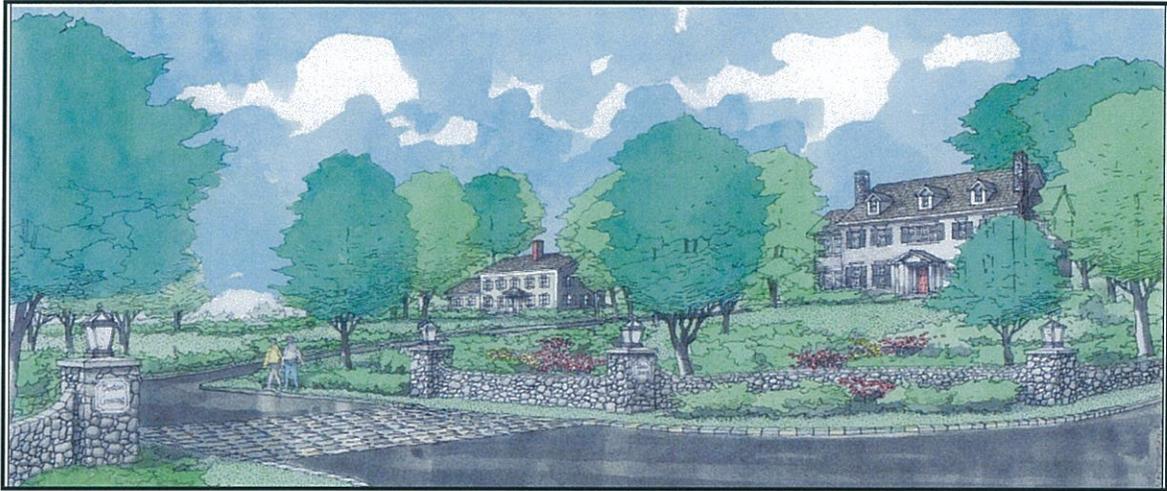


**PETITION FOR TEXT AMENDMENT, MAP TEXT AMENDMENT,
SUBDIVISION APPROVAL, AND SITE PLAN APPROVAL OF
SADDLE RIDGE DEVELOPERS FOR PROPERTY LOCATED AT
SPORT HILL ROAD, SILVER HILL ROAD, CEDAR HILL ROAD,
AND WESTPORT ROAD (ROUTE 136)**

August 7, 2014



EASTON CROSSING

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August 7, 2014

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6. Architectural renderings, photo-reduced to 11" x 17", prepared by Stein | Troost Architecture
7. Proposed Planned Accessory Affordable Apartment Community ("PAAAC") District
8. Affordability Plan and Affirmative Fair Housing Marketing Plan
9. List of property owners within 500 feet of subject property
10. Traffic Assessment Update, prepared by Milone & MacBroom, Inc., dated August 6, 2014
11. Notification letter to Aquarion Water Company
12. Affordable housing statistics for Easton and state housing market analysis
13. Application for Determination of Wetland Impact form and overview letter to Inland Wetlands and Watercourses Agency / Conservation Commission
14. Department of Public Health Watershed or Aquifer Area Project Notification Form
15. Consultant Resumes

SUBMITTED SEPARATELY

Application Fee

Site Plan and Subdivision Plan Sets, prepared by Milone & MacBroom, Inc., dated August 4, 2014

Engineering Report, prepared by Milone & MacBroom, Inc., dated August 4, 2014



SHIPMAN & GOODWIN^{LLP}[®]
COUNSELORS AT LAW

Matthew Ranelli
Phone: (860) 251-5748
Fax: (860) 251-5318
mraneli@goodwin.com

August 7, 2014

Mr. Robert Maquat, Chair,
and Commission Members
Planning and Zoning Commission
Town of Easton
225 Center Road
P. O. Box 61
Easton, CT 06612

Re: Petition for Text Amendment, Map Text Amendment, Subdivision Approval, and Site Plan Approval of Saddle Ridge Developers for Property Located at Sport Hill Road, Silver Hill Road, Cedar Hill Road, and Westport Road (Route 136)

Dear Chairman Maquat and Commission Members:

On behalf of Saddle Ridge Developers, LLC ("Saddle Ridge"), we are pleased to submit to the Planning and Zoning Commission this application to construct a 48 home community with 20 affordable accessory apartments located on the above-referenced property. The 20 affordable accessory apartments proposed for the site will be preserved as affordable in accordance with General Statutes § 8-30g.

This package contains six copies of the following:

1. Transmittal letter;
2. Petition for text amendment and rezoning of property and site plan approval;
3. Petition for subdivision approval;
4. Application form for subdivision or resubdivision;
5. Selected site plan sheets, photo-reduced to 11" x 17";

Mr. Robert Maquat, Chair,
and Commission Members
August 7, 2014
Page 2

6. Architectural renderings, photo-reduced to 11" x 17", prepared by Stein | Troost Architecture;
7. Proposed Planned Accessory Affordable Apartment Community ("PAAAC") District;
8. Affordability Plan and Affirmative Fair Housing Marketing Plan;
9. List of property owners within 500 feet of subject property;
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12. Affordable housing statistics for Easton and state housing market analysis;
13. Application for Determination of Wetland Impact form and overview letter to Inland Wetlands and Watercourses Agency / Conservation Commission;
14. Department of Public Health Watershed or Aquifer Area Project Notification Form; and
15. Consultant Resumes.

Submitted under separate cover are six copies of the site plan and subdivision plan sets dated August 4, 2014, prepared by Milone & MacBroom, Inc.; six copies of an Engineering Report dated August 4, 2014, prepared by Milone & MacBroom, Inc.; and an application fee in the amount of \$60 for the State land use fee. The Commission will inform us of its calculation of the application fee with the fee for its consultants and Saddle Ridge will pay the remaining fee at that time. Saddle Ridge respectfully requests that in setting the fee, the Commission take into consideration the previous fees paid and the fact that much of the site specific information to be reviewed is essentially unchanged from the prior applications.

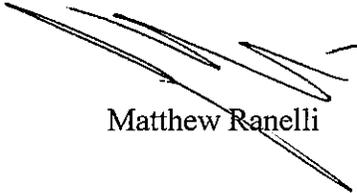
This application is submitted pursuant to General Statutes § 8-30g. Therefore, all published notices should refer to that statute. In addition, we request, that you put a copy of our application and map of the area to be rezoned on file with the Town Clerk prior to publishing notice of the public hearing in the newspaper.

Mr. Robert Maquat, Chair,
and Commission Members
August 7, 2014
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We are providing five self-addressed, stamped envelopes. We request a copy of all agendas, notices, staff or consultant reports, and minutes that concern this application.

If you need any additional information, please contact me directly. We look forward to the opportunity to present this application to the Easton Planning and Zoning Commission.

Sincerely,



Matthew Ranelli

GMR:ekf
Attachments

c: Milone & MacBroom, Inc. (w/ att.)
Stein | Troost Architecture (w/ att.)
Soil Science and Environmental Services, Inc. (w / att.)
Saddle Ridge Developers, LLC (w/ att.)



SHIPMAN & GOODWIN^{LLP}
COUNSELORS AT LAW

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August 7, 2014

Mr. Robert Maquat, Chair,
and Commission Members
Planning and Zoning Commission
Town of Easton
225 Center Road
P. O. Box 61
Easton, CT 06612

Re: Petition for Text Amendment, Map Text Amendment, Subdivision Approval, and Site Plan Approval of Saddle Ridge Developers for Property Located at Sport Hill Road, Silver Hill Road, Cedar Hill Road, and Westport Road (Route 136)

Dear Chairman Maquat and Commission Members:

On behalf of Saddle Ridge Developers, LLC ("Saddle Ridge"), we are pleased to submit to the Planning and Zoning Commission this application to construct a 48 home community with 20 affordable accessory apartments located on the above-referenced property. The 20 affordable accessory apartments proposed for the site will be preserved as affordable in accordance with General Statutes § 8-30g.

This application was prepared as the result of good faith efforts to resolve our pending appeal of the Commission's decision regarding Saddle Ridge's prior proposal for a 99 home community on the same site. While that proposed development was fully protective of the public health and safety, we took seriously the considerations raised by the Commission and have developed a plan that addresses each of those considerations.

Summary Of Basis For Proposal

The proposed plan will create a 48 home community on just over 110 of the 124 acre site. The remaining 14.2 acres of the site (labeled "Parcel A" on the plans) will remain in its current use as a horse farm. Importantly, with regard to addressing the considerations raised by the Commission with regards to Saddle Ridge's prior application:

1. the homes will be detached single-family homes on lots of one acre or more. Saddle Ridge has retained one of the top architects in Connecticut, Michael Stein of Stein | Troost Architecture, to provide high quality and thoughtfully designed homes and affordable accessory apartments that will blend into the single-family appearance of the community;
2. all of the homes will be served by individual private well water so there will be no need to extend the public water line to the site;
3. all of the homes will be served by Public Health Code compliant septic systems which will result in improved environmental conditions over the existing conditions;
4. the stormwater system was designed in accordance with the 2004 Stormwater Quality Manual and is substantially the same stormwater system approved by the Commission in 2009, with some minor improvements to provide additional infiltration basins, resulting in no increase in the peak rate of runoff up to and including a 100 year storm;
5. the total impervious coverage for the entire community is approximately 7.1 percent coverage which is consistent with and below the advisory level contained in the State Plan of Conservation and Development;
6. the amount of disturbance in the Upland Review Area located within 100 feet of the wetlands is approximately two acres less than the 21 unit subdivision that the Commission previously approved on the site. The proposed plan also has less upland review area disturbance than the 99 unit plan that is the subject of our pending appeal; and
7. of the 110 acres that constitutes the project area, just over 42 acres are open space.

In addition to addressing the considerations noted above, the proposed plan will also advance the Commission and the Town of Easton's efforts to provide affordable housing opportunities in Easton. As noted above, the plan will provide 20 new affordable accessory apartments which will be deed restricted for 40 years to be preserved at rents that are affordable under the formula required by § 8-30g of the General Statutes. On the most recent list

Mr. Robert Maquat, Chairman,
and Commission Members
August 7, 2014
Page 3

maintained by the Connecticut Department of Economic and Community Development, only 11 units (0.41 percent of the homes) in Easton qualify as affordable housing under the guidelines for that list. Tab 12A. Saddle Ridge's proposal will help advance Easton's efforts to create more housing choice and it will do so on property that is well suited for residential development and conveniently located near the intersection of Sport Hill Road (Route 59) and Westport Road (Route 136) with easy access to the Merritt Parkway and neighboring municipalities. We hope the Commission will agree that the proposed plan provides high quality homes, affordable accessory apartments while eliminating the need to extend the public water supply and maintaining a density consistent with existing densities in Easton.

Existing Use Of The Subject Property

The subject property is approximately 124.7 acres located at the intersection of Sport Hill Road and Westport Road (Route 136). It currently serves as a horse farm in the northeast portion of the site. The balance of the site consists of horse paddocks, riding trails, and some pastures. The portion of the site containing the horse farm, designated as Parcel A on the plans, and is not proposed for any new buildings and will remain in use as a horse farm.

Reason For Proposed Regulation

Saddle Ridge is petitioning this Commission for an amendment to Easton's Zoning Regulations to add a new Planned Accessory Affordable Apartment Community regulation and for a zone change of the subject parcel from District B to District C (*i.e.*, "PAAAC"). Saddle Ridge is also seeking to amend the Subdivision Regulations to make minor changes including adding wetlands in the definition of open space and to make corresponding changes to the Easton Plan of Development. Accompanying those petitions are an application for a site plan / zoning permit approval for the proposed homes.

Saddle Ridge decided to propose a new regulation after carefully reviewing Easton's existing Accessory Apartment Zoning Regulations and determining that Easton currently does not have the zoning regulations to provide for a planned affordable housing community. We have attempted to draft the proposed zone to be compatible with Saddle Ridge's proposed plan but also in a manner which may be utilized by this Commission, if it chose to do so, in the future to encourage other affordable housing proposals. The proposed regulations are narrowly drafted to apply only to the Saddle Ridge's property at this time. Tab 7. This will allow the Commission to consider Saddle Ridge's proposal without having to consider simultaneously the possibility of rezoning other properties in Easton. This Commission, of course, retains its discretion to broaden the geographic applicability of the PAAAC zone at its convenience in the future.

Subdivision

The site has been previously approved for a 22 lot subdivision on March 30, 2009 for 21 single-family homes. The mylar for that plan was never recorded and Saddle Ridge subsequently applied for subdivision approval for a 10 lot subdivision containing 99 homes and with 30 percent set aside as affordable housing which is the subject of the pending appeal. The current proposal proposes 48 single-family homes on one acre lots. Of the 48 homes, 20 will have affordable accessory apartments similar to the type of apartments that the Commission is trying to encourage under its accessory apartment regulations (*i.e.*, § 7.8 of the Zoning Regulations). All of the homes will be set back from the front property line by at least 25 feet. The homes are between 2,884 and 3,456 square feet and with a maximum height of 35 feet.

Accessory Affordable Apartments

All of the accessory affordable apartments will be preserved and price-restricted for 40 years to moderate or low income households under the formula provided in § 8-30g. These affordable homes will provide the type of housing opportunities anticipated by this Commission when it authorized affordable accessory apartments in the Zoning Regulations and anticipated by the Connecticut General Assembly in requiring towns to adopt corresponding zoning regulations to encourage affordable housing under General Statutes § 8-2 and to offer such housing to moderate or low income households under the formula provided in § 8-30g.

Ten of the 20 affordable apartments will be maintained for those earning 60 percent or less of the current statewide median income which is less than the area median income. The remaining 10 homes will be reserved for those earning 80 percent or less of the current statewide median income. The affordable apartments will be comparable in construction quality, finishing, and other amenities to the market-rate, single-family homes in which they are located and will be interspersed throughout the development. A proposed Affordability Plan governing the rental of the accessory affordable apartments is contained at Tab 8.

Sewage Disposal System And Well Water

Saddle Ridge has again proposed the construction of individual septic systems for each home. It provided plans for each septic system to the Town Sanitarian for review. The Town Sanitarian has observed the test pits for all of the proposed septic systems. Also, the Town Sanitarian previously observed and reviewed, with the assistance of the State Department of Public Health, the previously proposed 99 individual septic systems on this same site.

Mr. Robert Maquat, Chairman,
and Commission Members
August 7, 2014
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Based on the Commission's comments regarding the extension of the public water supply with regard to Saddle Ridge's prior application, we have eliminated the need for public water by greatly reducing the number of homes on the site. As a result, all of the 48 lots will be served by individual private wells. The well locations are shown on the plan sheets and satisfy all of the public health code requirements.

Wetlands Regulated Activities

Saddle Ridge has submitted a request to the Easton Conservation Commission to determine that the proposed plan does not contain any new regulated activities that have not already been approved under Saddle Ridge's 2009 approval from that Commission. As in all of the past plans for this site, Saddle Ridge proposes only one regulated activity located within a wetlands – a culvert for the purpose of constructing the entrance driveway. All of the other potentially regulated activities proposed in the 100 foot upland review area are within the limits of disturbance previously approved by the Conservation Commission in 2009 and will not adversely impact the wetlands. The proposed plan reduces the overall disturbance in the 100 foot upland review area from 364,480 square feet in the 2009, 21-lot subdivision plan to 230,990 square feet (a reduction of approximately two acres). The proposed plan also slightly reduces the amount of upland review area disturbance compared to the 2010 plan for 99 homes.

Traffic

Saddle Ridge has provided an updated traffic report demonstrating that the proposed plan will not create an unsafe traffic condition. Tab 10. The site borders two scenic roads. Saddle Ridge has previously requested and received this Commission's consent to conduct certain activities along those scenic roads. See Scenic Road Alteration Applications SR-08-01 and SR-08-02. Those activities are unchanged in the proposed plan.

Reservation of Rights

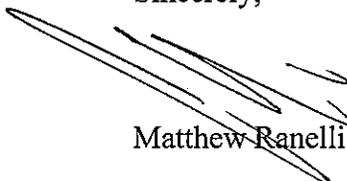
As the Commission is aware, Saddle Ridge is currently appealing from the Commission's earlier decision regarding its 2010 applications. The appeal is pending at *Saddle Ridge Developers, LLC v. Easton Planning and Zoning Commission*, Judicial District of Hartford Land Use Docket, No. HHD LND CV 11 6038947S. Saddle Ridge expressly reserves (and does not waive) any and all of its claims and rights under that appeal.

Mr. Robert Maquat, Chairman,
and Commission Members
August 7, 2014
Page 6

Conclusion

Saddle Ridge has made every effort to carefully consider and address the Commission's considerations raised in our earlier application and to create a plan that will resolve our disagreements regarding the pending approval. We hope that you will agree that the resulting plan meaningfully addresses those issues including (1) the use of single-family homes on one acre lots; (2) the significant reduction in density; (3) low levels of impervious surfaces below even the level recommended under the State Plan Of Conservation and Development; (4) the elimination of the extension of the public water supply; and (5) the creation of 20 accessory affordable apartments. We appreciate the opportunity to present our plans to the Commission at a public hearing. If you have any questions, please feel free to contact me at (860) 251-5748. Thank you in advance for your consideration.

Sincerely,



Matthew Ranelli

GMR:ekf

c: Milone & MacBroom, Inc.
Stein | Troost Architecture
Soil Science and Environmental Services, Inc.
Saddle Ridge Developers, LLC



SHIPMAN & GOODWIN^{LLP}
COUNSELORS AT LAW

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August 7, 2014

Mr. Robert Maquat, Chair,
and Commission Members
Planning and Zoning Commission
Town of Easton
225 Center Road
P. O. Box 61
Easton, CT 06612

Re: Petition for Subdivision Regulation Text Amendment

Dear Chairman Maquat and Commission Members:

On behalf of Saddle Ridge Developers, LLC, I am writing to request modification of:

1. Section 10.11 of Easton's Subdivision Regulations to add the following text:

- (c) Notwithstanding any other provision of these Regulations, the provisions of Section 10 of these Regulations shall not apply to any PAAAC subdivision in which thirty percent (30%) of the dwelling units are accessory affordable apartments that are deed restricted to preserve their affordability for forty (40) years under the formula contained in Section 8-30g of the Connecticut General Statutes.

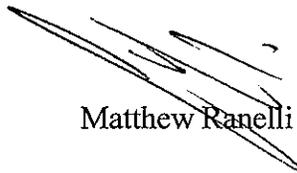
The purpose of this change is to provide consistency regarding open space requirements for subdivisions that contain affordable housing.

Mr. Robert Maquat, Chairman,
and Commission Members
August 7, 2014
Page 2

2. Section IV.C.(5) of Easton's Subdivision Regulations to add the following text:

- (c) Dead end streets shall provide exclusive access to a minimum of two (2) and maximum of sixteen (16) building lots in a PAAAC provided that subsections (A) and (b)(ii) of this Section are satisfied.

Sincerely,



Matthew Ranelli

GMR:ekf

c: Milone & MacBroom, Inc.
Stein | Troost Architecture
Soil Science and Environmental Services, Inc.
Saddle Ridge Developers, LLC

APPLICATION FOR SUBDIVISION OR RESUBDIVISION
 PLANNING & ZONING COMMISSION
 Easton, CT

Title of Subdivision (Resubdivision) Easton Crossing
 File No. _____

The undersigned requests approval by the Planning and Zoning Commission of Easton, Connecticut, of the subdivision or resubdivision described below, in accordance with Section 8-26, as amended, of the General Statutes of Connecticut and the Subdivision Regulations of the said Commission in effect on this date. The attached check list will be used by the Commission to determine if application is complete. Applicant to supply all information indicated below.

Title of Subdivision Easton Crossing
 Location Cedar Hill, Sport Hill, Silver Hill, and Westport Roads, and 5 Silver Hill Road
 Owner of Record: Name Silver Sport Associates
 Address 895 Sport Hill Road, Easton, CT 06612
 Name _____
 Address _____
 Name _____
 Address _____

Proposed Subdivider(s)* Name Saddle Ridge Developers, LLC
 Address 68 Soundview Drive, Easton, CT 06612
 Name _____
 Address _____
 Name _____
 Address _____

*All parties having 10% or larger interest to be listed. If more space needed, attach a separate sheet and check here.

A. DRAWINGS SUBMITTED

Drawing No.	Title	Date (latest revision)
EX-1 – EX-2	Site Plan – Existing Conditions	8/4/14
ZC	Zone Change Map	
SD-1 – SD-2	Site Plan – Layout, Grading & Utilities	
SD-3	Roadway Drainage Plan and Profile	
LA-1	Site Plan – Landscaping	
RA-1	Site Plan – Regualted Activities	
SE-1	Site Plan – Sediment and Erosion Controls	
PH-1	Site Plan – Phasing Plan	
RP-1 – RP-8	Roadway Plan and Proile	
D-1	Erosion Control Specification and Details	
D-2 – D-4	Site Details	
D-5 – D-6	Septic Design Information	
S-1	Site Signage Plan	
1 of 2, 2 of 2	Subdivision Map	
1 of 2, 2 of 2	Property Survey (under separate cover)	

SECTION VIII
APPLICATION FOR SUBDIVISION OR RESUBDIVISION

(cont'd)

B. LAND & LOT DATA

Total land area this tract (acres): 124,704 acres
 Is this tract the result of a subdivision
 made subsequent to March 6, 1948 No
 Number of proposed lot: 49
 Are there wetlands on this tract? Yes
 Is there a proposal for open space?
 (attach if applicable) Yes
 Is there a proposed new Town Road? Yes
 If so, number of linear feet: 3,900 linear feet
 Proposed time period for completion: 6 to 18 months

C. OTHER DOCUMENTS SUBMITTED

Identification	Date Shown
Saddle Ridge Subdivision – Plans	August 4, 2014
Engineering Report	August 4, 2014

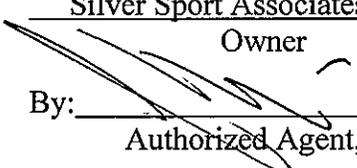
The applicant understands that this application is to be considered complete only when a subdivision plan and all other documents and information required by Sections V and VI of the Subdivision Regulations have been submitted.

Applicant and owner authorize the Planning & Zoning Commission to enter the property proposed for subdivision or resubdivision in accordance with the provisions of Section VII-g of the Subdivision Regulations.

Applicant warrants the truth of all statements contained herein and in all supporting documents according to the best of his knowledge and belief.

Saddle Ridge Developers, LLC
Applicant

Silver Sport Associates
Owner

By: 
Authorized Agent, Matthew Ranelli, Esq.

One Constitution Plaza, Hartford, CT 06103-1919
Address

August 7, 2014 (860) 251-5748
Date Telephone

Submission of the following acknowledged:

- / Y / This application, completed as required.
- / Y / All drawings listed by Applicant, with copies as required.
- / Y / Test pit and percolation test data.
- / Y / Statement on Utilization of Solar Energy,
- / / Drainage easements as per IV-j(3), if applicable.
- / / Statement on Applicability of Flood Plain Management Regulations.
- / / Articles of Association for Neighborhood Association, if applicable.
- / / Statement on Jurisdiction of State DEP or Army Corps of Engineers.
- / Y / Storm drainage calculations as per III k(1).
- / Y / Drainage analysis map and computations if required.
- / Y / SESC Plan.
- / Y / Names, addresses, envelopes as per VI c (9).
- / Y / Open Space Site Improvement Plan, if required.
- / Y / Authorization for Access.
- / Y / Detailed cost estimate.
- / Y / All other documents listed by Applicant, with copies required.
- / Y / Application fee in amount of \$ _____
- / Y / Statement on applicability of Inland Wetland Regulations.

By: _____ Date: _____
 for the P&Z Commission

Date Application received by Commission: _____

By: _____

Title: _____

STATEMENT OF UTILIZATION OF SOLAR ENERGY
PLANNING & ZONING COMMISSION
EASTON, CT

Subdivision (Resubdivision) Title: Easton Crossing

File No.: _____ Location: Cedar Hill, Sports Hill, Silver Hill, and
Westport Roads, and 5 Silver Hill Road

Please state in what way applicant has facilitated or considered the facilitation of passive solar energy techniques which would not significantly increase the cost of housing to the house buyer, after tax credits, subsidies and exemptions. For the purposes of this statement, passive solar techniques mean those site design techniques which during the heating season maximize solar heat gain and storage of heat within a building. During the warmer months, these techniques minimize heat gain and provide for natural ventilation. Site techniques shall include but not be limited to:

- (1) Alignment of streets along an east-west axis;
- (2) Alignment of lot lines along a north-south axis;
- (3) Orientation of structures so that the longest side faces south;
- (4) Location of septic systems on the south side of structure to help insure an area free of accessory structures and major vegetation;
- (5) Maintenance of a "solar setback" zone keyed to the percent grade and orientation of the slope; and
- (6) Location of required open space and parking areas on the south side of structure.

Favorable action on the application of which this statement is a part requires demonstration to the Commission that consideration has been given to the various techniques listed above, using the attachment to this statement. For each technique considered, show the approach or alternate approaches studied, the specific site limitations, and cost considerations. Attach additional sheets as necessary.

Attachment to STATEMENT ON UTILIZATION OF SOLAR ENERGY

1. Streets: The main, as of yet unnamed road, runs in a primarily east-west direction

2. Lot Lines: Where applicable, the lot lines run in a north-south manner

3. Orientation: Much of the layout was determined by site topography and regulated areas but where achievable, the buildings were orientated with the larger side facing south

4. Septic Systems: The septic systems were located based upon soil suitability

5. Solar Setback: A solar setback was maintained when allowable by site conditions

6. Open Space & Parking: Where feasible, open space and parking was located in a manner not to impact solar utilization potential

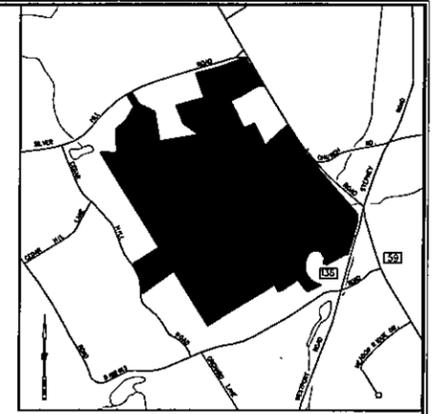
Applicant's Name: Saddle Ridge Developers, LLC

Date: August 6, 2014

Signature: _____
Matthew Ranelli, Esq., Authorized Agent

EASTON CROSSING

SPORT HILL ROAD, SILVER HILL ROAD, CEDAR HILL ROAD & WESTPORT ROAD EASTON CONNECTICUT



LOCATION MAP
SCALE: 1"=1,000'

GENERAL NOTES

- BOUNDARY INFORMATION IS BASED UPON FIELD SURVEY CONDUCTED BY MILONE AND MACBROOM INC., TAKEN FROM A MAP ENTITLED "PROPERTY SURVEY" PREPARED FOR CARLSON CONSTRUCTION AT A SCALE OF 1"=100', DATED: APRIL 25, 2008.
- INFORMATION REGARDING THE LOCATION OF EXISTING UTILITIES HAS BEEN BASED UPON AVAILABLE INFORMATION AND MAY BE INCOMPLETE, AND WHERE SHOWN SHOULD BE CONSIDERED APPROXIMATE. THE LOCATION OF ALL EXISTING UTILITIES SHOULD BE CONFIRMED PRIOR TO BEGINNING CONSTRUCTION. CALL "TOLL BEFORE YOU DIG" 1-800-922-4455. ALL UTILITY LOCATIONS THAT DO NOT MATCH THE VERTICAL OR HORIZONTAL CONTROL SHOWN ON THE PLANS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR RESOLUTION.
- MILONE & MACBROOM INC. ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF MAPS AND DATA WHICH HAVE BEEN SUPPLIED BY OTHERS.
- INLAND WETLAND BOUNDARY WAS FLAGGED BY SOIL SCIENCE AND ENVIRONMENTAL SERVICES, INC. ON MAY 15, 2008 FIELD LOCATED BY MILONE AND MACBROOM INC. IN MAY 2008 AND SHOWN ON THE SITE PLAN - EXISTING CONDITIONS DRAWINGS (EX-1, EX-2)
- ALL UTILITY SERVICES ARE TO BE UNDERGROUND. THE EXACT LOCATION AND SIZE OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS ARE TO BE DETERMINED BY THE RESPECTIVE UTILITY COMPANIES.
- ALL DIMENSIONS AND ELEVATIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
- SEDIMENT AND EROSION CONTROL MEASURES AS DEPICTED ON THESE PLANS AND DESCRIBED WITHIN THE SEDIMENT AND EROSION CONTROL NARRATIVE SHALL BE IMPLEMENTED AND MAINTAINED UNTIL PERMANENT COVER AND STABILIZATION IS ESTABLISHED. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL CONFORM TO THE "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, CONNECTICUT - 2002", AND IN ALL CASES BEST MANAGEMENT PRACTICES SHALL PREVAIL.
- ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 6" TOPSOIL, AND BE SEEDED WITH GRASS OR SOYBEAN, AS SHOWN ON THE PLANS.
- ALL STORM DRAIN PIPE SHALL BE REINFORCED CONCRETE PIPE (RCP) UNLESS OTHERWISE INDICATED. ALL PVC PIPE SHALL BE SCHEDULE 40 UNLESS OTHERWISE INDICATED.
- ALL ROOF LEADERS AND FOUNDATION DRAINS SHALL BE A MINIMUM OF 4" ASTM D 3034 SDR 35 PVC PIPE WITH ALL OUTLET COLLECTION PIPES BEING A MINIMUM OF 6"
- ALL FOUNDATION DRAINS ARE TO OUTLET TO DAYLIGHT.
- ALL PROPOSED CONTOURS AND SPOT ELEVATIONS INDICATE FINISHED GRADE.
- ALL CONSTRUCTION MATERIALS AND METHODS SHALL CONFORM TO THE TOWN OF EASTON REQUIREMENTS AND TO THE APPLICABLE SECTIONS OF THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES, AND INCIDENTAL CONSTRUCTION, FORM B14 AND ADDENDUMS.
- THE PLANS REQUIRE A CONTRACTOR'S WORKING KNOWLEDGE OF LOCAL, MUNICIPAL, AND STATE CODES FOR UTILITY SYSTEMS. ANY CONFLICTS BETWEEN MATERIALS AND LOCATIONS SHOWN, AND LOCAL REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE EXECUTION OF WORK. THE ENGINEER WILL NOT BE HELD LIABLE FOR COSTS INCURRED TO IMPLEMENT OR CORRECT WORK WHICH DOES NOT CONFORM TO LOCAL CODE.
- ALL FUEL, OIL, PAINT, OR OTHER HAZARDOUS MATERIALS SHOULD BE STORED IN A SECONDARY CONTAINER AND REMOVED TO A LOCKED INDOOR AREA WITH AN IMPERVIOUS FLOOR DURING NON-WORK HOURS.
- PROPOSED HOUSES ARE TO BE CONNECTED TO SUBSURFACE SEWAGE DISPOSAL SYSTEMS AND PRIVATE WELLS.
- THE PROPOSED HOUSE AND DRIVEWAY LOCATIONS HAVE BEEN SHOWN TO INDICATE HOW THE LOT COULD POSSIBLY BE DEVELOPED, BUT NOT NECESSARILY HOW THE LOT WILL BE DEVELOPED. THE FINAL SIZE, SHAPE AND LOCATION OF THE HOUSE AND DRIVEWAY, ETC. MAY VARY AS LONG AS THE APPROVED SETBACK DISTANCES ARE MAINTAINED.
- DRIVEWAY LOCATIONS SHALL NOT INTERFERE WITH ANY PUBLIC UTILITY, STRUCTURE OR IMPROVEMENT SUCH AS, BUT NOT LIMITED TO, STREET LIGHT MONUMENTS, AND CATCH BASINS.
- COMPLIANCE WITH THE PERMIT CONDITIONS IS THE RESPONSIBILITY OF BOTH THE CONTRACTOR AND THE PERMITEE.
- PERIMETER SWALES AND RESPECTIVE SILTATION BASINS SHALL BE COMPLETED AND STABILIZED PRIOR TO PROCEEDING WITH OTHER SITE CONSTRUCTION.
- THE PROPERTY OWNER MUST MAINTAIN (REPAIR/REPLACE WHEN NECESSARY) THE SILTATION CONTROLS UNTIL ALL DEVELOPMENT ACTIVITY IS COMPLETED AND ALL DISTURBED AREAS ARE PERMANENTLY STABILIZED.

AUG. 4, 2014



PROJECT SITE VICINITY MAP:

SCALE: 1"=500'

ZONE DATA	
ZONE: DISTRICT PAAC	
TOTAL LAND: 5,432,125 SF (124.704 AC)	
DIMENSIONAL CRITERIA	
MIN. LOT AREA	1 ACRE
MIN. FRONT YARD SETBACK FROM PROPERTY LINE	25'
MIN. REAR YARD SETBACK FROM PROPERTY LINE	25'
MIN. SIDE YARD SETBACK FROM PROPERTY LINE	10'
MIN. LOT FRONTAGE	100'
MIN. TOTAL OPEN SPACE AREA	19% OF TOTAL LAND
MAX. BUILDING HEIGHT	35'

PROJECT DATA	
TOTAL # OF LOTS: 48 + PARCEL 'A'	
TOTAL AREA OF OVERALL PROPERTY	±124.7 AC
TOTAL AREA OF PARCEL 'A'	±14.1 AC
PROJECT AREA	±110.6 AC
TOTAL AREA OF WETLANDS OF PROJECT AREA	±28.2 AC (25.5%)
OPEN SPACE - REQUIRED (% OF TOTAL)	±16.6 AC (15%)
TOTAL OPEN SPACE - PROVIDED (% TOTAL)	±42.5 AC (38.4%)
WETLAND AREA IN OPEN SPACE	±23.9 AC
MAX. IMPERVIOUS COVERAGE OF PROJECT AREA	10%

EXISTING	LEGEND	PROPOSED
---	STREET LINE	---
---	PROPERTY LINE	---
---	100' WETLANDS UPLAND REVIEW AREA	---
---	SETBACK LINE	---
-70	MAJOR CONTOUR	70
-68	MINOR CONTOUR	68
+70.5	SPOT GRADE	+70.5
---	WETLANDS	---
---	TREE LINE	---
---	TREE/SHRUB	---
---	STONEWALL	---
---	CHAIN LINK FENCE	---
---	SITE LIGHT	---
---	HYDRANT	---
---	PRIVATE WELL	---
---	STORM DRAIN W/CATCH BASIN	---
---	STORM MANHOLE/YARD DRAIN	---
---	SUBSURFACE DISPOSAL SYSTEM	---
---	ELECTRIC, TELEPHONE, CABLE	---
---	UTILITY POLE	---
---	TRAFFIC SIGN	---
---	IRON PIN	---
---	MONUMENT	---
---	EDGE OF PAVEMENT W/CURB	---
---	FIRST FLOOR	FF
---	GARAGE FLOOR	GF
---	BASEMENT/WALKOUT FLOOR	BF/WO

CONSTRUCTION SEQUENCE

- PRIOR TO COMMENCEMENT OF WORK A PRECONSTRUCTION MEETING SHALL BE HELD WITH TOWN STAFF, AND REPRESENTATIVES OF THE CONTRACTOR AND OWNER. AT THIS MEETING, ONE PERSON WILL BE PLACED IN CHARGE OF SEDIMENT AND EROSION CONTROL FOR THE ENTIRE SITE.
- THE CONTRACTOR IS TO FOLLOW THE PROPOSED PHASING PLAN ON SHEET PH-1 OF THESE PLANS AND NO MORE THAN 5 ACRES ARE TO BE LEFT EXPOSED AT ANY ONE TIME.
- CONTRACTOR TO STAKE OUT LIMIT OF DISTURBANCE AND VEGETATION TO BE RETAINED. NO DISTURBANCE IS TO TAKE PLACE BEYOND THE LIMITS OF WORK SHOWN.
- CONTRACTOR TO INSTALL SEDIMENT AND EROSION CONTROLS ALONG THE PERIMETER, AND STABILIZED CONSTRUCTION ENTRANCES.
- CLEAR AND CRIB SITE AND STOCKPILE TOPSOIL. PLACE SEDIMENT FILTER FENCE AND HAYBALES AROUND STOCKPILES.
- CONTRACTOR TO INSTALL TEMPORARY DIVERSION BERMS AND SEDIMENT BASINS PER THE SEDIMENT AND EROSION CONTROL PLAN.
- INITIATE MASS EARTHWORK OPERATIONS AFTER ALL REQUIRED BASINS, BERMS, SWALES, SILT FENCE & HAYBALES ARE INSTALLED.
- TEMPORARY SEDIMENT BASINS AND DIVERSION BERMS AND SWALES ARE TO BE CONSTRUCTED PRIOR TO EACH PHASE OF GRADING AND MODIFIED AS NECESSARY TO FUNCTION.
- COMMENCE ROADWAY AND UTILITY WORK.
- INITIATE HOME CONSTRUCTION.
- SLOPES ARE TO BE ESTABLISHED AS SOON AS PRACTICAL BEFORE UTILITY INSTALLATION. STABILIZE ALL SLOPES IMMEDIATELY AFTER THEIR ESTABLISHMENT.
- INSTALL REMAINING UTILITIES, AND DRIVEWAYS.
- TEMPORARY SEDIMENT BASINS SHALL BE INSPECTED AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL AMOUNT OF 0.5 INCH OR GREATER. THE SEDIMENT BASIN WHEN SEDIMENT ACCUMULATION EXCEEDS ONE-HALF THE NET STORAGE CAPACITY OF THE BASIN OR WHEN THE DEPTH OF AVAILABLE POOL IS REDUCED TO 18 INCHES, WHICHEVER IS ACHIEVED FIRST.
- SEDIMENT AND EROSION CONTROLS SHALL BE INSPECTED AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL AMOUNT OF 0.5 INCH OR GREATER.
- THE SEDIMENT AND EROSION CONTROL PLAN SHALL BE MODIFIED BY THE CONTRACTOR AT THE DIRECTION OF THE ENGINEER AND THE TOWN'S DESIGNATED REPRESENTATIVE AS NECESSITATED BY CHANGING SITE CONDITIONS.
- INSPECTION OF THE SITE FOR EROSION SHALL CONTINUE FOR A PERIOD OF THREE MONTHS AFTER COMPLETION WHEN RAINFALLS OF ONE INCH OR MORE OCCUR.
- ALL DRAINAGE WASTE WATERS SHALL BE DISCHARGED IN A MANNER WHICH MINIMIZES THE DISCOLORATION OF THE RECEIVING WATERS.
- THE SITE SHOULD BE KEPT CLEAN OF LOOSE DEBRIS, LITTER, AND BUILDING MATERIALS SUCH THAT NONE OF THE ABOVE ENTER WATERS OR WETLANDS.
- A COPY OF ALL PLANS AND REVISIONS, AND THE SEDIMENT AND EROSION CONTROL PLAN SHALL BE MAINTAINED ON-SITE AT ALL TIMES DURING CONSTRUCTION.

OPERATION AND MAINTENANCE PLAN (POST-CONSTRUCTION)

- ROADWAYS:**
- THE ROADWAY SHALL BE SHEEPED TWICE ANNUALLY. TYPICALLY, SHEEPING SHOULD OCCUR IN THE SPRING AFTER WINTER SANDING, AND IN THE FALL AFTER THE LEAVES HAVE FALLEN.
 - AT THE TIME OF THE SHEEPING, THE ROADWAY SHOULDERS SHOULD BE CLEARED OF ACCUMULATED SAND AND DEBRIS. ANY AREAS THAT WERE DAMAGED BY PLOWING OR THAT HAVE BEEN ERODED BY STORM WATER SHALL BE REPAIRED WITH TOPSOIL AND SEED.
 - ALL SAND AND DEBRIS THAT IS REMOVED SHALL BE DISPOSED OF AT AN APPROVED OFF-SITE LOCATION.
- STORM DRAINAGE STRUCTURES:**
- ALL CATCH BASIN AND YARD DRAIN STRUCTURES SHALL BE INSPECTED TWICE ANNUALLY. SEDIMENT SHALL BE REMOVED WHEN IT EXTENDS TO WITHIN SIX INCHES OF THE OUTLET PIPE INVERT, AND NOT LESS THAN ONCE PER YEAR. IF ANY OF THE STORM DRAINAGE STRUCTURES HAVE ANY STRUCTURAL DAMAGE, THEY SHALL BE REPAIRED AS REQUIRED.
 - ALL SEDIMENT, SAND, AND DEBRIS THAT IS REMOVED SHALL BE DISPOSED OF AT AN APPROVED OFF-SITE LOCATION.
 - ALL CATCH BASIN AND YARD DRAIN STRUCTURES SHALL BE INSPECTED IMMEDIATELY AFTER ANY SPILLAGE OF OIL, GAS, OR OTHER CONTAMINANT SPILLS. SUBSEQUENT TO CONTAMINANT SPILLS, ALL STORM DRAINAGE STRUCTURES AFFECTED SHALL BE CLEARED IMMEDIATELY AND THE CONTENTS DISPOSED OF AT AN APPROVED OFF-SITE LOCATION.
- RETENTION BASINS / INFILTRATION GALLERIES:**
- THE DETENTION BASINS AND UNDERGROUND INFILTRATION GALLERIES SHALL BE INSPECTED TWICE ANNUALLY, AND IMMEDIATELY AFTER ANY SPILLAGE OF OIL, GAS, OR OTHER CONTAMINANT SPILLS. SUBSEQUENT TO CONTAMINANT SPILLS, THE DETENTION BASIN AND INFILTRATION GALLERIES AFFECTED SHALL BE CLEARED IMMEDIATELY AND THE CONTENTS DISPOSED OF AT AN APPROVED OFF-SITE LOCATION.
 - THE OUTLET STRUCTURE CONTROLLING THE WATER EXITING THE DETENTION BASIN SHALL BE MAINTAINED TO ALLOW FOR UNOBSTRUCTED FLOW THROUGH ITS FLOW CONTROL OPENINGS. OBSTRUCTIONS IMPEDING FLOW THROUGH THE LOW-FLOW ORIFICE, V-WITCH, EMERGENCY OVERTFLOW, AND OUTLET PIPE SHALL BE REMOVED. IF THE OUTLET CONTROL STRUCTURES HAVE ANY STRUCTURAL DAMAGE, THEY SHALL BE REPAIRED AS REQUIRED.
 - THE SIDE SLOPES OF THE DETENTION BASINS ARE TO BE MOWED, AT A MINIMUM, TWICE ANNUALLY TO DISCOURAGE GROWTH OF WOODY VEGETATION.
 - THE SEDIMENT FOREBAYS SHALL BE INSPECTED TWICE ANNUALLY, AND CLEARED WHEN THE SEDIMENT REACHES ONE FOOT IN DEPTH. THE BRAP APRON(S) AT THE END OF THE INLET PIPE SHALL BE INSPECTED FOR ACCUMULATED SEDIMENT AND THE SEDIMENT REMOVED.
 - ALL SEDIMENT, SAND, AND DEBRIS THAT IS REMOVED SHALL BE DISPOSED OF AT AN APPROVED OFF-SITE LOCATION.
 - NO CLUMPING OF ANY DEBRIS, INCLUDING BUT NOT LIMITED TO GRASS CLIPPINGS, LEAVES, BRUSH, AND COMPOST MATERIAL SHALL OCCUR WITHIN THE DETENTION BASINS.
 - THE BOTTOM OF THE STORMWATER BASINS SHALL BE MAINTAINED WITH TRACKED EQUIPMENT ONLY.
- GENERAL:**
- DURING CONSTRUCTION AND FOR THREE MONTHS AFTER PROJECT COMPLETION, INSPECTION OF SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MADE ON A WEEKLY BASIS AND AFTER RAINFALL EVENTS OF 1-INCH OR GREATER. A LOG OF SUCH INSPECTIONS SHALL BE MAINTAINED AT THE SITE.
 - A VEGETATIVE OR IMPROVED COVER SHALL BE MAINTAINED ON ALL EARTH SURFACES TO MINIMIZE SOIL EROSION. USE OF FERTILIZER SHOULD BE MINIMIZED AND SHOULD BE APPLIED USING PRUDENT APPLICATION PROCEDURES. ONLY ORGANIC FERTILIZERS ARE TO BE USED ON THIS SITE.
 - A LOG OF ALL INSPECTIONS SHALL BE MAINTAINED BY THE OCCUPANT AND BE AVAILABLE FOR INSPECTION.

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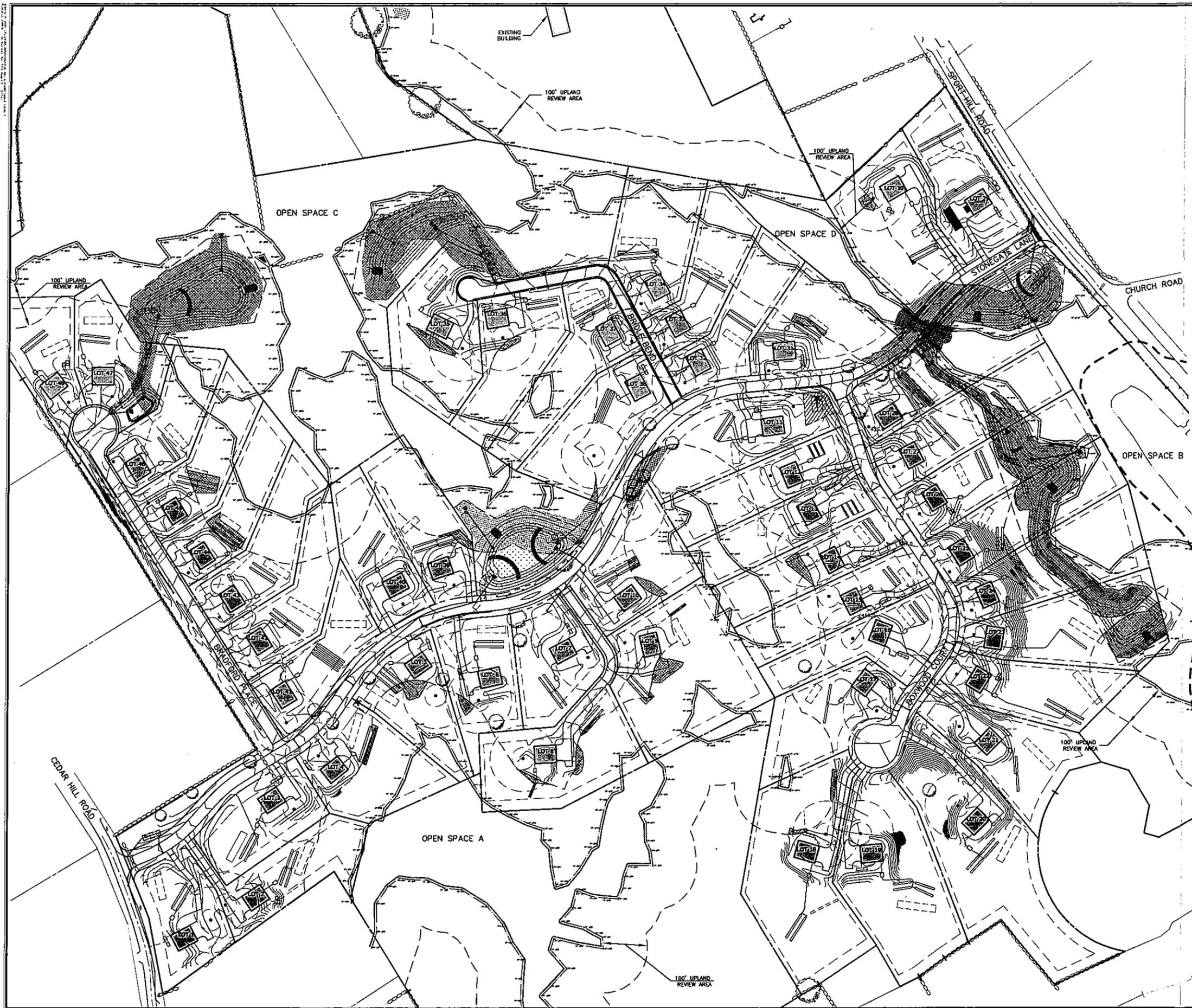
SILVER SPORT ASSOCIATES
895 SPORT HILL ROAD
EASTON, CONNECTICUT, 06612

APPLICANT

SADDLE RIDGE DEVELOPERS
68 SOUNDVIEW DRIVE
EASTON, CONNECTICUT, 06612

LIST OF DRAWINGS:

TITLE	NO.
EX1 - EX2 SITE PLAN - EXISTING CONDITIONS	
ZC ZONE CHANGE MAP	
SD1 - SD2 SITE PLAN - LAYOUT, GRADING & UTILITIES	
SD-3 ROADWAY DRAINAGE PLAN AND PROFILE	
LA-1 SITE PLAN - LANDSCAPING	
RA-1 SITE PLAN - REGULATED ACTIVITIES	
SE-1 SITE PLAN - SEDIMENT AND EROSION CONTROLS	
PH-1 SITE PLAN - PHASING PLAN	
RP1 - RP7 ROADWAY PLAN AND PROFILE	
D-1 EROSION CONTROL SPECIFICATION AND DETAILS	
D2 - D4 SITE DETAILS	
D5 - D6 SEPTIC DESIGN INFORMATION	
S-1 SITE SIGNAGE PLAN	
1 OF 2, 2 OF 2 SUBDIVISION MAP	
1 OF 2, 2 OF 2 PROPERTY SURVEY (UNDER SEPARATE COVER)	



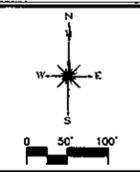
AREAS OF DISTURANCE			
LOT #	UPLAND REVIEW AREA	WETLAND REVIEW AREA	DESCRIPTION
1	+/- 800 SF	-	GRADE, CONSTRUCTION OF SEPTIC SYSTEM
2	+/- 320 SF	-	GRADE, CONSTRUCTION OF SEPTIC SYSTEM
3	+/- 800 SF	-	GRADE
4	+/- 1,800 SF	-	GRADE, CONSTRUCTION OF SEPTIC SYSTEM, CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES
5	+/- 1,810 SF	-	GRADE, CONSTRUCTION OF SEPTIC SYSTEM, CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES
6	+/- 2,500 SF	-	GRADE, CONSTRUCTION OF SEPTIC SYSTEM
7	+/- 1,200 SF	-	GRADE
8	+/- 1,200 SF	-	GRADE
9	+/- 40 SF	-	CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES
10	+/- 410 SF	-	CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES
11	+/- 1,200 SF	-	GRADE, CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES
12	+/- 16,210 SF	-	CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES
13	+/- 8,100 SF	-	GRADE, CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES
14	+/- 15,900 SF	-	GRADE, CONSTRUCTION OF SEPTIC SYSTEM, CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES
15	+/- 12,700 SF	-	CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES
16	+/- 8,100 SF	-	CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES
17	+/- 16,200 SF	+/- 2,500 SF	CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES
18	+/- 2,500 SF	-	GRADE, CONSTRUCTION OF SEPTIC SYSTEM
19	+/- 1,200 SF	-	GRADE, CONSTRUCTION OF SEPTIC SYSTEM
20	+/- 300 SF	-	GRADE, CONSTRUCTION OF SEPTIC SYSTEM
21	+/- 170 SF	-	CONSTRUCTION OF SEPTIC SYSTEM
22	+/- 8,100 SF	-	GRADE
23	+/- 220 SF	-	GRADE
24	+/- 400 SF	-	GRADE
25	+/- 1,200 SF	-	CONSTRUCTION OF SEPTIC SYSTEM
26	+/- 2,700 SF	-	GRADE, CONSTRUCTION OF SEPTIC SYSTEM
27	+/- 2,100 SF	-	CONSTRUCTION OF SEPTIC SYSTEM
28	+/- 1,200 SF	-	CONSTRUCTION OF SEPTIC SYSTEM
29	+/- 7,200 SF	-	CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES
30	+/- 10,200 SF	-	CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES
31	+/- 8,100 SF	-	CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES
32	+/- 270 SF	+/- 1,200 SF	GRADE, CONSTRUCTION OF ROAD
33	+/- 12,200 SF	+/- 1,400 SF	GRADE, CONSTRUCTION OF ROAD

LOTS WITH NO AREAS OF DISTURBANCE: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

TOTAL AREA OF ACTIVITY WITH UPLAND REVIEW AREA IS +/- 20,000 SF

TOTAL AREA OF ACTIVITY WITH WETLAND REVIEW AREA IS +/- 4,000 SF

UPLAND REVIEW IMPACT AREA
 DIRECT WETLAND IMPACT AREA



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REVISIONS

SITE PLAN - REGULATED ACTIVITIES
EASTON CROSSING
 SPORT HILL ROAD, SILVER HILL ROAD,
 CEDAR HILL ROAD & WESTPORT ROAD
 EASTON, CONNECTICUT

R/M	CEH	EAH
DESIGNED	DRAWN	CHECKED
SCALE 1"=100'		
DATE AUG. 4, 2014		
PROJECT NO. 2883-01		

RA-1

NOTE:
 INFORMATION REGARDING THE LOCATION OF EXISTING UTILITIES HAS BEEN BASED UPON AVAILABLE INFORMATION AND MAY BE INCOMPLETE, AND WHERE SHOWN SHOULD BE CONSIDERED APPROXIMATE. CONTRACTOR TO PERFORM TEST PITS TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES IN AREAS OF PROPOSED IMPROVEMENTS. PRIOR TO BEGINNING CONSTRUCTION, CALL "CALL BEFORE YOU DIG", 1-800-922-4455. ALL UTILITY LOCATIONS THAT DO NOT MATCH THE VERTICAL OR HORIZONTAL CONTROL SHOWN ON THE PLANS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR RESOLUTION.

DETECTION/WATER QUALITY BASINS:

ROUTINE MAINTENANCE

MOWING

THE UPPER STAGE, SIDE SLOPES, AND EMBANKMENT OF THE DETENTION BASINS MUST BE MOWED AT LEAST TWICE A YEAR TO DISCOURAGE WOODY GROWTH AND TO CONTROL WEEDS.

INSPECTIONS

BASINS SHOULD BE INSPECTED ON AN ANNUAL BASIS TO ENSURE THAT THE STRUCTURES OPERATES IN THE MANNER ORIGINALLY INTENDED. WHEN POSSIBLE, INSPECTIONS SHOULD BE CONDUCTED DURING WET WEATHER TO DETERMINE IF THE BASIN IS PROVIDING DETENTION AND RELEASING STORMWATER AS INTENDED. IN PARTICULAR, THE OUTLET CONTROL DEVICE SHOULD BE REGULARLY INSPECTED FOR EVIDENCE OF CLOGGING OR, CONVERSELY, FOR TOO RAPID RELEASE AND THE FLOW PATH SHOULD BE CHECKED FOR EROSION PROBLEMS. OTHER PROBLEMS WHICH SHOULD BE CHECKED INCLUDE SUBSIDENCE, EROSION, CRACKING OR TREE GROWTH ON THE EMBANKMENT; THE ACCUMULATION OF SEDIMENT OR DEBRIS AROUND THE OUTLET; THE ADEQUACY OF UPSTREAM/DOWNSTREAM CHANNEL EROSION CONTROL MEASURES; EROSION OF THE BASIN BED AND BANKS, AND MODIFICATIONS TO THE BASIN OR ITS CONTRIBUTING WATERSHED THAT MAY INFLUENCE BASIN PERFORMANCE. INSPECTIONS SHOULD BE CARRIED OUT WITH AS-BUILT PLANS IN HAND.

DEBRIS AND LITTER REMOVAL

DEBRIS AND LITTER MAY ACCUMULATE NEAR THE OUTLET CONTROL DEVICE AND SHOULD BE REMOVED DURING REGULAR MOWING OPERATIONS. PARTICULAR ATTENTION SHOULD BE PAID TO FLOATABLE DEBRIS THAT CAN EVENTUALLY CLOG THE OUTLET CONTROL DEVICE.

NON-ROUTINE MAINTENANCE

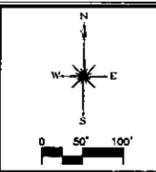
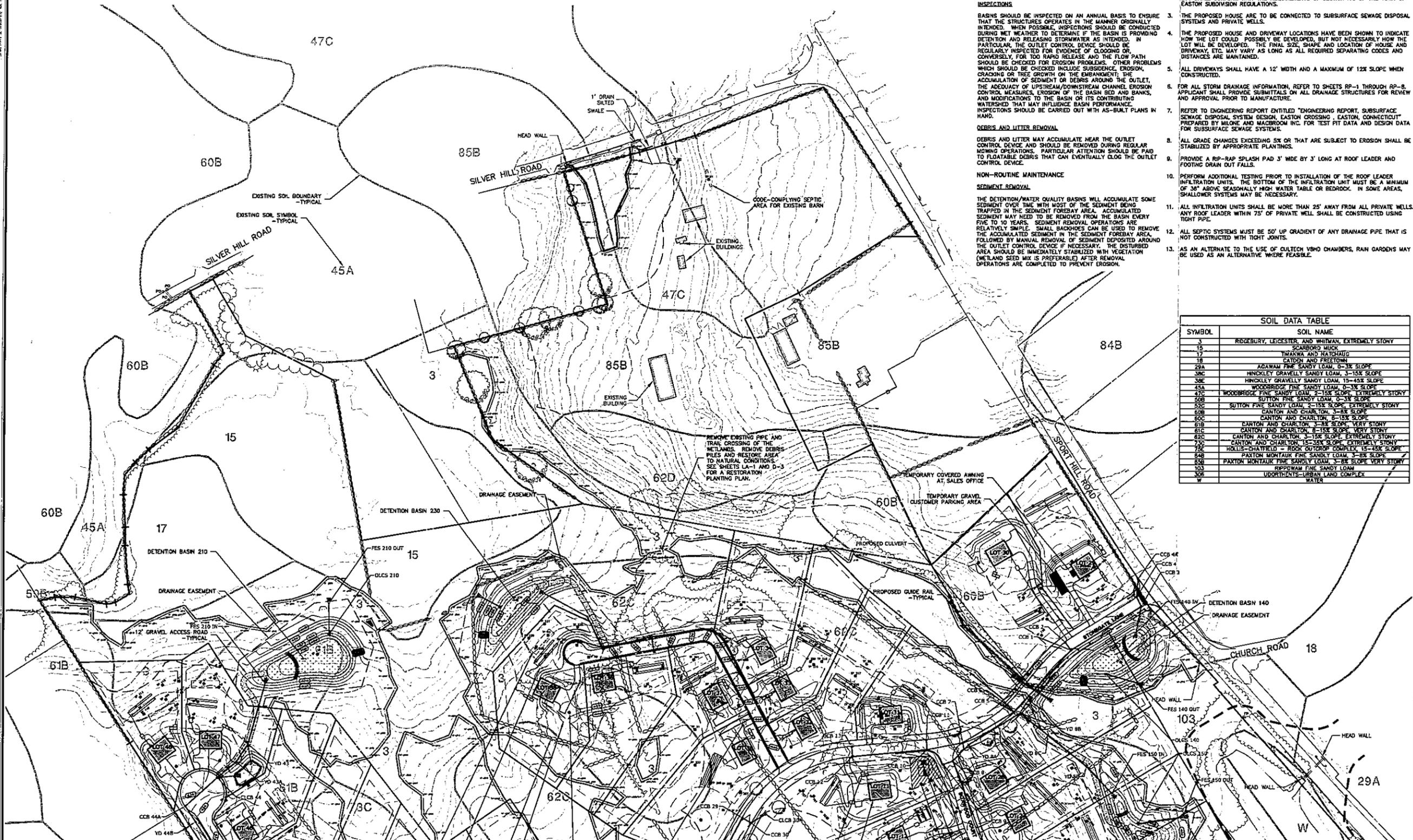
SEDIMENT REMOVAL

THE DETENTION/WATER QUALITY BASINS WILL ACCUMULATE SOME SEDIMENT OVER TIME WITH MOST OF THE SEDIMENT BEING TRAPPED IN THE SEDIMENT FOREBAY AREA. ACCUMULATED SEDIMENT MAY NEED TO BE REMOVED FROM THE BASIN EVERY FIVE TO 10 YEARS. SEDIMENT REMOVAL OPERATIONS ARE RELATIVELY SIMPLE. SMALL BACKHOES CAN BE USED TO REMOVE THE ACCUMULATED SEDIMENT IN THE SEDIMENT FOREBAY AREA, FOLLOWED BY MANUAL REMOVAL OF SEDIMENT DEPOSITED AROUND THE OUTLET CONTROL DEVICE IF NECESSARY. THE DISTURBED AREA SHOULD BE IMMEDIATELY STABILIZED WITH VEGETATION (SEED AND STRAW IS PREFERABLE) AFTER REMOVAL OPERATIONS ARE COMPLETED TO PREVENT EROSION.

GENERAL NOTES/TOWN OF EASTON NOTES:

- THE OWNER ASSUMES RESPONSIBILITY AND AGREES TO HOLD THE TOWN HARMLESS FOR FAILURE OF PERFORMANCE OF ANY PORTION OF SAID PRIVATE SYSTEMS THAT MAY AFFECT THE RATE AT WHICH SUCH WATER IS ACCEPTED BY THE TOWN'S ROAD DRAINAGE SYSTEMS, AND FOR THE MAINTENANCE OR REPAIR OF ANY PRIVATE DRAIN LINES OR APPURTENANCES WHICH CONDUCT SUCH WATER TO THE TOWN'S SYSTEMS.
- THE LOCATION, DIMENSIONS AND CONSTRUCTION OF ANY DRIVEWAY SERVING A FLAG LOT SHALL CONFORM WITH THE REQUIREMENTS OF SECTION 176 OF THE TOWN OF EASTON SUBDIVISION REGULATIONS.
- THE PROPOSED HOUSE ARE TO BE CONNECTED TO SUBSURFACE SEWAGE DISPOSAL SYSTEMS AND PRIVATE WELLS.
- THE PROPOSED HOUSE AND DRIVEWAY LOCATIONS HAVE BEEN SHOWN TO INDICATE HOW THE LOT COULD POSSIBLY BE DEVELOPED, BUT NOT NECESSARILY HOW THE LOT WILL BE DEVELOPED. THE FINAL SIZE, SHAPE AND LOCATION OF HOUSE AND DRIVEWAY, ETC. MAY VARY AS LONG AS ALL REQUIRED SEPARATING CODES AND DISTANCES ARE MAINTAINED.
- ALL DRIVEWAYS SHALL HAVE A 12' WIDTH AND A MAXIMUM OF 12% SLOPE WHEN CONSTRUCTED.
- FOR ALL STORM DRAINAGE INFORMATION, REFER TO SHEETS RP-1 THROUGH RP-8. APPLICANT SHALL PROVIDE SUBMITTALS ON ALL DRAINAGE STRUCTURES FOR REVIEW AND APPROVAL PRIOR TO MANUFACTURE.
- REFER TO ENGINEERING REPORT ENTITLED "ENGINEERING REPORT, SUBSURFACE SEWAGE DISPOSAL SYSTEM DESIGN, EASTON CROSSING, EASTON, CONNECTICUT" PREPARED BY MILONE AND MACBROOM INC. FOR TEST PIT DATA AND DESIGN DATA FOR SUBSURFACE SEWAGE SYSTEMS.
- ALL GRADE CHANGES EXCEEDING 5% OR THAT ARE SUBJECT TO EROSION SHALL BE STABILIZED BY APPROPRIATE PLANTINGS.
- PROVIDE A RP-RAP SPLASH PAD 3' WIDE BY 3' LONG AT ROOF LEADER AND FOOTING DRAIN OUT FALLS.
- PERFORM ADDITIONAL TESTING PRIOR TO INSTALLATION OF THE ROOF LEADER INFILTRATION UNITS. THE BOTTOM OF THE INFILTRATION UNIT MUST BE A MINIMUM OF 3" ABOVE SEASONALLY HIGH WATER TABLE OR BEDROCK. IN SOME AREAS, SMALLER SYSTEMS MAY BE NECESSARY.
- ALL INFILTRATION UNITS SHALL BE MORE THAN 25' AWAY FROM ALL PRIVATE WELLS. ANY ROOF LEADER WITHIN 75' OF PRIVATE WELL SHALL BE CONSTRUCTED USING TIGHT PIPE.
- ALL SEPTIC SYSTEMS MUST BE 50' UP GRADIENT OF ANY DRAINAGE PIPE THAT IS NOT CONSTRUCTED WITH TIGHT JOINTS.
- AS AN ALTERNATE TO THE USE OF CULTCH VBHD CHAMBERS, RAIN GARDENS MAY BE USED AS AN ALTERNATE WHERE FEASIBLE.

SOIL DATA TABLE	
SYMBOL	SOIL NAME
3	RIDGEBURY, LEICESTER, AND WHITMAN, EXTREMELY STONY
15	SCARBORO MUCK
17	THANMA AND WACHICHTIG
18	CANTON AND FREETOWN
29A	AGAWAM FINE SANDY LOAM, 0-3% SLOPE
38C	HINCKLEY GRAVELLY SANDY LOAM, 3-15% SLOPE
38E	HINCKLEY GRAVELLY SANDY LOAM, 15-45% SLOPE
45A	WOODBRIDGE FINE SANDY LOAM, 0-3% SLOPE
47C	WOODBRIDGE FINE SANDY LOAM, 2-15% SLOPE, EXTREMELY STONY
50B	SUTTON FINE SANDY LOAM, 0-3% SLOPE
52C	SUTTON FINE SANDY LOAM, 2-15% SLOPE, EXTREMELY STONY
60B	CANTON AND CHARLTON, 3-8% SLOPE
60C	CANTON AND CHARLTON, 8-15% SLOPE
61B	CANTON AND CHARLTON, 3-8% SLOPE, VERY STONY
61C	CANTON AND CHARLTON, 8-15% SLOPE, VERY STONY
62C	CANTON AND CHARLTON, 3-15% SLOPE, EXTREMELY STONY
73C	CANTON AND CHARLTON, 15-35% SLOPE, EXTREMELY STONY
75E	HOLTS-DARTFIELD - ROCK OUTCROP COMPLEX, 15-35% SLOPE
84B	PAXTON MONTAUK FINE SANDY LOAM, 3-8% SLOPE
85B	PAXTON MONTAUK FINE SANDY LOAM, 3-8% SLOPE, VERY STONY
103	RIPPOWAM FINE SANDY LOAM
W	URDORTENTS - URBAN LAND COMPLEX WATER



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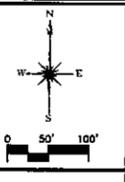
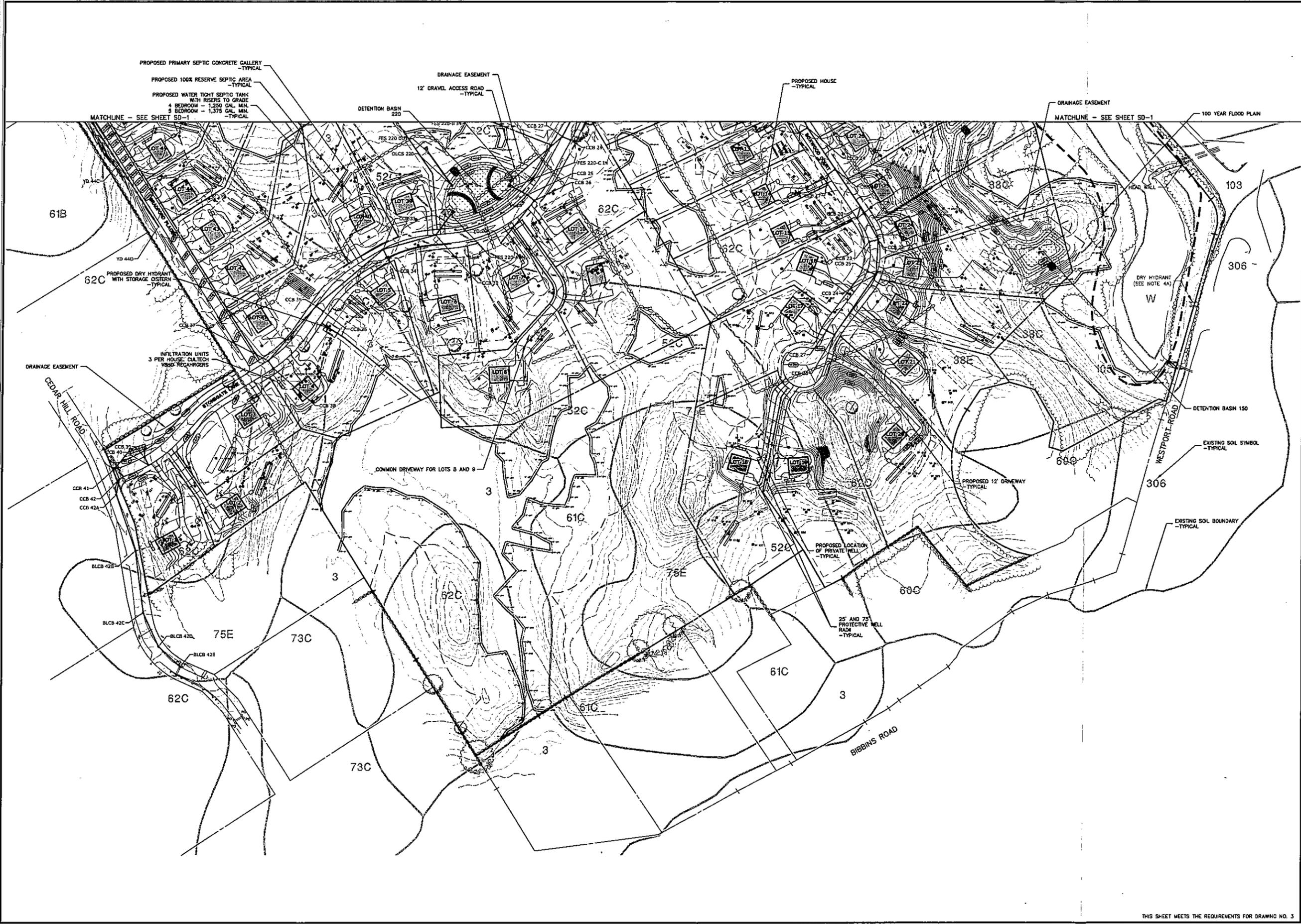
SITE PLAN - LAYOUT GRADING & UTILITIES
EASTON CROSSING
 SPORT HILL ROAD, SILVER HILL ROAD,
 CEDAR HILL ROAD & WESTPORT ROAD
 EASTON, CONNECTICUT

CEH	CEH	EAH
DESIGNED	DRAWN	CHECKED

SCALE 1"=100'
 DATE AUG. 4, 2014
 PROJECT NO. 2683-01

SD-1
 SHEET NO.

THIS SHEET MEETS THE REQUIREMENTS FOR DRAWING NO. 3



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NO.	DATE	DESCRIPTION

SITE PLAN - LAYOUT GRADING & UTILITIES

EASTON CROSSING
SPORT HILL ROAD, SILVER HILL ROAD,
CEDAR HILL ROAD & WESTPORT ROAD
EASTON, CONNECTICUT

CBH	CEH	EAH
DESIGNED	DRAWN	CHECKED
SCALE: 1"=100'		
DATE: AUG. 4, 2014		
PROJECT NO. 2663-01		

SD-2

SHEET NO.

THIS SHEET MEETS THE REQUIREMENTS FOR DRAWING NO. 3



EASTON CROSSING
SPORT HILL ROAD
EASTON, CT

STEIN TROOST LLC
architecture

T 203.831.9983
F 203.838.0662
© 2014

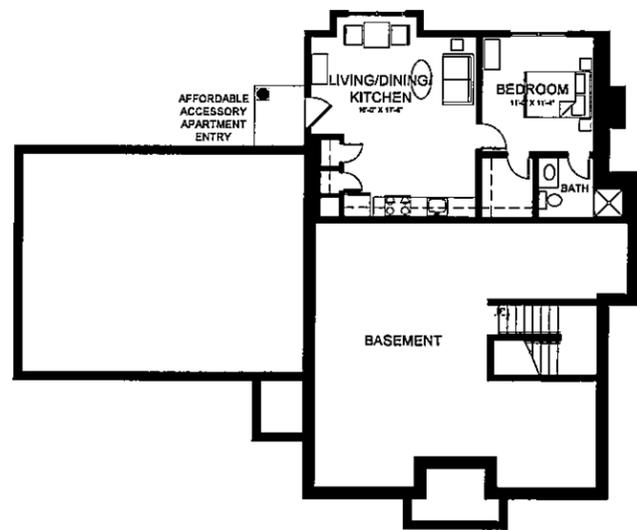
one morgan avenue norwalk connecticut 06851



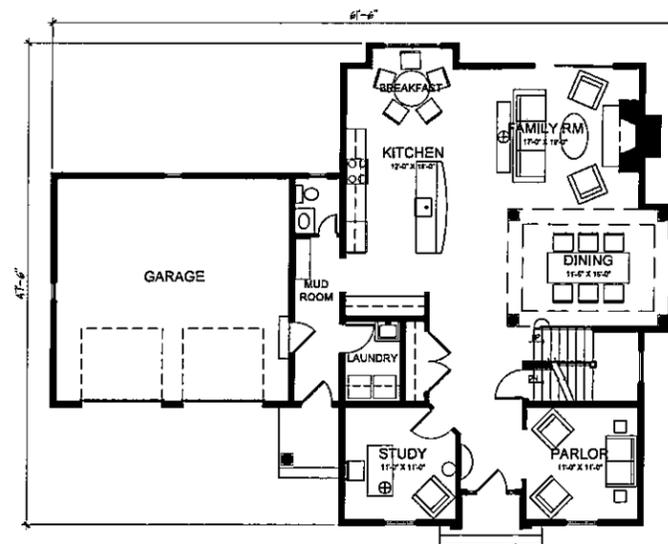
THE GREEK REVIVAL
1/4"=1'-0"

REAR ELEVATION
1/4"=1'-0"

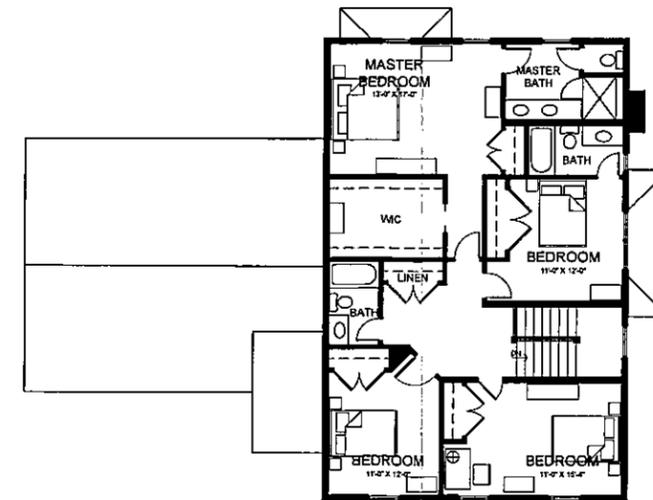
LOWEST AVERAGE GRADE



BASEMENT PLAN
1/8"=1'-0"



FIRST FLOOR PLAN
1/8"=1'-0"



SECOND FLOOR PLAN
1/8"=1'-0"

THE GREEK REVIVAL
4 BEDROOM
3 & 1/2 BATHS

MAIN HOUSE - 2884 SF
BASEMENT - 828 SF
GARAGE - 552 SF
AFFORDABLE ACCESSORY
APARTMENT - 562 SF

EASTON CROSSING
SPORT HILL ROAD
EASTON, CT

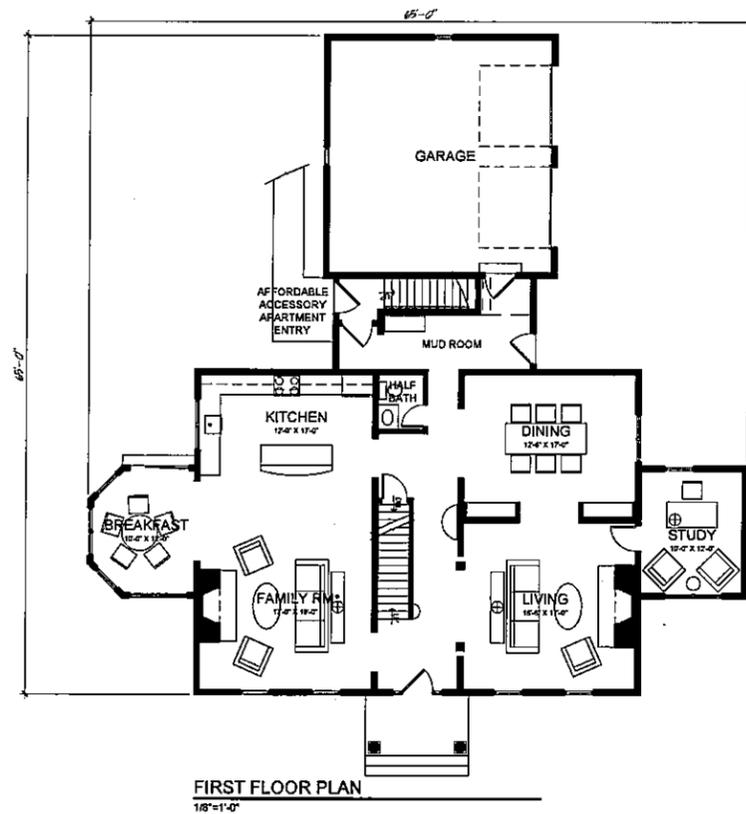
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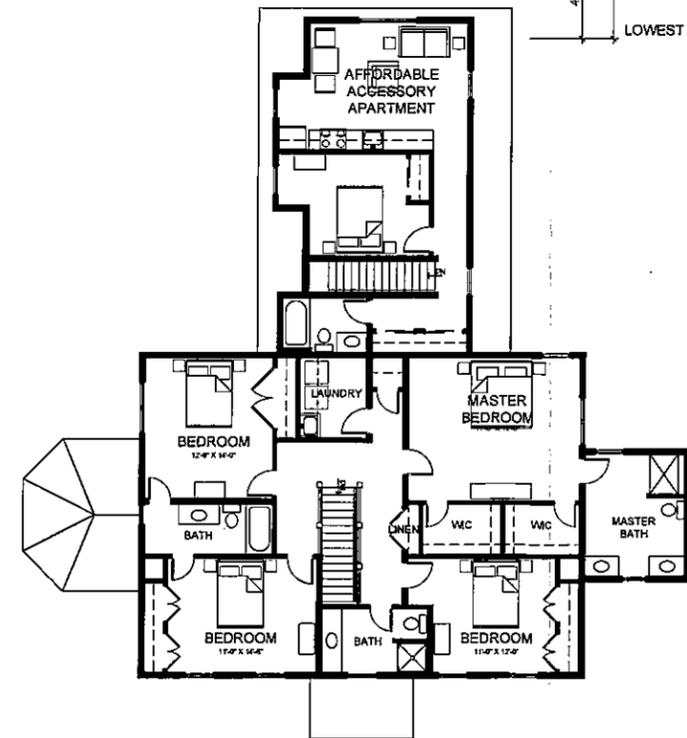
one margin avenue norwalk connecticut 06851



THE GEORGIAN
1/4"=1'-0"



FIRST FLOOR PLAN
1/8"=1'-0"



SECOND FLOOR PLAN
1/8"=1'-0"

THE GEORGIAN
4 BEDROOM
3 & 1/2 BATHS

MAIN HOUSE - 3341 SF
GARAGE - 552 SF
AFFORDABLE ACCESSORY
APARTMENT - 670 SF

EASTON CROSSING
SPORT HILL ROAD
EASTON, CT

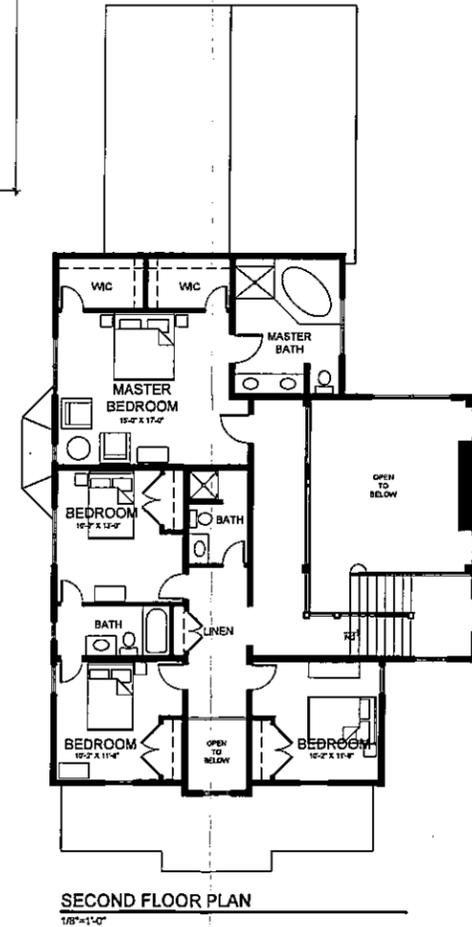
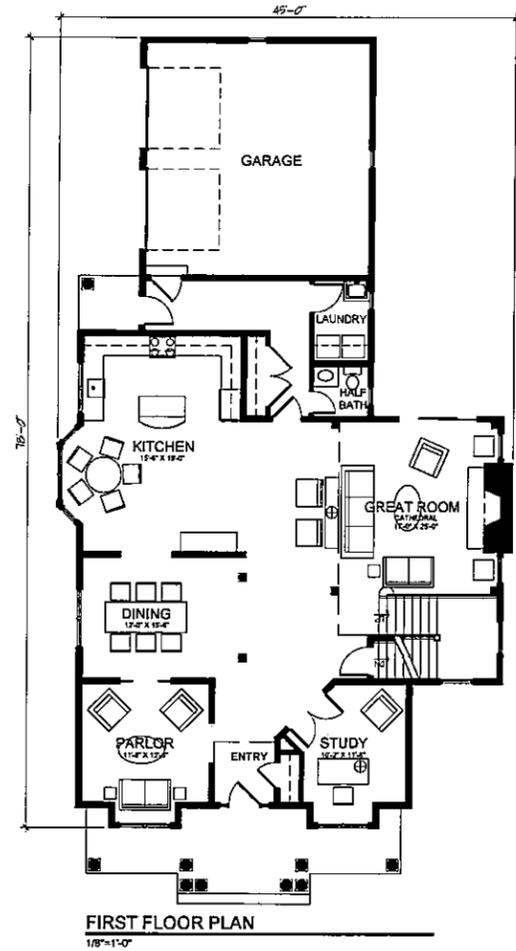
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THE FEDERAL
1/4"=1'-0"



THE FEDERAL
4 BEDROOM
3 & 1/2 BATHS

MAIN HOUSE - 3456 SF
GARAGE - 541 SF

EASTON CROSSING
SPORT HILL ROAD
EASTON, CT

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**PROPOSED AMENDMENT TO EASTON'S
ZONING REGULATIONS**

NEW SECTION _____

**PLANNED ACCESSORY AFFORDABLE APARTMENT
COMMUNITY OVERLAY DISTRICT
DISTRICT C**

August 2014

Saddle Ridge Developers, LLC
68 Soundview Drive
Easton, CT 06612

Matthew Ranelli
Shipman & Goodwin LLP
One Constitution Plaza
Hartford, CT 06103-1919

NOTE: Adoption of this amendment will also require that § 3.1 be amended to add the Housing Opportunity Development District to the list of zoning districts in Easton.

**PLANNED ACCESSORY AFFORDABLE APARTMENT
COMMUNITY OVERLAY DISTRICT**

A. Intent and Purpose.

The Planned Accessory Affordable Apartment Community ("PAAAC") Overlay District is intended to expand residential housing opportunities by promoting housing choice and economic diversity, homes for low and moderate income households, within the Town.

B. Eligible Parcels.

No parcel of land shall be rezoned to PAAAC unless it satisfies the following:

- (1) A total lot size of not less than 100 acres prior to subdivision.
- (2) Located within the boundaries formed by Sport Hill Road, Silver Hill Road, Cedar Hill Road, and Westport Road.

C. Permitted Use.

Notwithstanding any provision of the Regulations to the contrary, the following use is permitted: single-family detached dwellings with up to thirty percent (30%) of the homes containing an accessory affordable apartment, subject only to the General Requirements including but not limited to density, lot, yard area, shape, frontage, and bulk requirements set forth in this section of the Regulations.

D. Definitions.

- (1) A "Planned Accessory Affordable Apartment Community" (or "PAAAC") is a housing community in which accessory affordable apartments will constitute up to thirty percent (30%) of the dwelling units and will be deed restricted to require, for a period of at least forty (40) years, that such accessory affordable apartments be rented at, or below, prices which will preserve them as affordable consistent with the formula in subsection (d) of Section 8-30g of the Connecticut General Statutes, as amended.
- (2) "Accessory Affordable Apartment" (or "AAA") means an attached apartment within a single-family home located in a PAAAC and that is deed restricted as affordable consistent with Section 8-30g of the Connecticut General Statutes, as amended.

E. Lot Density.

The maximum density in a PAAAC shall be one (1) single-family home per gross acre of land, with Accessory Affordable Apartments contained in those homes at a rate of up to thirty percent

(30%) of the total dwelling units, provided if a site plan approval is sought concurrently with an application for zone change, the maximum density shall be further limited to the density requested for the building lots in the project area on the site plan.

F. Bedrooms.

The single-family homes in a PAAAC shall not contain more than five (5) bedrooms per home including Accessory Affordable Apartments. The Accessory Affordable Apartment shall not contain more than two (2) bedrooms but shall not exceed the maximum bedrooms allowed in the single-family home.

G. Lot Coverage.

No more than five percent (5%) of the land of the project area shall be used for buildings.

H. Impervious Coverage.

No more than ten percent (10%) of the overall land in the project area to be rezoned and developed shall be used for buildings and impervious surfaces.

I. Setbacks.

- (1) Front Yard: No part of any building shall be less than twenty-five (25) feet distant from the front line lot.
- (2) Side Yard: No part of any building shall be less than ten (10) feet from the side lot line.
- (3) Rear Yard: No part of any building shall be less than twenty-five (25) feet from the rear lot line.
- (4) Corner lots shall have two Front Yard Setbacks.

J. Building Height.

Building height shall be measured from the average finished grade to the mean height between the eave and the ridge. No building or structure shall exceed thirty-five (35) feet in height.

K. Interior Roadways; Off-Street Parking.

- (1) The minimum number of parking spaces shall be two (2.0) per single-family home and one (1) space per Accessory Affordable Apartment.
- (2) PAAAC driveways and interior roadways shall be adequately graded, drained, and maintained in all seasons to accommodate traffic and to afford satisfactory access to police, fire fighting, and snow removal equipment.

L. Lot Size.

The minimum lot size shall be one (1) acre (gross) with one hundred (100) feet of frontage on a public or private road except (a) flag lots may be consistent with Section 5.1.3 of these Regulations and be served by a driveway with at least twenty-five (25) feet of frontage; and (b) lots located on a cul-de-sac can have minimum frontage of at least fifty (50) feet if the average frontage on the cul-de-sac is greater than one hundred (100) feet.

M. Screening; Landscaping.

Landscape plan prepared by a Connecticut registered landscape architect and shall provide reasonable screening by trees and shrubbery from adjoining properties.

N. Utilities.

All homes shall be capable of being served by private well. Each home must be served by a sewage disposal system that satisfies the Public Health Code.

O. Application Requirements for Rezoning to District C (PAAAC).

An application for rezoning a parcel of land to PAAAC shall consist of the following:

- (1) An application form, approved by the planning director, prepared by the record owner or his or her properly-designated agent.
- (2) A fee in the amount of Two Hundred Fifty Dollars (\$250.00).
- (3) Six (6) copies of a certified survey map or maps at a scale not smaller than one inch equals one hundred (100) feet showing perimeter dimensions; total area; abutting property owners; travelway of abutting streets; location of water mains; terrain contours at five (5) foot intervals, or less, but lesser intervals may be required by the Commission where warranted; wetland areas; limits of vegetation coverage; and all other documents and information required for a zone change for an affordable housing development consistent with subsection (b) of Section 8-30g of the Connecticut General Statutes, as amended, and any regulations adopted thereunder, including a conceptual site plan.
- (4) Six (6) copies of a statement of the proposal including:
 - (a) number of units proposed; and
 - (b) density of proposed development in terms of units per gross acre.
- (5) Evidence confirming that the parcel may be served by well water and can be served by an adequate sewage disposal system.

- (6) Conceptual architectural drawings showing proposed buildings.
- (7) Site plan or conceptual site and landscape plan prepared by a Connecticut registered landscape architect at a reasonable scale showing disposition of buildings upon the site; off-street parking provisions and circulation layout; lighting standards; proposed landscaping and planting layout; and pedestrian walks as appropriate.
- (8) The Commission may require a traffic report if deemed necessary.

P. Application Procedure for PAAAC Site Plan Approval.

The owner of record, or his or her properly designated agent, may file an application for site plan approval, together with an application fee in the amount of Two Hundred Fifty Dollars (\$250.00), for the construction and maintenance of an PAAAC on land so designated, or proposed in a concurrent application to be so designated, in the official zoning map of the Town of Easton. The Commission shall approve, disapprove, or approve with modifications a site plan application hereunder.

Q. Requirements for Accessory Affordable Apartments.

The following requirements shall apply to Accessory Affordable Apartments. In addition to the materials contained in Section N, the applicant shall demonstrate:

- (1) Accessory Affordable Apartments shall be of a construction quality that is comparable to single-family homes to which they are attached.
- (2) The Accessory Affordable Apartments shall be built on a *pro rata* basis as construction proceeds.
- (3) In conjunction with an application for approval of a site plan for a PAAAC development, the applicant shall submit an "Affordability Plan," consistent with subsection (b) of Section 8-30g of the Connecticut General Statutes, which shall describe how the requirements regarding affordability will be administered. The Plan shall include provisions for administration of and compliance with this section, notice procedures to the general public of the availability of affordable units, identification of the method for designating affordable units, procedures for verification and periodic confirmation of unit occupancy income, and compliance with affordability requirements.
- (4) A violation of the regulations contained in this section shall not result in a forfeiture or reversion of title, but the Easton Planning and Zoning Commission or its designated agent shall otherwise retain all enforcement powers granted by the Connecticut General Statutes, including Section 8-12.

**AFFORDABILITY PLAN FOR
Easton Crossing**

**SUBMISSION DRAFT
August 7, 2014**

**Submitted by Saddle Ridge Developers, LLC
to the Easton Planning and Zoning Commission**

PREPARED BY:
Shipman & Goodwin LLP
One Constitution Plaza
Hartford, CT 06103-1919
(860) 251-5000

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Introduction

Saddle Ridge Developers, LLC submits this Affordability Plan with its application to the Easton Planning and Zoning Commission (the "Commission") for Zoning Regulation text amendment, map text amendment, subdivision approval, and site plan approval for the proposed "Easton Crossing" residential community, a residential community comprised of 48 single-family homes with accessory affordable apartments contained within twenty (20) of the homes in Easton, Connecticut (the "Community").

Under this plan, twenty (20) of the PAAA Units (thirty percent (30%) of the dwelling units) will be offered to rent at rents required in Connecticut General Statutes ("General Statutes") § 8-30g. General Statutes § 8-30g requires that fifteen percent (15%) of the affordable rental units be affordable for 40 years to families earning eighty percent (80%) or less of the area or State median income, whichever is less, and that fifteen percent (15%) be affordable to families earning sixty percent (60%) or less of the area or State median income, whichever is less. This Affordability Plan ("Plan"), which is proposed as a condition of site plan approval by the Commission, satisfies these requirements and describes how the affordable housing apartment homes will be administered.

I. Apartment Homes Designated as Mixed Income Units.

Twenty (20) of the forty-eight (48) homes will contain PAAA Units (thirty percent (30%) of the units in the Community) deed restricted as affordable housing consistent with the rental price and term in General Statutes § 8-30g. The specific homes designate with PAAA Units will be located on the pool of lots in Schedule A attached hereto.

II. Forty (40) Year Period.

The PAAA Unit in each designated home shall be designated as an affordable housing unit for at least forty (40) years after the initial occupation of the home. The 40 years shall be calculated for each PAAA Unit and shall begin on the date that the certificate of occupancy is issued for the home with PAAA Unit.

III. Pro-Rata Construction and Dispersion.

The homes containing PAAA Units shall be built and offered for rent on a *pro rata* basis as construction proceeds. It is the intent of this Plan that one (1) PAAA Unit will be built and offered for rental within the time that three (3) non-PAAA homes are completed and offered for sale.

IV. Nature of Construction of Mixed Income Units.

The PAAA Units shall be constructed in substantial conformance with the site plans and floor plans approved in the zoning permits for the Community, as may be modified based on the requirements of the Easton Building Inspector or other Town staff in signing off on

administrative permits or approvals. The standards and specifications applicable to the Community are set forth in Schedule B, attached.

V. Entity Responsible for Administration and Compliance.

This Affordability Plan will be administered by The Home Outlook or its successors and assigns (the "Administrator"), who shall also be the principal point of contact under this Plan.

The Administrator shall submit annually a written status report to the Commission or its designee. The role of Administrator may be transferred or assigned to another entity, provided that such entity has the experience and qualifications to administer this Plan. In the event of any assignment of the role of Administrator, the prior Administrator, or its successors, will provide prior written notice to the Commission.

VI. Notice of Initial Rental of PAAA Units.

The Administrator shall provide notice of the availability for rental of each PAAA Unit. Such notice shall be provided, at a minimum, by advertising at least two times in a newspaper of general circulation in the Town of Easton. The Administrator shall also provide such notice to the Commission and to the Clerk of the Town of Easton. Such notice shall include a description of the PAAA Unit(s), the eligibility criteria for potential residents, the maximum rental price (as hereinafter defined), and the availability of application forms and additional information. All such notices shall comply with the federal Fair Housing Act, 42 U.S.C. §§ 3601 *et seq.* and the Connecticut Fair Housing Act, General Statutes §§ 46a-64b *et seq.* (together, the "Fair Housing Acts").

VII. Resident Eligibility.

Eligibility of applicants to rent a PAAA Unit shall be determined in accordance with this Plan and General Statutes § 8-30g as amended through 2014.

VIII. Application Process.

A person seeking to rent one of the PAAA Units ("Applicant") must complete an application to demonstrate eligibility. The application form and process shall comply with the Fair Housing Acts.

A. Application Form.

The application form shall be provided by the Administrator and shall include an income certification form. In general, "income" for purposes of determining an Applicant's qualification shall include the Applicant family's total anticipated income from all sources for the twelve (12) month period following the date the lease commences (the "Lease Begin Date"). If the Applicant's financial disclosures indicate that the Applicant may experience a significant change in the Applicant's future income during the twelve (12) month period, the Administrator shall not consider this change unless there is a reasonable assurance that the change will in fact occur.

In determining what is and is not to be included in the definition of annual family income, the Administrator shall use the criteria set forth by HUD and listed on Schedule C, attached.¹

B. *Applicant Interview.*

The Administrator shall interview an Applicant upon submission of a completed application. Specifically, the Administrator shall, during the interview, undertake the following:

1. Review with the Applicant all the information provided on the application.
2. Explain to the Applicant the requirements for eligibility, verification procedures, and the penalties for supplying false information.
3. Verify that all sources of family income and family assets have been listed in the application. Make clear that the term "family" includes all individuals who are to occupy the home, and that no relationship by blood or marriage is required.
4. Request the Applicant to sign the necessary release forms to be used in verifying income. Inform the Applicant of what verification and documentation must be provided before the application is deemed complete.
5. Inform the Applicant that a decision as to eligibility cannot be made until all items on the application have been verified.

C. *Verification of Applicant's Income.*

Where it is evident from the income certification form provided by the Applicant that the Applicant is not eligible, additional verification procedures shall not be necessary. However, if the Applicant appears to be eligible, the Administrator shall require verification of the Applicant's reported income.

If applicable, the Applicant shall provide the documentation listed on Schedule D, attached hereto, to the Administrator. This list is not exclusive, and the Administrator may require any other verification or documentation as the Administrator deems necessary.

A sample rider to the lease agreement for PAAA Units is attached hereto as Schedule E.

IX. Prioritization of Applicants for Initial Rental.

The Administrator shall compile a waiting list, as needed, from which Applicants will be selected on a first-come, first-served basis. For purposes of this section, an application shall be

¹ See 24 C.F.R. § 5.609. Federal regulations are subject to change, and it is the intent of this Affordability Plan to follow HUD regulations with respect to income certification as such regulations may be amended from time to time.

considered received when a completed and signed application form is submitted with the \$50 application fee.

X. Maximum Rental Price.

Calculation of the maximum rental price ("Maximum Rental Price") for a PAAA Unit, so as to satisfy General Statutes §§ 8-30g and 8-39a, shall utilize the lesser of the area median income for the Town of Easton or the statewide median income as published by HUD as in effect on the day a lease is signed by the lessee of the PAAA Unit ("Resident"). Such income shall then be adjusted for household size assuming occupancy by 1.5 persons per bedroom and using the adjustment formula adopted by HUD. The Maximum Rental Price shall be calculated as follows:

ONE BEDROOM RENTAL UNIT FOR FAMILY EARNING LESS THAN <u>80 PERCENT</u> OF STATEWIDE MEDIAN INCOME	SAMPLE COMPUTATIONS BASED ON FY 2014 DATA
1. Determine lower of relevant year (2014) area median income for Bridgeport-Stamford-Norwalk, CT HMFA (\$83,700) or statewide median income (\$86,400), adjusted for family size (family of 4), as published by HUD	\$83,700
2. Determine adjusted income for a household of 1.5 persons by calculating 75 percent of Item 1	\$62,775
3. Calculate 80 percent of Item 2	\$50,220
4. Calculate 30 percent of Item 3, representing maximum portion of a family's income that may be used for housing	\$15,066
5. Divide Item 4 by 12 to determine maximum monthly housing expense	\$1,256
6. Compare HUD 2014 Fair Market Rents for Bridgeport-Stamford-Norwalk HMFA (\$912) times 120 percent	\$1,094
7. Use lesser of calculated maximum monthly expense (Item 5) and HUD fair market rent (Item 6)	\$1,094
8. Determine by reasonable estimate monthly expenses for heat and utility costs, excluding telephone and cable television but including any fee required for all tenants (tenant responsible for such expenses)	\$150
9. Subtract reasonable monthly expenses (Item 8) from maximum housing expense (Item 7) to determine maximum amount available for rent	\$944

**ONE BEDROOM RENTAL UNIT FOR
FAMILY EARNING LESS THAN 60 PERCENT
OF STATEWIDE MEDIAN INCOME**

**SAMPLE
COMPUTATIONS BASED
ON FY 2014 DATA**

1. Determine lower of relevant year (2014) area median income for Bridgeport-Stamford-Norwalk, CT HMFA (\$83,700) or statewide median income (\$86,400), adjusted for family size (family of 4), as published by HUD	\$83,700
2. Determine adjusted income for a household of 1.5 persons by calculating 75 percent of Item 1	\$62,775
3. Calculate 60 percent of Item 2	\$37,665
4. Calculate 30 percent of Item 3, representing maximum portion of a family's income that may be used for housing	\$11,300
5. Divide Item 4 by 12 to determine maximum monthly housing expense	\$942
6. Compare HUD 2014 Fair Market Rents for Bridgeport-Stamford-Norwalk HMFA	\$912
7. Use lesser of calculated maximum monthly expense (Item 5) and HUD fair market rent (Item 6)	\$912
8. Determine by reasonable estimate monthly expenses for heat and utility costs, excluding telephone and cable television but including any fee required for all tenants (tenant responsible for such expenses)	\$150
9. Subtract reasonable monthly expenses (Item 8) from maximum housing expense (Item 7) to determine maximum amount available for rent	\$762

XI. Principal Residence.

PAAA Units shall be occupied only as a Resident's principal residence. Notwithstanding any zoning, subdivision, or other regulation to the contrary, subleasing of PAAA Units shall be prohibited.

XII. Requirement to Maintain Condition.

All Residents are required to maintain their units. The Resident shall not destroy, damage or impair the unit, allow the unit to deteriorate, or commit waste on the unit. When a PAAA Unit is offered again for rental, the Administrator shall cause the unit to be inspected.

XIII. Change of Income or Qualifying Status of Resident.

In the event that a Resident's income changes so as to exceed the qualifying maximum, or if the Resident otherwise becomes disqualified, such Resident must provide notice to the Administrator within seven (7) days of the disqualification. When a resident becomes disqualified, the Administrator shall require the Resident to vacate the PAAA Unit within sixty (60) days.

XIV. Enforcement.

A violation of this Affordability Plan shall not result in a forfeiture of title, but the Commission shall otherwise retain all enforcement powers granted by the General Statutes, including § 8-12, which powers include, but are not limited to, the authority, at any reasonable time, to inspect the property and to examine the books and records of the Administrator to determine compliance of PAAA Units with this Affordability Plan and applicable state statutes and regulations. Such records are confidential and not subject to disclosure under the Freedom of Information Act.

SCHEDULE A
DESIGNATION OF ACCESSORY AFFORDABLE APARTMENTS

Total number of units:

Market-Rate Units	48
Accessory Affordable Apartment Units	<u>20</u>
Total	68

The specific homes containing Accessory Affordable Apartment are dispersed throughout the Community on any 20 of the following 32 lots:

LOT NUMBERS

1	14	25	35
3	16	26	40
6	18	27	41
7	19	28	43
8	20	30	44
9	21	31	45
10	22	32	47
11	23	33	48

**SCHEDULE B
MINIMUM SPECIFICATIONS FOR
EACH RESIDENTIAL RENTAL UNIT**

Separate entrance

One Bedroom

Minimum 500 square feet

SCHEDULE C
DEFINITIONS AND ELEMENTS OF ANNUAL FAMILY INCOME

1. Annual income shall be calculated with reference to 24 C.F.R. § 5.609, and includes, but is not limited to, the following:
 - a. The full amount, before any payroll deductions, of wages and salaries, overtime pay, commissions, fees, tips, bonuses and other compensation for personal services;
 - b. The net income from operations of a business or profession, before any capital expenditures but including any allowance for depreciation expense;
 - c. Interest, dividends, and other net income of any kind from real or personal property;
 - d. The full amount of periodic payments received from social security, annuities, insurance policies, retirement funds, pensions, disability or death benefits, and other similar types of periodic payments;
 - e. Payments in lieu of earnings, such as unemployment and disability compensation, worker's compensation, and severance pay;
 - f. Welfare assistance. If the welfare assistance payments include an amount specifically designated for shelter and utilities that is subject to adjustment by the welfare assistance agency in accordance with the actual cost of shelter and utilities, the amount of welfare assistance to be included as income consists of the following:
 - (1) The amount of the allowance or grant exclusive of the amounts designated for shelter or utilities, plus
 - (2) The maximum amount that the welfare assistance agency could in fact allow the family for shelter and utilities;
 - g. Periodic and determinable allowances, such as alimony and child support payments, and regular contributions or gifts received from organizations or from persons not residing with the Applicant (e.g. periodic gifts from family members, churches, or other sponsored group, even if the gifts are designated as rental or other assistance);
 - h. All regular pay, special pay and allowances of a member of the Armed Forces, except combat pay as in 2.h, below;
 - i. Any assets not earning a verifiable income shall have an imputed interest income using a current average annual savings interest rate.

2. Excluded from the definition of family annual income are items identified in 24 C.F.R. § 5309(c), including the following:
 - a. Income from employment of children (including foster children) under the age of 18;
 - b. Payments received for the care of foster children or foster adults;
 - c. Lump-sum additions to family assets, such as inheritances, insurance payments (including payments under health and accident insurance and worker's compensation), capital gains and settlement for personal or property losses;
 - d. Amounts received by the family that are specifically for, or in reimbursement of, the cost of medical expenses for any family member;
 - e. The full amount of scholarships paid directly to the student or to the educational institution (subject to 24 C.F.R. § 5.609(b)(9)).
 - f. Amounts received under training programs funded by HUD;
 - g. Income of a live-in aide, as defined in 24 C.F.R. § 5.403;
 - h. The special pay to a family member serving in the Armed Forces who is exposed to hostile fire;
 - i. Temporary, nonrecurring or sporadic income (including gifts that are not regular or periodic);
 - j. Reparation payments paid by a foreign government pursuant to claims filed under the laws of that government by persons who were persecuted during the Nazi era;
 - k. Earnings in excess of \$480 for each full-time student 18 years old or older (excluding the head of household and spouse);
 - l. Adoption assistance payments in excess of \$480 per adopted child;
 - m. Deferred periodic amounts from supplemental security income and social security benefits that are received in a lump sum amount or in prospective monthly amounts;
 - n. Amounts received by the family in the form of refunds or rebates under State or local law for property taxes paid on the dwelling unit;

- o. Amounts paid by a State agency to a family with a member who has a developmental disability and is living at home to offset the cost of services and equipment needed to keep the developmentally disabled family member at home; and
 - p. Amounts specifically excluded by any other Federal statute from consideration as income for purposes of determining eligibility or benefits.
3. Net family assets for purposes of imputing annual income include the following:
- a. Cash held in savings and checking accounts, safety deposit boxes, etc.;
 - b. The current market value of a trust for which any household member has an interest;
 - c. The current market value, less any outstanding loan balances of any rental property or other capital investment;
 - d. The current market value of all stocks, bonds, treasury bills, certificates of deposit and money market funds;
 - e. The current value of any individual retirement, 401K or Keogh account;
 - f. The cash value of a retirement or pension fund which the family member can withdraw without terminating employment or retiring;
 - g. Any lump-sum receipts not otherwise included in income (*i.e.*, inheritances, capital gains, one-time lottery winnings, and settlement on insurance claims);
 - h. The current market value of any personal property held for investment (*i.e.*, gems, jewelry, coin collections); and
 - i. Assets disposed of within two (2) years before the Application Date, but only to the extent consideration received was less than the fair market value of the asset at the time it was sold.
4. Net family assets do not include the following:
- a. Necessary personal property (clothing, furniture, cars, etc.);
 - b. Vehicles equipped for handicapped individuals;
 - c. Life insurance policies;
 - d. Assets which are part of an active business, not including rental properties; and
 - e. Assets that are not accessible to the Applicant and provide no income to the Applicant.

SCHEDULE D DOCUMENTATION OF INCOME

The following documents shall be provided, where applicable, to the Administrator to determine income eligibility:

1. Employment Income.

Verification forms must request the employer to specify the frequency of pay, the effective date of the last pay increase, and the probability and effective date of any increase during the next twelve (12) months. Acceptable forms of verification (of which at least one must be included in the Applicant file) include:

- (a) An employment verification form completed by the employer.
- (b) Check stubs or earnings statement showing Applicant's gross pay per pay period and frequency of pay.
- (c) W-2 forms if the Applicant has had the same job for at least two years and pay increases can be accurately projected.
- (d) Notarized statements, affidavits or income tax returns signed by the Applicant describing self-employment and amount of income, or income from tips and other gratuities.

2. Social Security, Pensions, Supplementary Security Income, Disability Income.

- (a) Benefit verification form completed by agency providing the benefits.
- (b) Award or benefit notification letters prepared and signed by the authorizing agency. (Since checks or bank deposit slips show only net amounts remaining after deducting SSI or Medicare, they may be used only when award letter cannot be obtained.)
- (c) If a local Social Security Administration ("SSA") office refuses to provide written verification, the Administrator should meet with the SSA office supervisor. If the supervisor refuses to complete the verification forms in a timely manner, the Administrator may accept a check or automatic deposit slip as interim verification of Social Security or SSI benefits as long as any Medicare or state health insurance withholdings are included in the annual income.

3. Unemployment Compensation.

- (a) Verification form completed by the unemployment compensation agency.
- (b) Records from unemployment office stating payment dates and amounts.

4. Government Assistance.

- (a) All Government Assistance Programs. Agency's written statements as to type and amount of government assistance the Applicant is now receiving, including but not limited to assistance under the federal Section 8 program, and any changes in such assistance expected during the next twelve (12) months.
- (b) Additional Information for "As-paid" Programs: Agency's written schedule or statement that describes how the "as-paid" system works, the maximum amount the Applicant may receive for shelter and utilities and, if applicable, any factors used to ratably reduce the Applicant's grant.

5. Alimony or Child Support Payments.

- (a) Copy of a separation or settlement agreement or a divorce decree stating amount and type of support and payment schedules.
- (b) A letter from the person paying the support.
- (c) Copy of latest check. The date, amount, and number of the check must be documented.
- (d) Applicant's notarized statement or affidavit of amount received or that support payments are not being received and the likelihood of support payments being received in the future.

6. Net Income from a Business.

The following documents show income for the prior years. The Administrator must consult with Applicant and use this data to estimate income for the next twelve (12) months.

- (a) IRS Tax Return, Form 1040, including any:
Schedule C (Small Business)
Schedule E (Rental Property Income)
Schedule F (Farm Income)
- (b) An accountant's calculation of depreciation expense, computed using straight-line depreciation rules. (Required when accelerated depreciation was used on the tax return or financial statement.)
- (c) Audited or unaudited financial statement(s) of the business.
- (d) A copy of a recent loan application listing income derived from the business during the previous twelve (12) months.

- (e) Applicant's notarized statement or affidavit as to net income realized from the business during previous years.

7. Recurring Gifts.

- (a) Notarized statement or affidavit signed by the person providing the assistance. Must give the purpose, dates and value of gifts.
- (b) Applicant's notarized statement or affidavit that provides the information above.

8. Scholarships, Grants, and Veterans Administration Benefits for Education.

- (a) Benefactor's written confirmation of amount of assistance, and educational institution's written confirmation of expected cost of the student's tuition, fees, books and equipment for the next twelve (12) months. To the extent the amount of assistance received is less than or equal to actual educational costs, the assistance payments will be excluded from the Applicant's gross income. Any excess will be included in income.
- (b) Copies of latest benefit checks, if benefits are paid directly to student. Copies of canceled check or receipts for tuition, fees, books, and equipment, if such income and expenses are not expected to change for the next twelve (12) months.
- (c) Lease and receipts or bills for rent and utility costs paid by students living away from home.

9. Family Assets Currently Held.

For non-liquid assets, collect enough information to determine the current cash value (i.e., the net amount the Applicant would receive if the asset were converted to cash).

- (a) Verification forms, letters, or documents from a financial institution, broker, etc.
- (b) Passbooks, checking account statements, certificates of deposit, bonds, or financial statements completed by a financial institution or broker.
- (c) Quotes from a stock broker or realty agent as to net amount Applicant would receive if Applicant liquidated securities or real estate.
- (d) Real estate tax statements if tax authority uses approximate market value.
- (e) Copies of closing documents showing the selling price, the distribution of the sales proceeds and the net amount to the borrower.

- (f) Appraisals of personal property held as an investment.
 - (g) Applicant's notarized statements or signed affidavits describing assets or verifying the amount of cash held at the Applicant's home or in safe deposit boxes.
10. Assets Disposed of for Less Than Fair Market Value ("FMV") During Two Years Preceding Lease Begin Date.
- (a) Applicant's certification as to whether it has disposed of assets for less than FMV during the two (2) years preceding the Lease Begin Date.
 - (b) If the Applicant states that it did dispose of assets for less than FMV, then a written statement by the Applicant must include the following:
 - (i) A list of all assets disposed of for less than FMV;
 - (ii) The date Applicant disposed of the assets;
 - (iii) The amount the Applicant received; and
 - (iv) The market value to the asset(s) at the time of disposition.
11. Savings Account Interest Income and Dividends.
- (a) Account statements, passbooks, certificates of deposit, etc., if they show enough information and are signed by the financial institution.
 - (b) Broker's quarterly statements showing value of stocks or bonds and the earnings credited the Applicant.
 - (c) If an IRS Form 1099 is accepted from the financial institution for prior year earnings, the Administrator must adjust the information to project earnings expected for the next twelve (12) months.
12. Rental Income from Property Owned by Applicant.
- The following, adjusted for changes expected during the next twelve (12) months, may be used:
- (a) IRS Form 1040 with Schedule E (Rental Income).
 - (b) Copies of latest rent checks, leases, or utility bills.
 - (c) Documentation of Applicant's income and expenses in renting the property (tax statements, insurance premiums, receipts for reasonable maintenance and utilities, bank statements or amortization schedule showing monthly interest expense).

- (d) Lessee's written statement identifying monthly payments due the Applicant and Applicant's affidavit as to net income realized.

13. Full-Time Student Status.

- (a) Written verification from the registrar's office or appropriate school official.
- (b) School records indicating enrollment for sufficient number of credits to be considered a full-time student by the school.

**SCHEDULE E
SAMPLE LEASE RIDER FOR PAAA UNITS**

**2014 RIDER TO THE LEASE AGREEMENT
FOR AFFORDABLE INCOME APARTMENTS (80 percent)***

1. TERM AND PROVISIONS

The annexed Lease Agreement for a PAAA Unit is for a term of at least (1) year.

This unit is being rented as an "affordable housing unit" as defined by Section 8-30g of the Connecticut General Statutes, and is to be rented at or below the lesser of 80 percent of the area median income for Easton or 80 percent of the State Median Income as determined by the U.S. Department of Housing and Urban Development ("HUD"). (Rates are determined on an annual basis.) This development has been approved by the Easton Planning and Zoning Commission based in part on the condition that a defined percentage of residential rental units will be rented as affordable housing apartment homes. The Landlord is required by law to strictly enforce these restrictions.

2. INCOME LIMITS

Prior to the commencement of the lease term, resident must provide Landlord with a copy of his or her most recently filed Federal Income Tax Return (Form 1040 or 1040A) or any other proof requested or allowed by law for the purpose of verifying income. Resident must certify that such proof is true and accurate and that the total annual income of all the members of Resident's family who will occupy the unit subject to this lease does not exceed the amount set forth below which applies to the number of persons in Resident's family who will be residing in the subject unit:

FAMILY SIZE:			
<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>
\$ _____	\$ _____	\$ _____	\$ _____

3. MAXIMUM RENTS

Notwithstanding anything in the Lease Agreement to the contrary, the total rent for the affordable housing residential rental units shall not exceed the amounts set forth below:

* A similar Rider will be used for the 60 percent affordable income apartments.

	MAXIMUM RENT	ACTUAL RENT (less a utility allowance)
<u>1 bedroom:</u>		
Annual	\$ _____	
Monthly	\$ _____	\$ _____

4. UTILITY ALLOWANCE

The monthly rent for a PAAA Unit includes a monthly allowance for utilities, which are heat, hot water, electricity, trash but excluding telephone and cable television. Heat and utility costs are calculated by a reasonable estimate.

5. CERTIFICATION OF INCOME

Prospective residents will be required to fill out an application form containing detailed instructions for calculating their family income and allowing the Administrator to verify the information. Applicants will be required to sign a verification of their review and understanding of the income maximums, the penalties for false information, and the applicable procedures in the event that their income increases at some future time above the allowable maximum. Applicants will also be required to provide appropriate documentation to verify their income. Incomes of resident(s) in each affordable unit will be re-verified annually at the time of the lease renewal.

This Agreement shall terminate and the Resident may be evicted for failure to qualify, if the Resident has falsely certified family income or family composition. Such false certification constitutes material noncompliance under the Lease Agreement. Resident is obligated to provide such subsequent re-certification of income as the Landlord shall require.

The Town of Easton will be entitled to inspect the income statements of the residents of the affordable units upon which the Administrator bases the certification.

6. CHANGE OF INCOME

In the event that an affordable unit resident's income changes so as to exceed the qualifying maximum or if the resident otherwise becomes disqualified, such resident must provide notice to the Landlord's representative within seven (7) days of the disqualification. Upon being disqualified, such resident, following the procedures set forth below, shall have the option to vacate the unit within ninety (90) days or to remain in the unit and sign a market rate lease and pay market rate for the unit.

7. NO SUBLETTING OR ASSIGNMENT

Subletting of a PAAA Unit shall be prohibited. In addition, the PAAA Unit shall be occupied only as the resident's principal residence.

8. RESTRICTIONS ON USE

No portion of the PAAA Unit may at any time during the term of this Agreement be used on a transient basis, for example, as a hotel, motel, dormitory, fraternity house, sorority house, rooming house, hospital, nursing home, sanitarium, or rest home.

9. ACCESS TO COMMON FACILITIES

Residents shall be given equal access with all other Residents, at an equal charge if any, to all common facilities of the Community. The Landlord shall ensure that handicapped or disabled individuals are afforded equal access to all facilities of the Community.

10. INTERPRETATION

Unless otherwise indicated, the terms used herein shall have the same meaning ascribed to them in the main body of this Lease Agreement. This rider shall control any conflict between terms herein and the Lease Agreement.

**RIDER TO THE LEASE AGREEMENT FOR
PLANNED ACCESSORY AFFORDABLE APARTMENT UNITS**

IN WITNESS WHEREOF, the parties hereto have executed this Rider to the Lease Agreement
on the _____ day of _____ Year _____.

RESIDENT

PRINT NAME

PRINT NAME

DATE

Easton Crossing or Owner

SIGNATURE MANAGEMENT REPRESENTATIVE

**LIST OF ABUTTERS
 WITHIN 500 FEET OF SUBJECT PROPERTY
 LOCATED AT 897 SPORT HILL ROAD (MAP 3773-B / LOT 15-1),
 48 CEDAR HILL ROAD (MAP 3774-B / LOT 27D),
 AND WESTPORT ROAD (MAP 3774-B - 3773-B / LOT 7)**

**SOURCE: TOWN OF EASTON ASSESSOR'S RECORDS
 AS OF JULY 31, 2014**

MAP/LOT	NAME AND STREET PROPERTY	NAME AND MAILING ADDRESS (IF DIFFERENT)
3773-B-3774-B-36-5	Edward P. and Pamela L. Waschilla 830 Sport Hill Road Easton, CT 06612	Edward P. and Pamela L. Waschilla 830 Sport Hill Road Easton, CT 06612
3773-B-37-6	Neil S. and Susanne S. Johnson 10 Stepney Road Easton, CT 06612	Neil S. and Susanne S. Johnson 10 Stepney Road Easton, CT 06612
3773-B-3	Union Cemetery Association 850 Sport Hill Road Easton, CT 06612	Union Cemetery Association c/o Joseph Silhavy 45 Silver Hill Road Easton, CT 06612
3773-B-27-5	Kim Triner Correia 15 Church Road Easton, CT 06612	Kim Triner Correia 29 White Birch Road Redding, CT 06896
3773-B-28-6	Andrew M. and Lynda A. Willauer 880 Sport Hill Road Easton, CT 06612	Andrew M. and Lynda A. Willauer 2 India Street Nantucket, MA 02554
3773-B-29-7	David W. and Gwen C. Easdon 888 Sport Hill Road Easton, CT 06612	David W. and Gwen C. Easdon 888 Sport Hill Road Easton, CT 06612
3773-B-30-1	Fani Loukrezis 898 Sport Hill Road Easton, CT 06612	Fani Loukrezis 898 Sport Hill Road Easton, CT 06612
3773-B-8-4	Deborah E. Levin 25 Church Road Easton, CT 06612	Deborah E. Levin 25 Church Road Easton, CT 06612

MAP/LOT	NAME AND STREET PROPERTY	NAME AND MAILING ADDRESS (IF DIFFERENT)
3773-B-9A	Jefferey J. and Diane Frattaroli 902 Sport Hill Road Easton, CT 06612	Jefferey J. and Diane Frattaroli 902 Sport Hill Road Easton, CT 06612
3773-B-9	Edward R. and Millicent C. Leuba 910 Sport Hill Road Easton, CT 06612	Edward R. and Millicent C. Leuba 910 Sport Hill Road Easton, CT 06612
3773-B-10	Michael J. Reisman & Elizabeth A. Conte 918 Sport Hill Road Easton, CT 06612	Michael J. Reisman & Elizabeth A. Conte 918 Sport Hill Road Easton, CT 06612
3773-B-11	Robert J. Fiore 924 Sport Hill Road Easton, CT 06612	Robert J. Fiore 924 Sport Hill Road Easton, CT 06612
3773-B-34-1	Ronald and Marcia Sandone 885 Sport Hill Road Easton, CT 06612	Ronald and Marcia Sandone 885 Sport Hill Road Easton, CT 06612
3773-B-35-2	Huntley J. Stone & Kyle I. MacGillivray 891 Sport Hill Road Easton, CT 06612	Huntley J. Stone & Kyle I. MacGillivray 895 Sport Hill Road Easton, CT 06612
3773-B-25-2	Wendy B. Montanaro 16 Wimbledon Lane Easton, CT 06612	Wendy B. Montanaro 16 Wimbledon Lane Easton, CT 06612
3773-B-26-1	Sean R. and Leann M. Kelly 10 Wimbledon Lane Easton, CT 06612	Sean R. and Leann M. Kelly 10 Wimbledon Lane Easton, CT 06612
3773-B-12-1	Veronica O'Connell 10 Silver Hill Road Easton, CT 06612	Veronica O'Connell 10 Silver Hill Road Easton, CT 06612
3773-B-12A-2	Ji Tong & Wei Qiu 935 Sport Hill Road Easton, CT 06612	Ji Tong & Wei Qiu 935 Sport Hill Road Easton, CT 06612

MAP/LOT	NAME AND STREET PROPERTY	NAME AND MAILING ADDRESS (IF DIFFERENT)
3773-B-13-1	Thomas Chrzanowski 22 Silver Hill Road Easton, CT 06612	Thomas Chrzanowski 22 Silver Hill Road Easton, CT 06612
3773-B-23	Robert G. George 30 Silver Hill Road Easton, CT 06612	Robert G. George 30 Silver Hill Road Easton, CT 06612
3773-B-3780-20	William J. Sylvia, Jr. 36 Silver Hill Road Easton, CT 06612	William J. Sylvia, Jr. 36 Silver Hill Road Easton, CT 06612
3773-B-21	Darrin D. Silhavy 45 Silver Hill Road Easton, CT 06612	Darrin D. Silhavy 45 Silver Hill Road Easton, CT 06612
3773-B-14	Jeffrey D. O'Connell 49 Silver Hill Road Easton, CT 06612	Jeffrey D. O'Connell 49 Silver Hill Road Easton, CT 06612
3773-B-14A-PAR A	Jo-Ann Bachleda, Executrix Life Use For Joseph and Jan Cioppa 55 Silver Hill Road Easton, CT 06612	Jo-Ann Bachleda, Executrix Life Use For Joseph and Jan Cioppa 66 Rimmon Hill Road Beacon Falls, CT 06403
3774-B-2A-B & 2B	Harold R. and Shirley A. Candee 814 Sport Hill Road Easton, CT 06612	Harold R. and Shirley A. Candee 814 Sport Hill Road Easton, CT 06612
3774-B-3	Town of Easton 15 Westport Road Easton, CT 06612	Town of Easton 225 Center Road Easton, CT 06612
3774-B-18-2	Reverse Mortgage Solutions 785 Sport Hill Road Easton, CT 06612	Reverse Mortgage Solutions 2727 Spring Creek Drive Spring, TX 77373
3774-B-19-3	Joao A. and Maria A. Ribeiro 45 Westport Road Easton, CT 06612	Joao A. and Maria A. Ribeiro 45 Westport Road Easton, CT 06612
3774-B-6-C	Michael J. Supon and Liu Ya-Ching 17 Bibbins Road Easton, CT 06612	Michael J. Supon and Liu Ya-Ching 17 Bibbins Road Easton, CT 06612

MAP/LOT	NAME AND STREET PROPERTY	NAME AND MAILING ADDRESS (IF DIFFERENT)
3774-B-13	Judith F. Richardson, Trustee Stuart Smith Richardson Qualified Personal Residence Trust 32 Bibbins Road Easton, CT 06612	Judith F. Richardson, Trustee Stuart Smith Richardson Qualified Personal Residence Trust 32 Bibbins Road Easton, CT 06612
3774-B-32	Eugene A. and Karen A. Leone 26 Westport Road Easton, CT 06612	Eugene A. and Karen A. Leone 26 Westport Road Easton, CT 06612
3774-B-14A	Adele F. O'Kane 62 Bibbins Road Easton, CT 06612	Adele F. O'Kane 48 Bibbins Road Easton, CT 06612
3774-B-14B	Adele F. O'Kane, 48 Bibbins Road Easton, CT 06612	Adele F. O'Kane 48 Bibbins Road Easton, CT 06612
3774-B-6A-B	Stuart Smith Richardson and Judith A. Richardson 29 Bibbins Road Easton, CT 06612	Stuart Smith Richardson and Judith A. Richardson 32 Bibbins Road Easton, CT 06612
3774-B-15	Christopher E. Moran and Elaine M. Chaput 94 Orchard Lane Easton, CT 06612	Christopher E. Moran and Elaine M. Chaput 94 Orchard Lane Easton, CT 06612
3778A &B- 3774-B-2	Nancy C. Slady 65 Orchard Lane Easton, CT 06612	Nancy C. Slady 65 Orchard Lane Easton, CT 06612
3774-B-12-P	Jeffrey M. Becker 5 Cedar Hill Road Easton, CT 06612	Jeffrey M. Becker 5 Cedar Hill Road Easton, CT 06612
3774-B-8-D	Richmond L. Knapp 8 Cedar Hill Road Easton, CT 06612	Richmond L. Knapp 8 Cedar Hill Road Easton, CT 06612
3774-B-8A-D	Luella D. Ostrofsky 24 Cedar Hill Road Easton, CT 06612	Luella D. Ostrofsky 24 Cedar Hill Road Easton, CT 06612

MAP/LOT	NAME AND STREET PROPERTY	NAME AND MAILING ADDRESS (IF DIFFERENT)
3774-B-8B-D	Leslie D. Serman and Guiliano Minasi 34 Cedar Hill Road Easton, CT 06612	Leslie D. Serman and Guiliano Minasi 34 Cedar Hill Road Easton, CT 06612
3774-B-30-2	Nancy C. Slady 108 Bibbins Road Easton, CT 06612	Nancy C. Slady 65 Orchard Lane Easton, CT 06612
3774-B-11-10A	Michael and Luciana Frenkel 27 Cedar Hill Road Easton, CT 06612	Michael and Luciana Frenkel 27 Cedar Hill Road Easton, CT 06612
3774-B-10	Peter N. and Diana G. Karazulas 47 Cedar Hill Road Easton, CT 06612	Peter N. and Diana G. Karazulas 47 Cedar Hill Road Easton, CT 06612
3774-B-28-C	Martin and Lori B. Brault 64 Cedar Hill Road Easton, CT 06612	Martin and Lori B. Brault 64 Cedar Hill Road Easton, CT 06612
3774-B-27-D	Silver Sport Associates Limited Partnership c/o Huntley J. Stone 48 Cedar Hill Road Easton, CT 06612	Silver Sport Associates Limited Partnership c/o Huntley J. Stone 895 Sport Hill Road Easton, CT 06612
3774-B-3779-9-M	Dana and Deirdra Preis 65 Cedar Hill Road Easton, CT 06612	Dana and Deirdra Preis 65 Cedar Hill Road Easton, CT 06612
3774-B-6B-A	Ross Vassallo and Carolann Gombos Vassallo 45 Bibbins Road Easton, CT 06612	Ross Vassallo and Carolann Gombos Vassallo 19 Fair Oak Drive Easton, CT 06612
3780-7A-A	Regina Frate 75 Silver Hill Road Easton, CT 06612	Regina Frate 75 Silver Hill Road Easton, CT 06612
3780-7B-10-B	Debra A. Conte Klein 114 Cedar Hill Road Easton, CT 06612	Debra A. Conte Klein 114 Cedar Hill Road Easton, CT 06612

MAP/LOT	NAME AND STREET PROPERTY	NAME AND MAILING ADDRESS (IF DIFFERENT)
3780-3779 7C-C	Diane A. Wilson and Diane M. Pepe 80 Cedar Hill Road Easton, CT 06612	Diane A. Wilson and Diane M. Pepe 80 Cedar Hill Road Easton, CT 06612
3780-7E-G	Tony S. and Margaret A. Lyons 103 Cedar Hill Road Easton, CT 06612	Tony S. and Margaret A. Lyons 103 Cedar Hill Road Easton, CT 06612
3780-7F-H	Paul R. Taranto and Nathalie Taranto 115 Cedar Hill Road Easton, CT 06612	Paul R. Taranto and Nathalie Taranto 115 Cedar Hill Road Easton, CT 06612
3780-3774-B- 7G-7	Michael P. Kenny 28 Cedar Hill Lane Easton, CT 06612	Michael P. Kenny 28 Cedar Hill Lane Easton, CT 06612
3780-8	Paul and Gail Altieri 26 Bohus Lane Easton, CT 06612	Paul and Gail Altieri 26 Bohus Lane Easton, CT 06612
3780-9-2	Cheryl Martucci & Joseph P. Martucci, Jr. 76 Silver Hill Road Easton, CT 06612	Cheryl Martucci & Joseph P. Martucci, Jr. 76 Silver Hill Road Easton, CT 06612
3780-11	Patrick and Reiko M. Fitzsimonds 100 Cedar Hill Road Easton, CT 06612	Patrick and Reiko M. Fitzsimonds 100 Cedar Hill Road Easton, CT 06612
3780-38	Joseph R. and Dorothy K. Bellefeuille 100 Silver Hill Road Easton, CT 06612	Joseph R. and Dorothy K. Bellefeuille 100 Silver Hill Road Easton, CT 06612
3780-35	Lori Levine Esposito 88 Silver Hill Road Easton, CT 06612	Lori Levine Esposito 88 Silver Hill Road Easton, CT 06612
3780-2-1	Rinaldo and Jacqueline Sogliuzzi 80 Silver Hill Road Easton, CT 06612	Rinaldo and Jacqueline Sogliuzzi 705 Merritt Street Bridgeport, CT 06606
3780-7D-F	Cheryl A. Sylvia 33 Cedar Hill Lane Easton, CT 06612	Cheryl A. Sylvia 33 Cedar Hill Lane Easton, CT 06612

MAP/LOT	NAME AND STREET PROPERTY	NAME AND MAILING ADDRESS (IF DIFFERENT)
3780-15-PAR 2	Stephen F. and Amanda B. Sanders 72 Silver Hill Road Easton, CT 06612	Stephen F. and Amanda B. Sanders 72 Silver Hill Road Easton, CT 06612
3780-3773-B- 1	Jonathan D. and Wendy M. Doniger 60 Silver Hill Road Easton, CT 06612	Jonathan D. and Wendy M. Doniger 60 Silver Hill Road Easton, CT 06612
3780-1B	Elaine O'Keefe and Mark Bisson 21 Bohus Lane Easton, CT 06612	Elaine O'Keefe and Mark Bisson 21 Bohus Lane Easton, CT 06612
3780-1C	Judith Steckler 22 Bohus Lane Easton, CT 06612	Judith Steckler 22 Bohus Lane Easton, CT 06612
3779-3774-B- 14-3	Charles F. Kenny, Jr. and Laura M. Kenny 180 Bibbins Road Easton, CT 06612	Charles F. Kenny, Jr. and Laura M. Kenny 180 Bibbins Road Easton, CT 06612
3779-3774-B- 1-4	Rose Marie Bourne and Stefanie Lyn Pilkington Bourne 170 Bibbins Road Easton, CT 06612	Rose Marie Bourne and Stefanie Lyn Pilkington Bourne 170 Bibbins Road Easton, CT 06612
3779-3774-B- 22-5	Anthony J. and Heather N. Vechiarelli 164 Bibbins Road Easton, CT 06612	Anthony J. and Heather N. Vechiarelli 164 Bibbins Road Easton, CT 06612
3779-3774-B- 23-6	Margaret Pitt Silvestri 156 Bibbins Road Easton, CT 06612	Margaret Pitt Silvestri 156 Bibbins Road Easton, CT 06612
3779-8-K	Myles P. Dempsey, Jr. and Marilyn R. Dempsey 20 Cedar Hill Lane Easton, CT 06612	Myles P. Dempsey, Jr. and Marilyn R. Dempsey 20 Cedar Hill Lane Easton, CT 06612
3773-B-39-4	Bank of New York Mellon Trust Co. 101 Northwood Drive Easton, CT 06612	Bank of New York Mellon Trust Co. 1100 Virginia Drive Fort Washington, PA 19034

MAP/LOT	NAME AND STREET PROPERTY	NAME AND MAILING ADDRESS (IF DIFFERENT)
3774-A-73-2	Lois Hanes 99 Northwood Drive Easton, CT 06612	Lois Hanes 99 Northwood Drive Easton, CT 06612
3772-B- 3773B-29-8	Christian William Bujdud 5 Wimbledon Lane Easton, CT 06612	Christian William Bujdud 5 Wimbledon Lane Easton, CT 06612
3780-37	Carol L Partridge Silver Hill Road Easton, CT 06612	Carol L. Partridge 120 Silver Hill Road Easton, CT 06612
3773-B-3780- 33-2	Carmine A. and Lisa S. Spinelli 985 Sport Hill Road Easton, CT 06612	Carmine A. and Lisa S. Spinelli 985 Sport Hill Road Easton, CT 06612

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MILONE & MACBROOM®

August 6, 2014

Mr. Robert S. Carlson, Principal
Saddle Ridge Developers
68 Soundview Drive
Easton, CT 06612

**RE: Traffic Assessment Update
Easton Crossing
Easton, Connecticut
MMI #2683-01-9**

Dear Mr. Carlson:

At your request, we have revisited the traffic implications associated with Easton Crossing. It is our understanding that this proposed development, which was to previously contain 105 townhouse units, is now proposed to be reduced in size to 48 single-family houses. Our prior traffic study was dated June 22, 2010. We have reviewed updated roadway traffic volume data and compared it to older data and have provided a comparison of current and prior accident data.

Trip Generation Comparison

Table 1 shows a comparison between trip generation estimates from the 2010 study and current anticipated traffic generation by the revised site plan. Industry standard statistical data published by the Institute of Transportation Engineers (ITE)¹ was used to determine the number of peak-hour trips expected in each case. In 2010, the site was projected to have 105 townhouse units and, now, it is expected to have 48 single-family homes. As shown in Table 1, the proposed development is projected to generate 12 fewer trips during the morning peak hour, 10 fewer trips during the weekday afternoon peak hour, and 154 fewer all-day trips during a weekday than the number of trips anticipated based on the 2010 traffic study.

**TABLE 1
Site-Generated Traffic Comparison**

Land Use (ITE Code)	Dwelling Units	Weekday Morning Peak Hour			Weekday Afternoon Peak Hour			All Day Weekday		
		Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
June 2010 Traffic Study, Residential Condominium/Townhouse (220) ¹	105	9	46	55	43	21	64	344	344	688
Current 2014 Traffic Study, Single-Family Detached Housing (210) ²	48	11	32	43	34	2	54	267	267	534

Source: ¹Trip Generation, 8th Edition. Institute of Transportation Engineers. 2008

²Trip Generation, 9th Edition. Institute of Transportation Engineers. 2012

¹ Trip Generation, Institute of Transportation Engineers, 9th Edition, 2012

We understand that 20 of the 48 single-family homes will include in-law apartment space. ITE data for elderly apartments indicates that this could generate five additional weekday morning peak-hour trips and five additional weekday afternoon peak-hour trips. While we find this is a conservative estimate, inclusion of the 20 in-law apartment trips still results in total traffic generation being less for this proposal than for the plan proposed in 2010.

Peak-Hour Roadway Traffic Comparison

The June 22, 2010 traffic study contained turning movement counts from October 22, 2008 for the intersection of Sport Hill Road at Westport Road and Stepney Road. Current manual turning movement counts were performed at this intersection on June 12, 2014 during the same weekday and afternoon commuter periods to capture peak commuter traffic. The weekday morning peak hour occurred from 7:15 a.m. to 8:15 a.m., and the weekday afternoon peak hour occurred from 4:30 p.m. to 5:30 p.m. Current conditions show that there are 69 fewer trips during the morning peak hour and 15 fewer trips during the afternoon peak hour. A comparison between the 2008 and 2014 traffic volumes is illustrated in Figure 1.

Average Daily Traffic Comparison

The 2010 traffic study provided Average Daily Traffic (ADT) information as recent as 2007. More recent information on weekday traffic volumes was obtained from the Connecticut Department of Transportation (CTDOT) for three nearby traffic monitoring locations. Table 2 summarizes the information taken by Automatic Traffic Recorder (ATR) at those locations. The data shows that ADT has decreased since 2004.

TABLE 2
Traffic Growth

Location	2004 ADT	2007 ADT	2010 ADT	2013 ADT
Stepney Road (Route 59) Northeast of Westport Road (Route 136)	9,800	8,700	9,600	8,400
Sport Hill Road (Route 59) Southeast of Bibbins Road	5,400	5,000	5,200	4,400
Westport Road (Route 136) Southwest of Sport Hill Road	6,200	6,900	5,600	5,000

Source: CTDOT

Accident History Comparison

Table 3 shows a comparison of 3-year accident data from the 2010 study and this 2014 update. The 2010 traffic study states that seven accidents occurred along Sport Hill Road from Westport Road and Stepney Road to Silver Hill Road between 2005 and 2008. Six of the accidents involved property damage only. The majority of the accidents involved northbound-traveling vehicles colliding with a fixed object such as a guiderail, curbing, or a roadway sign.

Information on recent traffic accident statistics for Sport Hill Road near the site was obtained for the latest 3-year period. The information was received from CTDOT for the period of January 2010 to December 2012. Four accidents occurred during this time period. These accidents all involved property damage only and showed no apparent trend by type of collision.

TABLE 3
Accident Summary

LOCATION ON SPORT HILL ROAD:	ACCIDENT SEVERITY			TYPE OF COLLISION					
	INJURY	PROPERTY DAMAGE	TOTAL	TURNING: INTERSECTING PATHS	REAR-END	ANGLE	FIXED OBJECT	DEER IN ROAD	TOTAL
2005 - 2008									
At Westport Road and Stepney Road	1	5	6		1	2	3		6
At Silver Hill Road		1	1					1	1
TOTAL	1	6	7	0	1	2	3	1	7
2010 - 2012									
At Westport Road and Stepney Road		3	3	1		1		1	3
At Silver Hill Road		1	1				1		1
Total	0	4	4	1	0	1	1	1	4

Sources: CTDOT from January 1, 2006 through December 31, 2008
 Easton Police Department from October 2005 through October 2008
 UCONN Crash Data Repository from January 1, 2010 through December 31, 2012

Conclusions

This letter was prepared to compare current traffic conditions related to the Easton Crossing development to prior conditions documented in our previous traffic study from June 22, 2010. By observation of new turning movement counts, we find that traffic volumes are currently lower than they were in 2008, especially during the morning peak hour. Similarly, CTDOT ADT data shows

Mr. Robert S. Carlson
August 6, 2014
Page 4

recent decreases in 24-hour roadway volumes near the site. Accident data from 2005 to 2008 showed seven accidents, and data from 2010 to 2012 showed four accidents. Lastly, the proposed residential development is now expected to generate less new traffic.

We hope this information is useful in assessing the traffic implications related to this project. If you have any questions or need further information, please do not hesitate to contact me.

Very truly yours,

MILONE & MACBROOM, INC.



David G. Sullivan, P.E., Associate
Manager of Traffic Engineering

Enclosure

2683-01-9-au614-ltr

FIGURE 1
JUNE 2014

Schematic



COMPARISON OF TRAFFIC VOLUMES

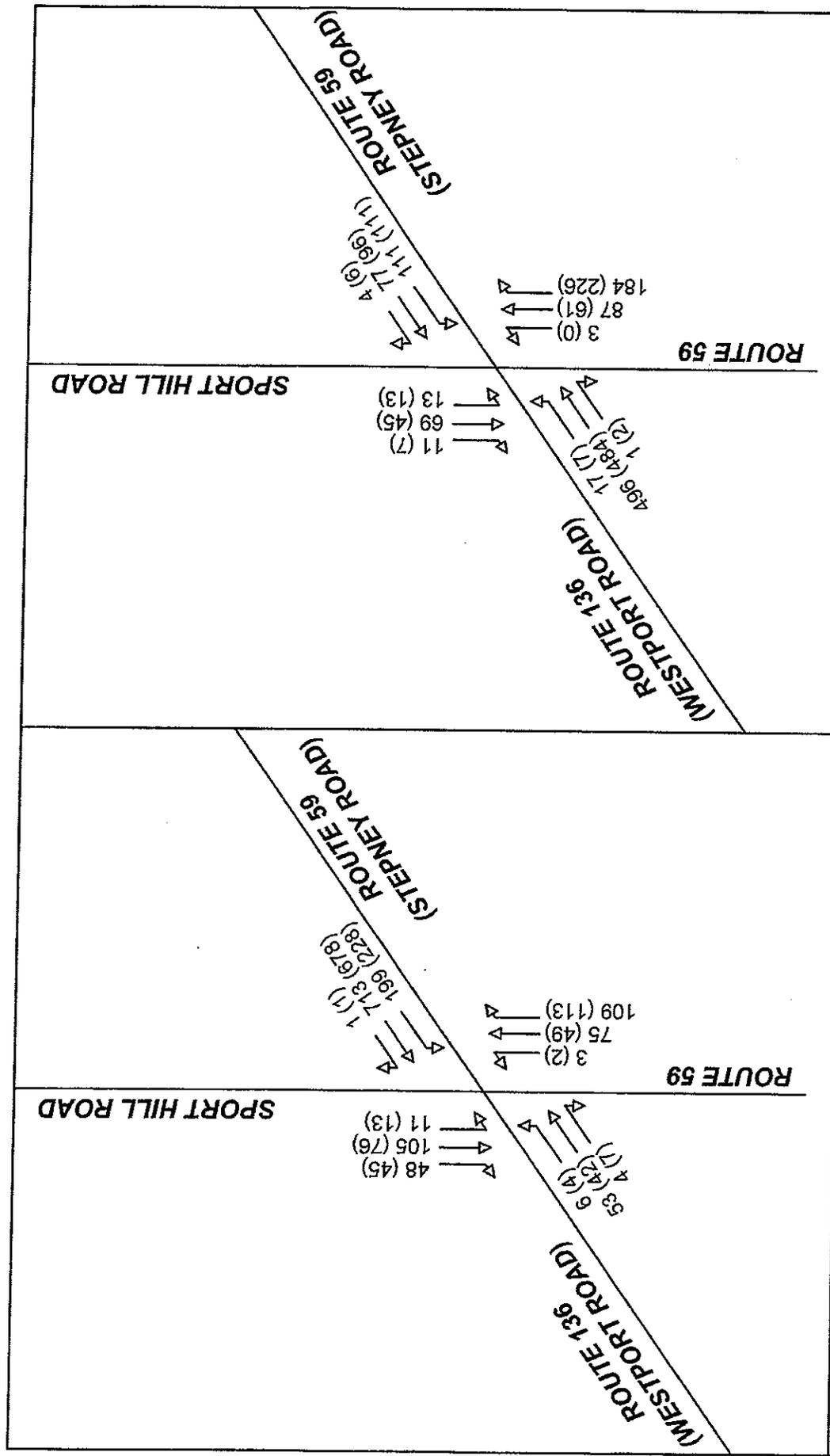
Easton Crossing
Easton, Connecticut

WEEKDAY AFTERNOON PEAK HOUR

WEEKDAY MORNING PEAK HOUR

LEGEND
00: 2008
(00): 2014

MILONE & MACBROOM, Inc.





SHIPMAN & GOODWIN LLP®
COUNSELORS AT LAW

Matthew Ranelli
Phone: (860) 251-5748
Fax: (860) 251-5318
mranelli@goodwin.com

August 7, 2014

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Mr. Brian T. Roach
Senior Environmental Analyst
Aquarion Water Company
714 Black Rock Road
Easton, CT 06612-1146

Re: Notice Pursuant to General Statutes §§ 8-3i and 22a-42f for Zoning Approval and Determination of No Regulated Activities at Property Located at Sport Hill Road, Silver Hill Road, Cedar Hill Road, and Route 136, Easton Connecticut

Dear Mr. Roach:

Pursuant to General Statutes §§ 8-3i and 22a-42f, I am writing to inform you of applications filed on behalf of Saddle Ridge Developers, LLC to subdivide and construct 48 single-family homes and 20 accessory affordable apartments, all of which will be preserved as affordable consistent with the term, deed restriction, and rental price formula in General Statutes § 8-30g on property located at Sport Hill Road, Silver Hill Road, Cedar Hill Road, and Westport Road (Route 136), Easton, Connecticut. The applications are available at the Planning and Zoning Department in the Easton Town Hall.

If you have any questions regarding this application or would like a courtesy copy, please contact me at (860) 251-5748.

Sincerely,



Matthew Ranelli

GMR:ekf

3597521 /s6

MEMORANDUM

TO: Easton Planning and Zoning Commission

FROM: Matthew Ranelli, Shipman & Goodwin LLP

DATE: August 6, 2014

RE: Affordable Housing Statistics for Easton and State Housing Market Analysis

This memo provides basic information regarding the need for lower cost housing in the Town of Easton and the surrounding region.

According to the most recent information available from the Connecticut Department of Housing ("DOH"), Easton's percentage of deed-restricted and governmentally-assisted affordable housing units is only 0.41 percent. See Tab A. The Town is aware of the need for additional affordable housing opportunities in Easton. The Town has adopted zoning regulations allowing some accessory affordable apartments, but the Regulations have not been widely used.

Easton's Plan of Conservation and Development (the "Plan") (p. 27) acknowledges that Easton's existing Zoning Regulations have not been effective in creating affordable housing opportunities and in fact "tend to discourage new affordable apartment applications." The Plan (p. 27) also recognizes a need for "affordable and convenient accommodation for those who serve the community in various ways, such as civil servants and service trades people, as well as for the resident elderly who diversify and enrich the community in many ways." The Plan (p. 32) also notes the Town's preference to continue to limit all development to one or three acre lots. Excerpts from the Plan are attached at Tab B.

In addition to the lack of affordable housing, residents looking for housing in Easton face very high sales prices that put homes well out of reach for median income families. "Town Stats" for the Town of Easton obtained from the Warren Group indicate a consistent and sharp annual increase in median sales price of homes in Easton based on "all sales" from 1995 through 2008. The median sales price increased \$457,500 in those 13 years from \$315,000 to \$772,500. When the recession hit, the median sales price declined to \$580,000 for the calendar year ending December 2009. Since then, the median price for all homes has fluctuated up and down going as high as \$592,000 in 2011, decreasing again to \$567,000 in 2013, and increasing again to \$590,000 for the current calendar year. See Tab C. Easton's Plan (p. 25) describes Easton's home prices as "exceptionally high." See Tab B. The most recent economic profile for the Town of Easton available from the Connecticut Economic Resource Center, Inc. indicates that of the 38 homes sold in Easton in 2010 only three sold for less than \$400,000. See Tab D.

A recent article in the *Easton Courier* entitled "Affordable housing: Does it have a future in Easton?" discusses the affordable housing situation in Easton. Selectman Robert Lessler

indicated that he is in support of the goal of making Easton more affordable for Town employees, senior citizens and empty nesters. He noted that "[i]t's a shame people who work for the town can't live in the town, and people who have lived here a lifetime have to leave town. We've lost a number of wonderful people. I think that's wrong." He stated that the "[affordable housing] statute may not be a perfect vehicle to have more diverse housing stock, but that's its goal." He went on to say that the "benefit of affordable housing is a more diverse community. He added that some residents think the affordable housing statute refers to low-income housing; he pointed out that that's "not what it is. You have to be a solid working person." See Tab E.

GMR:ekf
Attachments

2013 Affordable Housing Appeals List - Exempt Municipalities

Town	Total Housing units 2010 Census	Governmentally Assisted Units	Tenant Rental Assistance	CHFA/USDA Mortgages	Deed Restricted Units	Total Assisted Units	Percent Affordable
Ansonia	8,148	371	756	112	9	1,248	15.32%
Bloomfield	9,019	592	147	306	0	1,045	11.59%
Bridgeport	57,012	5738	3781	1014	20	10,553	18.51%
Bristol	27,011	1771	798	1065	0	3,634	13.45%
Brooklyn	3,235	232	11	135	0	378	11.68%
Danbury	31,154	1586	1180	344	295	3,405	10.93%
Derby	5,849	259	307	68	0	634	10.84%
East Hartford	21,328	1578	1024	950	0	3,552	16.65%
East Windsor	5,045	558	49	127	14	748	14.83%
Enfield	17,558	1340	215	581	7	2,143	12.21%
Groton	17,978	3267	52	361	10	3,690	20.53%
Hartford	51,822	9540	8525	1523	0	19,588	37.80%
Killingly	7,592	530	125	479	0	1,134	14.94%
Manchester	25,996	1833	1074	925	36	3,868	14.88%
Mansfield	6,017	417	153	108	2	680	11.30%
Meriden	25,892	1745	1012	1065	11	3,833	14.80%
Middletown	21,223	2859	1467	614	25	4,965	23.39%
New Britain	31,226	3266	1627	1192	382	6,467	20.71%
New Haven	54,967	8261	6232	1188	605	16,286	29.63%
New London	11,840	1672	144	482	83	2,381	20.11%
Norwalk	35,415	2299	957	261	599	4,116	11.62%
Norwich	18,659	1972	728	550	0	3,250	17.42%
Plainfield	6,229	378	224	386	0	988	15.86%
Putnam	4,299	383	79	200	0	662	15.40%
Stamford	50,573	4863	1631	326	1295	8,115	16.05%
Torrington	16,761	1112	355	639	17	2,123	12.67%
Vernon	13,896	1387	533	374	12	2,306	16.59%
Waterbury	47,991	4901	3635	2327	326	11,189	23.31%
West Haven	22,446	1024	1613	429	0	3,066	13.66%
Winchester	5,613	316	269	150	0	735	13.09%
Windham	9,570	1752	533	490	0	2,775	29.00%

2013 Affordable Housing Appeals List - Non-Exempt Municipalities

Town	Total Housing Units 2010 Census	Governmentally Assisted Units	Tenant Rental Assistance	CHFA/USDA Mortgages	Deed Restricted Units	Total Assisted Units	Percent Affordable
Andover	1,317	24	1	29	0	54	4.10%
Ashford	1,903	32	2	48	0	82	4.31%
Avon	7,389	244	7	29	0	280	3.79%
Barkhamsted	1,589	0	1	15	0	16	1.01%
Beacon Falls	2,509	0	5	32	0	37	1.47%
Berlin	8,140	556	29	93	6	684	8.40%
Bethany	2,044	0	0	2	1	3	0.15%
Bethel	7,310	252	10	64	63	389	5.32%
Bethlehem	1,575	24	1	1	0	26	1.65%
Bolton	2,015	0	3	20	0	23	1.14%
Bozrah	1,059	0	4	29	0	33	3.12%
Branford	13,972	243	50	179	0	472	3.38%
Bridgewater	881	0	0	2	0	2	0.23%
Brookfield	6,562	35	7	55	63	160	2.44%
Burlington	3,389	28	0	41	0	69	2.04%
Canaan	779	25	0	10	1	36	4.62%
Canterbury	2,043	76	1	69	0	146	7.15%
Canton	4,339	211	19	63	32	325	7.49%
Chaplin	988	0	0	28	0	28	2.83%
Cheshire	10,424	237	7	76	17	337	3.23%
Chester	1,923	23	2	13	0	38	1.98%
Clinton	6,065	84	5	48	0	137	2.26%
Colchester	6,182	364	31	125	0	520	8.41%
Colebrook	722	0	0	8	1	9	1.25%
Columbia	2,308	24	2	60	0	86	3.73%
Cornwall	1,007	18	0	6	0	24	2.38%
Coventry	5,099	104	1	182	20	307	6.02%
Cromwell	6,001	212	6	200	0	418	6.97%
Darien	7,074	83	6	1	95	185	2.62%
Deep River	2,096	26	5	27	0	58	2.77%
Durham	2,694	34	1	21	0	56	2.08%
Eastford	793	0	0	25	0	25	3.15%
East Granby	2,152	72	4	37	0	113	5.25%
East Haddam	4,508	73	0	42	1	116	2.57%
East Hampton	5,485	70	5	100	25	200	3.65%
East Haven	12,533	422	128	307	0	857	6.84%
East Lyme	8,458	344	8	102	19	473	5.59%
Easton	2,715	0	0	0	11	11	0.41%
Ellington	6,665	260	8	125	0	393	5.90%
Essex	3,261	36	6	13	0	55	1.69%
Fairfield	21,648	241	181	34	116	572	2.64%
Farmington	11,106	469	110	124	155	858	7.73%
Franklin	771	0	1	20	0	21	2.72%
Glastonbury	13,656	582	47	124	2	755	5.53%
Goshen	1,664	1	0	7	0	8	0.48%
Granby	4,360	85	2	60	5	152	3.49%
Greenwich	25,631	837	421	2	54	1,314	5.13%
Griswold	5,118	153	41	222	0	416	8.13%
Guilford	9,596	168	6	42	0	216	2.25%
Haddam	3,504	22	1	21	0	44	1.26%
Hamden	25,114	685	523	477	4	1,689	6.73%
Hampton	793	0	0	32	0	32	4.04%

2013 Affordable Housing Appeals List - Non-Exempt Municipalities

Town	Total Housing Units 2010 Census	Governmentally Assisted Units	Tenant Rental Assistance	CHFA/USDA Mortgages	Deed Restricted Units	Total Assisted Units	Percent Affordable
Hartland	856	2	0	10	0	12	1.40%
Harwinton	2,282	22	0	35	0	57	2.50%
Hebron	3,567	59	3	46	0	108	3.03%
Kent	1,665	24	0	4	0	28	1.68%
Killingworth	2,598	0	2	10	5	17	0.65%
Lebanon	3,125	26	4	79	0	109	3.49%
Ledyard	5,987	32	6	226	0	264	4.41%
Lisbon	1,730	2	0	64	0	66	3.82%
Litchfield	3,975	140	1	16	29	186	4.68%
Lyme	1,223	0	0	2	8	10	0.82%
Madison	8,049	90	1	10	29	130	1.62%
Marlborough	2,389	24	0	29	0	53	2.22%
Middlebury	2,892	76	4	20	8	108	3.73%
Middlefield	1,863	30	1	12	1	44	2.36%
Milford	23,074	822	277	220	107	1,426	6.18%
Monroe	6,918	32	1	25	1	59	0.85%
Montville	7,407	81	30	262	0	373	5.04%
Morris	1,314	20	2	1	0	23	1.75%
Naugatuck	13,061	493	293	311	0	1,097	8.40%
New Canaan	7,551	162	10	2	31	205	2.71%
New Fairfield	5,593	0	0	36	13	49	0.88%
New Hartford	2,923	12	1	42	15	70	2.39%
Newington	13,011	425	105	390	36	956	7.35%
New Milford	11,731	233	259	172	16	680	5.80%
Newtown	10,061	134	2	35	15	186	1.85%
Norfolk	967	28	0	3	0	31	3.21%
North	5,629	62	7	62	0	131	2.33%
North Canaan	1,587	101	0	8	0	109	6.87%
North Haven	9,491	343	28	76	1	448	4.72%
North	2,306	0	1	28	0	29	1.26%
Old Lyme	5,021	60	1	11	3	75	1.49%
Old Saybrook	5,602	50	5	18	19	92	1.64%
Orange	5,345	46	4	10	6	66	1.23%
Oxford	4,746	36	1	14	0	51	1.07%
Plainville	8,063	242	25	311	22	600	7.44%
Plymouth	5,109	179	5	179	0	363	7.11%
Pomfret	1,684	32	2	28	0	62	3.68%
Portland	4,077	185	92	62	0	339	8.31%
Preston	2,019	40	4	47	0	91	4.51%
Prospect	3,474	0	4	34	0	38	1.09%
Redding	3,811	0	0	0	0	0	0.00%
Ridgefield	9,420	179	0	9	42	230	2.44%
Rocky Hill	8,843	236	29	179	0	444	5.02%
Roxbury	1,167	19	0	2	0	21	1.80%
Salem	1,635	1	0	34	0	35	2.14%
Salisbury	2,593	16	1	7	10	34	1.31%
Scotland	680	0	0	16	0	16	2.35%
Seymour	6,968	262	16	103	0	381	5.47%
Sharon	1,775	20	0	4	0	24	1.35%
Shelton	16,146	254	21	87	82	444	2.75%
Sherman	1,831	0	1	3	0	4	0.22%
Simsbury	9,123	241	11	62	0	314	3.44%
Somers	3,479	146	7	29	0	182	5.23%

2013 Affordable Housing Appeals List - Non-Exempt Municipalities

Town	Total Housing Units 2010 Census	Governmentally Assisted Units	Tenant Rental Assistance	CHFA/USDA Mortgages	Deed Restricted Units	Total Assisted Units	Percent Affordable
Southbury	9,091	89	2	23	0	114	1.25%
Southington	17,447	609	42	295	51	997	5.71%
South Windsor	10,243	427	54	239	0	720	7.03%
Sprague	1,248	20	9	35	0	64	5.13%
Stafford	5,124	178	11	198	0	387	7.55%
Sterling	1,511	0	1	61	0	62	4.10%
Stonington	9,467	296	17	66	0	379	4.00%
Stratford	21,091	524	375	278	33	1,210	5.74%
Suffield	5,469	212	0	70	15	297	5.43%
Thomaston	3,276	105	4	117	0	226	6.90%
Thompson	4,171	151	13	159	0	323	7.74%
Tolland	5,451	97	1	110	3	211	3.87%
Trumbull	13,157	315	12	36	314	677	5.15%
Union	388	0	0	16	0	16	4.12%
Voluntown	1,127	20	2	31	0	53	4.70%
Wallingford	18,945	482	140	310	35	967	5.10%
Warren	811	0	0	8	0	8	0.99%
Washington	2,124	14	0	1	23	38	1.79%
Waterford	8,634	123	17	250	0	390	4.52%
Watertown	9,096	206	24	145	0	375	4.12%
Westbrook	3,937	140	8	15	24	187	4.75%
West Hartford	26,396	590	943	316	287	2,136	8.09%
Weston	3,674	0	1	0	0	1	0.03%
Westport	10,399	245	20	2	19	286	2.75%
Wethersfield	11,677	625	127	231	0	983	8.42%
Willington	2,637	160	2	50	0	212	8.04%
Wilton	6,475	135	5	7	100	247	3.81%
Windsor	11,767	154	282	399	26	861	7.32%
Windsor Locks	5,429	137	178	187	0	502	9.25%
Wolcott	6,276	312	3	131	0	446	7.11%
Woodbridge	3,478	30	3	6	0	39	1.12%
Woodbury	4,564	60	4	25	0	89	1.95%
Woodstock	3,582	24	3	87	0	114	3.18%
Total-All	1,487,891	87480	44504	29652	5868	167,504	11.26%



**TOWN PLAN OF CONSERVATION AND
DEVELOPMENT
EASTON, CT**

2006

Easton Planning and Zoning Commission

Chapter 4

THE PEOPLE OF EASTON (continued)

Characteristics of Present Town Population (continued)

The median age of town residents is 40.4 years. Family households comprise 84.3% of the town's total of 2,465 households, and of these 43.8% contain children under 18 years of age and 27.3% contain one or more persons age 65 or older. Easton's attractiveness for families with children is shown by its age distribution with larger than average segments of its population in the youth (under age 20) and mature adult (age 35 to 64) groups:

Under 5 years, 7.7%; 5-19 years, 22.3%; 20-34 years, 9.6%; 35-64 years, 47.2%; 65 years and over, 13.3%.

Easton's senior (65 and over) population at 13% however matches the nationwide 13% proportion for this age group. Demographers now predict this group will increase to at least 20% of the population by the year 2030 with consequent impact on lifestyle, service needs and housing preferences.

Reflecting the quality of life in Easton, the town's residential values are exceptionally high. The 2000 census found the median value of Easton dwellings to be \$455,700, the highest in the Greater Bridgeport region, with 35.9% above \$500,000 in estimated value. Significantly, reported home sale prices since 2000 for the Easton area indicate that the average home price has been rising at about 14% per year.

Of the 2,511 housing units counted in 2000, 98.9% were single-family dwellings, 90.9% contained at least six rooms and 39.7% contained nine or more rooms. 34% of the householders had moved to Easton with the past five years (1995 – 2000) and only 14% had resided in the same dwelling for 30 years or more. The average number of persons per household, 2.95, has not varied significantly in recent decades.

The age of Easton's housing stock closely parallels the population growth of the town (Table 4-1). Dwellings built in 1990 or later comprise 16.4% of the housing stock, those constructed in the 1940 to 1989 period comprise 66.2%, and those dating from prior to 1940 are 17.5% of the total.

Future Growth

The 1977 Town plan, written in the midst of Easton's greatest building and population expansion, predicted a 1990 population "in the range of 9,300 to 10,500 people"; the actual population total that year was only two-thirds of the low end of that range. Much has happened in the last quarter century which postulates a more modest rate of growth for the foreseeable future, including removal of the Bridgeport Hydraulic (BHC) lands from potential development, shrinkage in the supply of land suitable for building, and altered economics for home builders and purchasers. These factors as well as recent recessions have brought the rate of Easton's growth over the last two decades down to 5.7% and 15.4% respectively, and are likely to restrain the rate of future growth in similar fashion.

(continues on page 26)

Chapter 4
THE PEOPLE OF EASTON (continued)

Statutory Mandates (continued)

- As shown on the Natural Features maps prepared for this plan (see Chapter 3, LAND, WATER AND NATURAL ENVIRONMENT) a major proportion of the undeveloped land in Easton consists of wetlands, steep slopes, poor soils or flood plains -- not the type of land for which intensive development is economically possible or desirable.
- Essential infrastructure for concentrated development, primarily sanitary sewers, is not available anywhere in Easton.
- The portion of Easton which lies off the public water supply watershed and is served by public water, roughly the "A Residence" Zone, is already intensively built up with little vacant land remaining.

Despite the natural limitations imposed by its terrain and watershed character, Easton does have a need for affordable and convenient accommodation for those who serve the community in various ways, such as civil servants and service tradespeople, as well as for the resident elderly who diversify and enrich the community in many ways.

Existing Apartment Regulations

Since 1995 Easton's Zoning Regulations have made provision for an "Affordable Accessory Apartment" within a single-family residence, subject to a special permit which establishes adherence to State affordability guidelines for renter income and maximum allowable rent. A residence containing an apartment must be owner-occupied and may not exceed a total of four bedrooms. The same regulations, effective February 8, 1995, required registration by existing unauthorized apartments and existing elderly accessory apartments, but such registrations for continued use have over time proven unworkable or unenforceable.

Eleven affordable accessory apartments have been created since the inception of these regulations, the majority for elderly relatives of the applicant-owner.

Several factors strongly suggest a need to re-examine the efficacy of the present apartment regulations. These include the increasing proportion of "over 60" persons within the town's population, rapidly escalating land values, the tendency of new dwellings to have five (or more) bedrooms, the evidence that present regulations tend to discourage new affordable apartment applications, and the continuing imperative to preserve low residential densities for water supply watershed protection.

Encouragement of widely dispersed small accessory apartments, carefully blended into existing residences within "safe watershed" densities and as presently allowed under Town regulations, appears to be the most effective answer to Town housing need.

Chapter 5

TOWN DEVELOPMENT: PAST, PRESENT AND FUTURE

Town Growth Capacity

The extent to which a community may grow and change in character is a function not only of the supply of land which remains available for development but, of equal importance, of the policies which are chosen to control future development. As noted in the earlier portion of this chapter Easton's long-standing three-acre residential zoning over nearly 92% of the town area, and long-held water supply land (which totaled 34% of Town area at its greatest extent, have effectively preserved the semi-rural, low-density residential character of the town.

Although the amount of land which remains to be developed or committed is relatively small (\pm 2,300 acres, about 12.5% of town area), the policies now chosen for future use of this land will have a significant long-range impact on the town for several reasons:

- much of the new development will be on poorer, more marginal or less suitable land, with consequently greater potential impact on the environment;
- some of the development will be "fill-in" character, such as splits of larger lots or new houses in close proximity to existing ones, resulting in some loss of character for existing residences or neighborhoods; and
- as the town develops further important opportunities for outdoor recreation, open space linkages and other public purposes may be lost as the larger parcels are subdivided.

The potential for Easton's growth has been examined under three sets of development assumptions -- maximum, mid-range, and low-growth.

In the estimates of potential additional dwellings which follow, the intensity of residential development reflects these assumptions as applied to the developable lands in the A (40,000 sq. ft. minimum lot) and B (3 acre minimum lot) Residential Zones. It is assumed in each case that present zoning and developed land remain unchanged, and that "affordable housing" developments or other forms of more intensive housing will not occur.

Maximum Potential Development (a) assumes 90% of all developable land (2,070 acres) will be intensely subdivided and used for new dwellings with minimal open space allocation. Average land consumption per new dwelling will be 1.2 acres in A Zone and 3.5 acres in B Zone. Roads, accessways and lot shape account for lot "oversize".

Mid-range Probable development (b) assumes that close to one-fourth of the total developable land will not be used for residential but set aside for open space or other purposes (including larger lots), and that at least 75% of the developable land will be intensely subdivided and used for new dwellings. Average land consumption per new dwelling will be the same as for (a) above.

More than sales statistics:

Town Stats has Census Data!
Demographic Reports with Census Data - including occupancy and vacancy rates.

Additional Products and Services

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Back to Town Stats Search Criteria		Print Stats / Reports		
View Tables		View Reports		
<input checked="" type="radio"/> Historical Statistics Table [Default]	<input type="radio"/> Single Family Chart	<input type="radio"/> Demographics & Town Narrative		
<input type="radio"/> Year to Year Percent Change Table	<input type="radio"/> Condo Chart	<input type="radio"/> Full Report (includes all available tables and charts)		
<input type="radio"/> All Properties Chart				
Easton, CT - Median Sales Price - Calendar Year				
Year	Period	1-Fam	Condo	All
2014	Jan - Jun	\$590,000		\$590,000
2013	Jan - Dec	\$577,500		\$567,000
2012	Jan - Dec	\$555,500		\$543,250
2011	Jan - Dec	\$599,000		\$592,000
2010	Jan - Dec	\$573,000		\$560,050
2009	Jan - Dec	\$589,500		\$580,000
2008	Jan - Dec	\$770,000		\$772,500
2007	Jan - Dec	\$745,000		\$757,500
2006	Jan - Dec	\$725,000		\$725,000
2005	Jan - Dec	\$730,625		\$735,000
2004	Jan - Dec	\$640,000		\$630,000
2003	Jan - Dec	\$600,000		\$613,750
2002	Jan - Dec	\$592,500		\$595,000
2001	Jan - Dec	\$545,000		\$555,000
2000	Jan - Dec	\$497,500		\$460,000
1999	Jan - Dec	\$450,000		\$440,000
1998	Jan - Dec	\$418,000		\$413,000
1997	Jan - Dec	\$362,500		\$330,000
1996	Jan - Dec	\$350,000		\$326,000
1995	Jan - Dec	\$346,000		\$315,000
1994	Jan - Dec	\$319,000		\$319,000
1993	Jan - Dec	\$325,000		\$304,000
1992	Jan - Dec	\$318,125		\$307,500
1991	Jan - Dec	\$285,000		\$275,000
1990	Jan - Dec	\$304,000		\$301,500
1989	Jan - Dec	\$335,000		\$327,500
1988	Jan - Dec	\$361,350		\$350,000
1987	Jan - Dec	\$336,250		\$325,000

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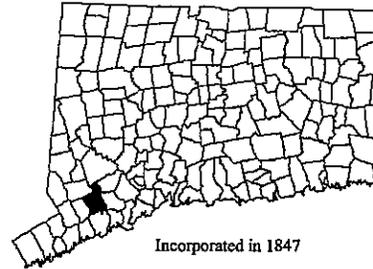


Easton, Connecticut

CERC Town Profile 2013

Town Hall
225 Center Road
Easton, CT 06612
(203) 268-6291

Belongs to
Fairfield County
LMA Bridgeport - Stamford
Greater Bridgeport Economic Dev. Region
Greater Bridgeport Planning Area



Incorporated in 1847

Demographics

Population (2011)				Race/Ethnicity (2011)				
	Town	County	State		Town	County	State	
2000	7,272	882,567	3,405,565	White	7,140	698,200	2,796,198	
2010	7,403	905,342	3,545,837	Black	95	97,022	347,941	
2011	7,452	911,196	3,558,172	Asian Pacific	154	41,711	135,435	
2020	7,356	940,616	3,690,997	Native American	0	1,207	8,104	
'11-'20 Growth / Yr	-0.1%	0.4%	0.4%	Other/Multi-Race	63	73,056	270,494	
				Hispanic (any race)	167	149,907	463,407	
Land Area (sq. miles)	27	626	4,845	Poverty Rate (2011)	0.9%	8.3%	9.5%	
Pop./ Sq. Mile (2011)	272	1,456	734	Educational Attainment (2011)				
Median Age (2011)	44	39	40	Persons Age 25 or Older	Town	%	State	%
Households (2011)	2,507	332,139	1,360,115	High School Graduate	600	12%	678,312	28%
Med HH Inc. (2011)	\$141,372	\$82,558	\$69,243	Associates Degree	229	5%	176,216	7%
				Bachelors or More	3,286	67%	861,770	36%
Age Distribution (2011)								
	0-4	5-17	18-24	25-49	50-64	65+	Total	
Male	135 2%	922 12%	198 3%	910 12%	907 12%	513 7%	3,585	
Female	213 3%	924 12%	184 2%	1,147 15%	864 12%	535 7%	3,867	
County Total	57,191 6%	169,833 19%	71,385 8%	315,468 35%	174,818 19%	122,501 13%	911,196	

Economics

Business Profile (2012)			Top Five Grand List (2009)		% of Net
Sector	Units	Employment		Amount	
Total - All Industries	217	912	Aquarion Water Co. of CT	\$40,669,240	2.4%
23 Construction	29	63	The Connecticut Golf Club	\$5,948,650	0.4%
31 Manufacturing	0	0	Shepherd John D	\$2,532,270	0.2%
44 Retail Trade	3	13	Chapman Michael Trustee of	\$2,377,160	0.1%
61 Educational Services	5	83	Greenspan Mark & Antionette	\$2,125,350	0.1%
Total Government	13	334	Net Grand List (2009)	\$1,667,450,303	
Local/Municipal Government	13	334	Top Five Major Employers (2012)		
			Town Hall of Easton	Gilbertie's Farm	
			Local and Regional Schools	Connecticut Golf Club, Inc.	
			Bridgeport Hydraulic		

Education

2010-2011 School Year		Connecticut Mastery Test Percent Above Goal						
Town	State	Grade 4		Grade 6	Grade 8			
		Town	State	Town	State	Town	State	
Total Town School Enrollment	1,556	548,313						
Most public school students through grade 8 attend Easton School District, which has 1,098 students. Students then go to Regional School District 9, which has 968 Students.		Reading	85	63	93	76	96	75
		Math	91	67	92	72	92	67
		Writing	79	67	79	65	94	65
For more education data see: http://sdeportal.ct.gov/Cedar/WEB/ResearchandReports/SSPReports.aspx		Students per Computer		Average Class Size		Average SAT Score		
		Town	State	Grade K	Grade 2	Reading	State	
		2.3	4.1	21.6	20.6	547	502	
		2.5	2.7	Grade 5	Grade 7	Writing	563	506
		1.6	2.9	22.0	19.8	Math	555	506
				High School	21.5			

Easton Connecticut



Government

Government Form: Selectman-Board of Selectmen		Annual Debt Service (2011)	\$3,697,398
Total Revenue (2011)	\$40,406,455	As % of Expenditures	9.1%
Tax Revenue	\$37,094,655	Eq. Net Grand List (2009)	\$1,929,450,919
Non-tax Revenue	\$3,311,800	Per Capita	\$258,917
Intergovernmental	\$2,233,793	As % of State Average	172%
Per Capita Tax (2011)	\$4,978	Date of Last Revaluation (2011)	
As % of State Average	197.1%	Moody's Bond Rating (2011)	Aaa
Total Expenditures (2011)	\$40,806,338	Actual Mill Rate (2011)	22.40
Education	\$25,665,283	Equalized Mill Rate (2011)	19.22
Other	\$11,443,657	% of Grand List Com/Ind (2009)	2.3%
Total Indebtness (2011)	\$39,028,635		
As % of Expenditures	95.6%		
Per Capita	\$5,237		
As % of State Average	231.7%		

Housing/Real Estate

<i>Housing Stock (2012)</i>	<i>Town</i>	<i>County</i>	<i>State</i>	Owner Occupied Dwellings (2011)	2,441	233,684	937,339
Existing Units (total)	2,566	360,423	1,481,396	As % Total Dwellings	94%	65%	63%
% Single Unit	99.4%	63.9%	64.4%	Subsidized Housing (2012)	11	31,049	161,379
New Permits Auth. (2012)	3	2,138	4,669	<i>Distribution of House Sales (2010)</i>	<i>Town</i>	<i>County</i>	<i>State</i>
As % Existing Units	0.12%	0.59%	0.32%	Number of Sales			
Demolitions (2012)	0	386	955	Less than \$100,000	0	136	1,114
House Sales (2010)	38	4,096	17,157	\$100,000-\$199,999	0	510	5,005
Median Price	\$585,000	\$375,000	\$246,000	\$200,000-\$299,999	0	788	4,614
Built Pre 1950 share (2011)	15.3%	30.2%	30.6%	\$300,000-\$399,999	3	734	2,589
				\$400,000 or More	35	1,928	3,835

Labor Force

<i>Place of Residence (2012)</i>	<i>Town</i>	<i>County</i>	<i>State</i>	<i>Connecticut Commuters (2010)</i>			
Labor Force (Residence)	3,744	476,033	1,879,473	Commuters into Town from:	Town Residents	Commuting to:	
Employed	3,528	439,765	1,722,407	Easton	203	Fairfield	309
Unemployed	217	36,268	157,074	Fairfield	106	Bridgeport	274
Unemployment Rate	5.8%	7.6%	8.4%	Bridgeport	68	Norwalk	245
<i>Place of Work (2012)</i>				Trumbull	65	Stamford	208
# of Units	217	33,097	111,933	Monroe	48	Easton	203
Total Employment	912	407,893	1,628,028	Middletown	46	Westport	170
2000-12 AAGR	1.3%	-0.4%	0.2%	Stratford	42	Trumbull	118
Mfg Employment		36,614	165,206	Newtown	33	Stratford	114
				Norwalk	32	Shelton	98
				Danbury	25		

Other Information

<i>Library (2011)</i>		<i>Families Receiving (2013)</i>		<i>Residential Utilities</i>
Public web computers	9	Temporary Assistance	1	Electric Provider
Circulation per capita	13.7	<i>Population Receiving (2013)</i>		The United Illuminating Co.
		Food Stamps	75	(800) 257-0141
<i>Crime Rate (2011)</i>	<i>Town</i>	<i>State</i>	<i>Distance to Major Cities</i>	<i>Miles</i>
Per 100,000 Residents	349	2,234	Hartford	48
			Boston	140
			New York City	52
			Providence	105
				Cable Provider
				CABLEVISION OF CONNECTICUT, LP
				(203) 847-6666

Affordable housing: Does it have a future in Easton?

By Susan Hunter on July 18, 2014 in [Connecticut](#), [Lead News](#), [News](#), [Town Government](#)



Capitol, Hartford, Connecticut. Photo by Wikipedia

The issue of affordable housing and related state legislation has surfaced in Easton over the years, spawning various interpretations and opinions but little of the housing deemed “affordable.”

According to state statute definition, an affordable unit is priced so that it would be affordable to a family who earns 80% of the median income or less and would pay no more than 30% of that income toward the housing, said Michael Santoro, community development specialist with the Connecticut Department of Housing.

A community that holds at least 10% of existing housing stock as affordable housing under the definition in the statute is exempt from the Affordable Housing Appeals Act. The act allows a developer who’s been turned down by a local commission to appeal the case and puts the burden of proof on the town.

To use the appeal, a developer must propose projects that meet the definition of set-aside development, Mr. Santoro said.

For example, in a 100-unit development, 30 units would have to be affordable. Half of the affordable units must be accessible to someone making 80% of the area median income. Median income for the Bridgeport area is \$83,700, so the units would have to be affordable to someone making \$66,960. The second half must be accessible to someone making 60% of the median income or \$50,220.

Currently, Easton has 11 affordable housing units, Mr. Santoro said, and some of them are accessory housing units that fall under affordability rules in terms of rentals.

Easton’s units “barely contribute to the need for affordable housing,” said resident Frank Luongo, a longtime supporter of affordable housing. “We have to do something to achieve the 10% rule.”

But Mr. Luongo also looks at the larger picture.

Affordable housing: Does it have a future in Easton? | Easton Courier

The 10% threshold “has built in the sense of something being mandated,” he said. “We should be embracing affordability for its own sake. We need to think of this issue as a regional one.”

There’s no mandate or requirement for municipalities to reach the 10% threshold, Mr. Santoro said.

“The point of the Affordable Housing Appeals Act is to address capricious decisions,” he said.

Under the act, a municipality has to prove why a developer shouldn’t be allowed to build the project and the proof has to be safety and health related, he said.

When affordable housing isn’t an issue, and a developer is turned down by a local board, he can appeal, but he or she has to prove that the town “did something wrong” by denying the project, Mr. Santoro said.

Under the act, a town is required to help the developer and may suggest an alternative number of units or building in safeguards to the watershed, Mr. Luongo said.

In Easton, “the issue of protecting watershed has become a distraction,” he said. “It’s an easy way out for people not taking a proactive approach toward affordable housing.”

In some cases, there has been “automatic denial and a hands-off approach,” he said, and town officials claim “all we’re doing is protecting the environment.”

Mr. Luongo, who has lived in Easton since 1966, is a former teacher who later became a real estate agent and taught real estate law.

He ran for the Board of Selectmen in 1999 on the affordable housing issue.

“Affordable housing has been a nowhere issue for years,” he said.

“I wonder about the younger people who may feel it’s time to do something more for their age group. Affordable housing could serve both ends of the spectrum,” he said, allowing senior citizens to live in town without putting extra burdens on the school system.

“This all requires a positive approach,” he said, and he calls the idea of protecting the environment “a cover approach. When you make an argument for preservation and conservation, you’re talking about a worthy purpose, but we’re learning about new approaches.”

Denser development and cluster housing may in many cases do a better job of conservation than large-lot zoning, he said, since less land is used for housing and more can be used for open space and passive recreation.

Easton has a ban on community septic systems, which would allow for greater density, and those systems may prove to be better maintained.

“I think the town isn’t keeping pace with the technology,” Mr. Luongo said. He suggests forming a commission on affordable housing “to look at the possibilities.”

Commission members could examine up-to-date technology and could also bring in experts and not-for-profit developers who could form partnerships with other developers.

Town officials have their own take on the impact of affordable housing laws.

“The legislation is out there,” said Rob Maquat, Easton’s Planning and Zoning Commission chairman. “The likelihood that it will be taken advantage of by developers is pretty high.”

The spirit of the legislation is to enable police officers, firefighters, and teachers to afford to live in the town where they work, Mr. Maquat said.

“It has merit from that perspective,” he said. “Diversity can be a good thing.”

Easton's accessory affordable apartments are suited for "single elderly individuals," he said. "We're receptive to those who apply for units. We'll take any application on a case by case basis."

With 2,500 homes in Easton, the town would have to have 250 affordable housing units to reach the 10% threshold, he said.

"There are potential risks. We want to make sure public health and safety is protected and provide clean water to the greater Bridgeport area."

Mr. Maquat said there are "perceived benefits" of putting cluster housing on a large parcel of land and preserving more open space.

But he and others have reiterated that protecting the watershed is important.

"You want to make sure drinking water is protected," he said.

Zoning commissioners have heard engineers speak about the "perceived" pros and cons of community septic systems, he said, but consideration has to be given to the rate of flow and soil capacity and making sure the system works properly.

Forming an affordable housing commission "might be done at the selectmen's level," he said.

On his commission, "we try to remain neutral," he said, and consider projects on a case-by-case basis.

Officials in some Connecticut towns have identified areas for possible affordable housing.

"They've been proactive," Mr. Maquat said. Some towns have sewer and water systems, whereas Easton has wells and septic systems.

"It's a different set of circumstances," he said.

Selectman Robert Lessler said he supports the goal of making Easton more affordable for town employees, senior citizens and "empty nesters."

"The statute may not be a perfect vehicle to have more diverse housing stock, but that's its goal," Lessler said. "The benefit of affordable housing is a more diverse community. I like the concept of the statute, but it seems like it's used more like a wedge by developers."

Mr. Lessler said some residents "overplay" the affordable housing statute by thinking it refers to low-income housing.

"That's not what it is. You have to be a solid working person," he said, to take advantage of affordable housing in Easton.

But the notion of affordable housing and efforts by a former P&Z Commission to adopt regulations to help the town move to the 10% threshold "went nowhere," he said.

"I don't think there will be an appetite for an affordable housing commission," he said. "It's a shame people who work for the town can't live in the town, and people who have lived here a lifetime have to leave town. We've lost a number of wonderful people. I think that's wrong."

Mr. Luongo has hopes that the younger generation will take up the cause for affordable housing in Easton.

"I have to believe that the young people would like to see changes," he said. "I don't think they've become a political force. Democrats and Republicans might find compatibility in some kind of change and work out a compromise."

Attachment to Application For Subdivision or Resubdivision

**APPLICATION
FOR
DETERMINATION OF WETLAND IMPACT**

Note: Connecticut General Statutes require that the applicant for a subdivision or resubdivision 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 Subdivision 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 (CGS 8-26)

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

Date: August 6, 2014

Location of Property: Cedar Hill, Sport Hill, Silver Hill, and Westport Roads,
and 5 Silver Hill Road

Owner(s) of Record: (Name) Silver Sport Associates, LLC

(Address) 895 Sport Hill Road, Easton, CT 06612

(Telephone/FAX) _____

Applicant(s): (Name) Silver Sport Associates, LLC

(Address) 895 Sport Hill Road, Easton, CT 06612

(Telephone/FAX) _____

Title of Subdivision or Resubdivision (Application Must Include Application Form and

Drawings 1, 2, 3 and 6 of the Proposed Plans Easton Crossing

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 subdivision application to be considered complete.



SHIPMAN & GOODWIN LLP[®]
COUNSELORS AT LAW

Matthew Ranelli
Phone: (860) 251-5748
Fax: (860) 251-5318
mraneli@goodwin.com

August 7, 2014

Mr. Roy Gosse, Chair,
and Commission Members
Inland Wetlands and Watercourses Agency /
Conservation Commission
Town of Easton
225 Center Road
P. O. Box 61
Easton, CT 06612

Re: Request for Determination of No Regulated Activity Or, In The Alternative, Request for Approval/Modification To Conduct Regulated Activities Related To A 48 Lots Subdivision Located at Sport Hill Road, Silver Hill Road, Cedar Hill Road, and Westport Road (Route 136)

Dear Chairman Gosse and Commission Members:

On behalf of Saddle Ridge Developers, LLC ("Saddle Ridge"), I am pleased to submit this application to the Conservation Commission. The proposed plan is part of an effort to address the issues raised by the Commission with regard to Saddle Ridge's prior application to this Commission which is currently the subject of appeals pending in the Superior Court, *Saddle Ridge Developers, LLC v. Easton Conservation Commission*, Nos. HHD LND CV 10 60388948S and HHD LND CV 11 6038949S. Saddle Ridge has carefully reviewed the Commission's decision and in an effort to resolve the pending appeal has redesigned its plans to address those concerns in a meaningful way. While Saddle Ridge stands by its earlier plans in the pending appeals as fully protective of the wetland and watercourse resources, we have made significant changes to the design to address the considerations raised by the Commission.

The proposed plan reduced the number of homes from 99 townhouses to 48 detached single-family homes containing 20 affordable accessory apartments located on one acre lots. As a result of the significant reduction in unit density, we were also able to (a) reduce the number of septic systems accordingly; and (b) eliminate the need to extend the public water supply to the

Mr. Roy Gosse, Chair,
and Commission Members
August 7, 2014
Page 2

site. We have minimized the amount of impervious area so that the total impervious coverage for the site is 7.1 percent (well below the recommended level contained in the most recent State Plan of Conservation and Development. We have also set aside just over 42 acres of open space.

With regard to regulated and potentially regulated activities, the proposed plan contains no new regulated activities. The only area of direct wetland activities is for a roadway crossing. The crossing was approved by this Commission in 2009. With regard to the 100 foot upland review area, the proposed plan essentially maintains all of the limits of disturbance approved by this Commission in 2009 except that in several areas the disturbance is significantly decreased. In total, the proposed plan reduces the total upland review area disturbance by approximately two acres compared to the 2009 plan. The proposed plan even reduces the amount of upland review area disturbance in the 99 home plan. The stormwater basins are located in the upland review in essentially the same location as the 2009 approval. The basins comply with the 2004 Stormwater Quality Manual and will not increase the peak rate of runoff.

In accordance with Easton's Wetlands Regulations, we have submitted six sets of application materials consisting of:

1. Transmittal letter;
2. Application form for informational purposes;
3. Statewide Inland Wetlands and Watercourses Activity Reporting Form;
4. Department of Public Health Watershed or Aquifer Area Project Notification Form;
5. Excerpts of Site Plan and Subdivision Plan Sets, prepared by Milone & MacBroom, Inc., dated August 4, 2014; and
6. Notification letter to Aquarion Water Company.

Submitted under separate cover are six copies of the site plan and subdivision plan sets dated August 4, 2014, prepared by Milone & MacBroom, Inc.; Engineering Report, dated August 4, 2014, prepared by Milone & MacBroom, Inc.; and an application fee in the amount of \$510 (\$60 State fee; \$450 public hearing fee).

Saddle Ridge understands that the Commission will calculate the remaining fee due including the fee for its consultant. Saddle Ridge requests that in regard to the remaining application fee, the Commission take into consideration the extent to which much of the upland

Mr. Roy Gosse, Chair,
and Commission Members
August 7, 2014
Page 3

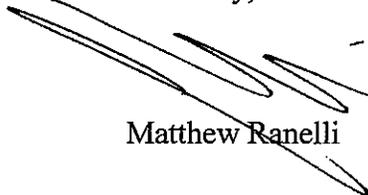
review are to be disturbed has been reviewed on prior occasions by the Commission for similar activities and as a result we request the Commission waive or appropriately reduce the application fee pursuant to § 19.7 of the Commission's Regulations.

With regard to Saddle Ridge's pending appeals, I am required to note that Saddle Ridge expressly reserves and does not waive any and all of its claims and rights under the appeals. The submission of this application is an attempt to resolve those appeals by creating a new proposed plan that will satisfy the Commission's considerations from matters that are under appeal.

We appreciate the Commission's willingness to consider the proposed plan and look forward to the opportunity to present the plan to them at a public hearing. We request this application be received at the Commission's next scheduled meeting.

Thank you for your assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Matthew Ranelli", is written over the printed name. The signature is stylized and somewhat cursive.

Matthew Ranelli

GMR:ekf
Attachments

c: Milone & MacBroom, Inc. (w/ att.)
Stein | Troost Architecture (w/ att.)
Soil Science and Environmental Services, Inc. (w / att.)
Saddle Ridge Developers, LLC (w/ att.)

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 2010 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: Aspetuck River and Mill River
- 3. Public Water Supply Identification number (PWSID) for the water utility: CT0150011

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: Horse Farm - stables, paddocks and trails

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: Saddle Ridge Developers

E-mail address: mranelli@goodwin.com

Telephone: 860 251 5000

Fax number: 860 251 5318

Step 5: Please provide the following if available:

Project name: Easton Crossing

Project site address: Sport Hill Road and Westport Road, cider Hill

Town: Easton

Project site nearest intersection: Sport Hill Road and Westport Road

Project site latitude and longitude: Lat 41 60 20 Long 073 18 10

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

Edward A. Hart, P.E., Vice President

Director of Civil Engineering

Years of Experience:

With This Firm: 26
With Other Firms: 6

Education:

B.S., Civil Engineering
University of Vermont
Burlington, Vermont

Computer Science Courses
(Graduate Level)
University of New Haven
West Haven, Connecticut

Continuing Education:

Shore Protection
TR-55 and TR-20
Hydrology
On-Site Wastewater Trmt.
In-Stream Flow
Incremental Methodology

License/Certification:

Professional Engineer
- Connecticut
- Vermont
- Maine
- New Hampshire
- New Jersey



Mr. Hart is a Principal of Milone & MacBroom, Inc. and is Director of the Civil Engineering Group. He has over 30 years of experience with an emphasis in the areas of civil engineering, hydrology, hydraulics, stormwater management, dam construction and repairs, regulatory permit programs, and public and private site development. As Manager of the firm's Civil Engineering Group, Mr. Hart has the responsibility of overseeing and managing the firm's site development projects. He also assists in the stormwater management and the permitting aspects of site planning projects.

Highlights of Mr. Hart's project experience follows:

Fairfield Green Norwalk, Connecticut

Project Manager for the layout, design, permitting, and construction administration associated with the redevelopment of a large commercial bakery into a multi-family residential community.

Laurel Gardens of Avon Avon, Connecticut

Provided planning and design services for site improvements for a 95 unit, assisted living facility located on a wooded 11 acre parcel.

Avalon Springs II Wilton, Connecticut

Provided engineering services for site design and utilities on a 10 acre parcel with 113 multi-family apartments. A unique aspect of the design included stormwater pollutant removal efficiencies that were better than existing conditions.

Avalon Norwalk Norwalk, Connecticut

Provided engineering services for utility coordination, relocation, and design for a large scale, mixed-use development adjacent to the City public transportation pulse point and in close proximity to all of downtown Norwalk's major attractions. Significant components of the urban project include the design for 323 apartments in two mid-rise towers over structured parking. The project also includes rooftop courtyards; retail space; urban streetscape design with sidewalks, plaza spaces, ornamental lighting, decorative walls, fencing, and landscaping; a public riverwalk with amenities along the Norwalk River; signalization improvements; and coordination with major utility infrastructure elements.

Avalon Stratford Stratford, Connecticut

Provided engineering services for utility coordination, relocation, and design for this residential housing development.

Hamden Hills Development Hamden, Connecticut

Developed the site plan for a comprehensive residential community that included 1,394 dwelling units which includes 764 multi-family residential apartments, 388 multi-family residential condominiums, 40 single-family cluster homes, 202

Professional Affiliations:

American Society of Civil
Engineers
Association of State Dam
Safety Officials
Association of State Floodplain
Managers
Connecticut Home Builders
Association

elderly life care housing units, and a 60 bed nursing facility. Development of the site plan included layout plans, grading and stormwater drainage plans, a stormwater management report, hydrology and hydrologic computations, a sanitary sewer system design, roadway design, and development of landscape mitigation plans.

**Ferry Road Site
Old Saybrook, Connecticut**

Planning and design of all site improvements for a 99 unit, assisted living facility in the Town of Old Saybrook. Design services included sanitary and storm sewers; utilities (water, telephone, and power); site lighting; and the preparation of a sedimentation and erosion control plan.

**Southwick at Milford
Milford, Connecticut**

Planning and design of all site improvements for a 170 unit assisted living facility in the City of Milford located on a 13 acre parcel. Sanitary sewer design for the project included 2,000 linear feet of gravity sewer on the site, 700 linear feet of gravity sewer off-site to a privately-owned pump station, evaluation of the existing pump station, and upgrading the pump station to accommodate the new design flow.

**Inn at Trumbull Cove
New London, Connecticut**

Provided site design and engineering services for the Inn at Fort Trumbull complex located on approximately 13 acres, consisting of a proposed luxury waterfront hotel and reconstruction of 90,000 square feet of office building at the north end of the Fort Trumbull parcel.

**Harbor Landing
New Haven, Connecticut**

Developed site design plans for a proposed 55 unit condominium project along New Haven's shorefront. Project plans included site layout, landscaping, storm drainage, and sanitary sewer design.

**Homesteads at Newtown
Newtown, Connecticut**

This diverse project consisted of a combination of 100 assisted, 166 congregate, and 32 independent living units. Extensive coordination required as part of Army Corps of Engineers Connecticut PGP permit and HUD financing.

**Summerwood Assisted Living Facility
West Hartford, Connecticut**

Responsible for the planning and design of an assisted living facility for Hebrew Health Care, Inc.

**Covenant Village of Cromwell
Cromwell, Connecticut**

Provided site design services for the development of a 60,000 square foot, two-story residential apartment building and 10 independent living cottages located on a 37 acre campus.

William A. Root, M.E.S.

Senior Project Specialist, Environmental

Years of Experience:

With This Firm: 12
With Other Firms: 15

Education:

M.E.S., Forestry & Environmental
Studies
Yale University
New Haven, CT

B.S., Environmental Science
Fairleigh Dickinson University
Teaneck, NJ

B.A., Biology
University of Connecticut
Storrs, CT

License/Certification:

Certified Professional Soil
Scientist
Certified ACOE Wetland
Delineator
Wastewater Collection Systems
Operator II
Wastewater Treatment Systems
Operator II
CTDEP Scientific Collector's
Permittee

Professional Affiliations:

CT Ornithological Association
Western Connecticut Bird Club
New Haven Bird Club



Mr. Root is a Senior Environmental Scientist and planner with over 25 years of experience. He is a specialist in the fields of wetland delineation, assessment and impact mitigation, ecology, biological inventories, environmental impact studies, natural resource management and environmental permitting. He is a graduate of the Yale School of Forestry and Environmental Studies and has worked in both the private and public sector.

Mr. Root has prepared numerous planting plans and details for a variety of projects in the New England Region including treatment wetland basins, streambank stabilization projects, wetland restoration projects, upland buffer enhancement areas, and salt-marsh restoration areas.

Highlights of Mr. Root's project experience follow:

Laurelwood Phase III Ridgefield, Connecticut

Wetland delineation and impact assessment for residential subdivision.

Avalon Bay Stamford, Connecticut

Design of interpretive signage for educational boardwalk along Long Island Sound.

Fairfield Hills Development Newtown, Connecticut

Provided wetland mapping as part of the planning and design of the reuse development of the former Fairfield Hills.

Chimney Hill Development Farmington, Connecticut

Wetland impact analysis and flora/fauna surveys for a proposed development.

Highland Ridge Estates and St. Anne's Golf Course Winsted, Connecticut

Intensive biological inventory, endangered species survey, state and federal wetland delineation, habitat assessment, mitigation designs, permitting coordination for a 600-acre parcel.

The Reserve Danbury, Connecticut

Wetland evaluation and impact assessment conducted for a 300-unit housing complex. Assessments of potential impacts to wildlife, especially to state-listed amphibians and reptiles were critical.

United Illuminating Campus Development Orange Connecticut

Potential impacts to vernal pools, forested wetlands and state-listed species were assessed. Redesign of parking lots and accessways were necessary, as was site monitoring during construction.

**Riverwalk Development
Branford, Connecticut**

Wetland delineation, evaluation and impact assessment were completed. Mitigation for potential impacts to state-listed flora was critical. Wetland creation and invasive species mitigation plans were designed for the site.

**Richmond Glen Housing Development
Cheshire, Connecticut**

Potential impacts to the river corridor, floodplain wetlands, fishery habitat and wildlife including state-listed species were evaluated. Mitigation designs including created and restored wetlands were developed.

**New Haven Riverwalk
New Haven, Connecticut**

Tidal marsh wetland flagging, project impact assessment, and mitigation design for public accessway improvements on the Quinnipiac River.

**Lifestyles Retail Development
Cheshire Connecticut**

Conducted in-depth biological survey for state-listed species of turtles along the Ten Mile River. Study included intensive flora and fauna survey of entire site along the river.

**Rentschler Field Traffic and Circulation Improvement Project
East Hartford, Connecticut**

Delineated wetlands and watercourses on this site in accordance with state and federal parameters in preparation to filing individual permit applications under the federal Clean Water Act, Section 404 and state Water Quality Certification, Section 401. Vegetation and wildlife surveys were conducted to determine the occurrence of 'listed' species as required under the permit application requirements.

**Walmart Department Store
East Windsor, Connecticut**

In depth assessment of wetland functions and values, as well as intensive biological inventories. Project included provisions for off-site wetland compensation as mitigation for impacts. Cooperation with Town staff to find suitable alternative that would benefit residents and be permissible by state and federal agencies.

**Ethel Walker School
Simsbury, Connecticut**

Completed wetland delineation on a 400 acre parcel. Conducted vernal pool and in-stream surveys within the sites wetlands and watercourses. In addition, a functions and values report was prepared for local permitting. Also completed an extensive tree survey which identified species and size of trees. In addition, all trees greater than 24 inches diameter breast height (DBH) received numbered identification tags.

**Masonicare
Wallingford, Connecticut**

Delineated wetlands on the site in accordance with local and state requirements and drafted a field sketch of the local sub-watershed. Determined the impact of the proposed development on the wetlands and developed a mitigation program including invasive species removal. The approved mitigation plan was implemented under the supervision of Mr. Root.

**Proposed Greek Community Campus and Towers Dining Complex Facility
Storrs, Connecticut**

GIS and field work included biological inventory and wetland assessment. Intensive report writing addressing existing site conditions and evaluation of potential impacts of proposed project.

David G. Sullivan, P.E., Associate Manager of Traffic Engineering

Years of Experience:
With This Firm: 25
With Other Firms: 5

Education:
B.S., Civil Engineering
University of Connecticut
Storrs, CT

License/Certification:
Professional Engineer
- Connecticut

Professional Affiliations:
Institute of Transportation
Engineers
American Society of Civil
Engineers



As Manager of Traffic Engineering, Mr. Sullivan has conducted or supervised corridor studies, transportation planning studies, and numerous traffic impact studies for a variety of sites, including educational facilities, industrial plants, superblocs, shopping centers, residential developments, and office/business parks. The firm's traffic signal design efforts also come under his review.

Mr. Sullivan also has significant experience related to parking studies. These include evaluation of multiple facilities within town/city centers; individual multi-use projects where shared parking demand by uses was evaluated; and operational evaluation of various parking strategies such as valet parking, use of car stacking technology, and automobile elevator systems.

The following is a sampling of Mr. Sullivan's project experience:

Avalon Norwalk Traffic Impact Study Norwalk, Connecticut

Traffic engineering and transportation planning services were provided for this urban downtown revitalization project.

Tasks included conducting a traffic impact study, detailed plans, and mapping of the surrounding street systems, redesign and improvement of the traffic control signal at a major downtown intersection (U.S. Route 1 at Belden Avenue), and representation through the city and state approval processes.

Harbor Point and Yale & Towne Development Stamford, Connecticut

Provided traffic engineering and transportation planning services for this Transportation Oriented Development. The project is one of the largest development projects on the U.S. East Coast and includes six million square feet of mixed-use development: 85 percent residential (4,000 residential units); 15 percent commercial, including office buildings, a grocery store, a waterfront hotel, restaurants and a full-service marina; more than 11 acres of parks and public space; a community school; and publicly accessible waterfront access. Specific traffic engineering and transportation planning tasks for this \$3.5 billion project have included traffic counts, analysis, recommendations, and traffic signal design.

University of Connecticut Health Center Ambulatory Care Center Farmington, Connecticut

Managed the traffic engineering elements for the design of a new Ambulatory Care Center located on the University of Connecticut Health Center Campus in Farmington, Connecticut. The Ambulatory Care Center will be approximately 250,000 to 275,000 gsf and will include a parking structure for approximately 1,250 cars. Milone & MacBroom's responsibilities include the preparation of design documents for use in a design-build RFP.

Trump Parc Stamford, Connecticut

A traffic impact study and Office of the State Traffic Administration (OSTA) certificate application was prepared for the high-rise residential tower in downtown Stamford. At the time of its approval, it was the tallest building approved in Stamford. Site access and parking operations were key elements to this study.

**Tresser Square
Stamford, Connecticut**

A multi-faceted study of the redevelopment of an entire city block in the CBD of Stamford. Significant off-site improvements, revised lane use, increased capacity, and new and revised signalization were some of the recommendations to accommodate the traffic associated with the 850 new residential units and approximately 150,000 square feet of new commercial space.

**UConn Health Care Center (UCHC) Expansion
Farmington, Connecticut**

Evaluating the traffic impact and parking adequacy of a major expansion to the UCHC campus in Farmington. The expansion includes a new hospital bed tower, a medical office building, a new research laboratory, and three new parking structures. Applications to the Office of the State Traffic Administration (OSTA) will also be part of this study. Post approval design/redesign of several new and revised traffic signals, new and revised intersection geometry, and a new on-campus roundabout.

**Consolidation of Enfield High Schools
Enfield, Connecticut**

Directed traffic engineering efforts, as a subconsultant to Silver/Petrucci & Associates for the consolidation of Fermi High School and Enfield High School. The proposed new facility be 305,347 square feet and is expected to have approximately 1,700 students when the two high schools merge. Design challenges include the fact that construction must take place in phases while the school is open. The project is currently in the construction document phase, with construction beginning in 2014, and the new school opening in 2017.

**Woodbridge Fire House
Woodbridge, Connecticut**

Assisted in evaluating appropriate strategies for emergency vehicle access to and from a proposed new firehouse and development of a safe pedestrian crossing of Route 114, a heavily traveled state highway. Alternatives included installation of a fully actuated traffic signal accommodating both pedestrian and emergency access, separate signalization for the firehouse with a separate pedestrian crossing at another location, and the use of passive methods to safely alert motorists. Liaison with CTDOT in this process was an integral part of the study.

**Downtown Waterbury Traffic & Parking Study
Waterbury, Connecticut**

Project Manager involved in providing a traffic engineering and parking consulting services to evaluate access implications and infrastructure improvements to accommodate the merging of Waterbury Hospital and St. Mary's Hospital into a single campus in downtown Waterbury.

**Point-in-Time Survey & Parking Plan Update
New Haven, Connecticut**

Project Director responsible for overseeing the management and execution of the annual 2009 through 2013 Point-In-Time Survey and Parking Plan Update for the City of New Haven.

**Route 68 Corridor Study
Wallingford, Connecticut**

Project Manager for a corridor study that includes a detailed field review to identify and quantify areas of capacity constraints and safety issues. Tasks include an evaluation of alternative and creative solutions such as access management, traffic calming, addressing defined accident patterns, as well as the need for roadway, intersection, and traffic signal modifications. Short and long term improvements within and outside the corridor including cost estimates for implementation to be evaluated through consultation with the Town staff and through public participation.