

Regular Meeting Agenda for the Easton Planning and Zoning Commission
Conference Room A, Easton Town Hall, 225 Center Road, Easton, CT
MONDAY, FEBRUARY 13, 2017 at 7:00PM

ADMINISTRATIVE AND OTHER MATTERS:

1. Minutes of Meetings of January 23, 2017 and February 8, 2017
2. ZEO Report
3. Conditional Permit Z-144844 for Katherine and Ralph Kuhn, 24 Mills Lane, progress report – extended deadline to complete project 5/7/17.
4. Correspondence

ITEMS CONTINUED FROM PREVIOUS MEETINGS :

1. Adirondack Estates, Adirondack Trail, Subdivision Application, 05-01, – Requests by applicant (Harold Rosnick, Trustee): (a) Determination that the street, (Adirondack Trail), and improvements have been constructed and completed according to the Town's road ordinances and subdivision regulations (with two noted exceptions); (b) receipt of as-built plan for review and (c) reduction of subdivision bond.
2. Continued review of update of proposed Draft Zoning Regulations – Final comments to be submitted to Glenn Chalder.
3. Discuss and consider adjudication of the following applications by Saddle Ridge Developers, LLC, the proposed Developer and applicant, on behalf of Silver Sport Associates, Owner, pursuant to Conn. General Statutes Sec. 8-30g, and 8-2 to construct a 48-lot community with 30% of the homes set aside as affordable pursuant to the above statutes on their property of approximately 124 acres bounded by Sport Hill Road, Silver Hill Road, Cedar Hill Road and Westport Road, including 897 Sport Hill Road (Map 3773-B/Lot 15-1), 48 Cedar Hill Road (Map 3774-B/Lot 27D), and Maps 3774-B-3773B/Block 7.
 - (1) Amend the Town of Easton Zoning Regulations (Article 3) to create a new zoning district, titled “Planned Housing Opportunity District” (HOD)
 - (2) Amend the Town of Easton Zoning Map to designate the applicants’ property, as described above, as a HOD District;
 - (3) Amend the Town of Easton Subdivision Regulations as follows:
 - a) Section 10.11, to exempt a HOD District from certain open space requirements;
 - b) Section IV C (5), to require dead end streets to provide a minimum of two (2) and maximum of sixteen (16) building lots in a HOD provided that subsections (A) and (b)(i) of this Section are satisfied.
 - (4) Approve a subdivision application, “Easton Crossing”, for the applicant’s property as described above, creating approximately 124 acres into 48 building lots, one separate parcel, four roads and several open space parcels;
 - (5) Approve applications authorizing the creation of 9 (9) affordable homes of the 30 total homes and 11 (11) duplex style affordable apartments to be incorporated within 18 (18) duplex buildings is planned for the proposed subdivision, pursuant to standards of General Statutes Section 8-30g. and Section 8-2.
 - (6) Approve a site plan for construction of a HOD project on the applicants’ property, as referenced above.

PLANNING MEETING: Update of Town Plan of Conservation and Development 2006

- 1 Discuss Town Plan Chapter 6 Public facilities and Utilities if update received from Town Engineer.
2. Proposed Trail System