

**Special Meeting Agenda**  
**Easton Planning and Zoning Commission, Monday, November 3, 2014, 7:00PM,**  
**Helen Keller Middle School Cafetorium, 360 Sport Hill Road, Easton, CT**

**PUBLIC HEARING:** The public hearing convened on September 16, 2014, was continued to October 20, 2014 and then was continued to November 3, 2014.

Application, by Saddle Ridge Developers, LLC, the proposed Developer and applicant, on behalf of Silver Sport Associates, Owner, pursuant to Conn. General Statutes Sec. 8-30g, to construct a housing development with an affordable component pursuant to the above statute 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/Lot 7. The application proposes to:

- (1) Amend the Easton Town Plan of Conservation and Development to modify its recommendations concerning residential density on public water supply watershed land (Chapters 1, 5 and 11);
- (2) Amend the Town of Easton Zoning Regulations (Article 3) to create a new zoning district, titled "Planned Accessory Affordable Apartment Community Overlay District, District C", abbreviated "PAAAC";
- (3) Amend the Town of Easton Zoning Map to designate the applicants' property, as described above, as District C, a "PAAAC" District;
- (4) Amend the Town of Easton Subdivision Regulations as follows:
  - a) Section 10.11, to exempt a PAAAC District from certain open space requirements;
  - b) Section IV C (5), to allow up to 16 lots on a dead-end street;
- (5) 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;
- (6) Approve applications authorizing the creation of twenty (20) accessory affordable apartments to be incorporated within twenty of the 48 single-family dwellings planned for the proposed subdivision, pursuant to standards of General Statutes Section 8-30g.
- (7) Approve a site plan for construction of a PAAAC project on the applicants' property, as referenced above.

A copy of the proposed amendments, comprising text, maps, plans and descriptive material, is on file at the Easton Town Hall for public inspection.

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