

Special Meeting Agenda

Easton Planning and Zoning Commission, Monday, January 5, 2015, 7:00PM, Conference Room, Easton Town Hall, 225 Center Road, Easton, CT

7:00PM ADMINSTRATIVE MATTERS:

1. Minutes of Meeting, December 15, 2014.
2. Progress report on Zoning Permit Z-11-4268, Pasquale Feola, 664 Sport Hill Road, to complete the construction of a replacement dwelling and request for 90 day extension.
3. Bond release report for the Minardi Subdivision (report from Town Engineer has been received 12/15/14).
4. Appointment: Wayne Garrick representing M/M Romano, 69 North Park Avenue – Complaint about 71 North Park Avenue, Bento.
5. Correspondence

EASTON CROSSING APPLICATIONS:

Deliberation on all seven applications. The public hearings were closed on December 8, 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 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 applications propose 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.

Note: A copy of the resolution adopted by the Easton Conservation Commission/Inland Wetlands Agency on December 17, 2014 has been separately distributed to P&Z Commission members

Margaret Ananes