

REVISED Special Meeting Agenda for the Easton Planning and Zoning Commission
Meeting to be held in the Helen Keller Middle School Cafetorium,
360 Sport Hill Road, Easton, CT
Wednesday, January 11, 2017 at 8:00PM (originally scheduled for 7:00PM)

CONTINUED PUBLIC HEARING (continued from January 3, 2017):

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, and 8-2 to construct a 48-lot community with 30% of the homes set aside as affordable pursuant to the above statutes on their property of approximately 124 acres bounded by Sport Hill Road, Silver Hill Road, Cedar Hill Road and Westport Road, including 897 Sport Hill Road (Map 3773-B/Lot 15-1), 48 Cedar Hill Road (Map 3774-B/Lot 27D), and Maps 3774-B-3773B/Block 7. The application proposes to:

- (1) Amend the Town of Easton Zoning Regulations (Article 3) to create a new zoning district, titled "Planned Housing Opportunity District" (HOD)
- (2) Amend the Town of Easton Zoning Map to designate the applicants' property, as described above, as a HOD District;
- (3) Amend the Town of Easton Subdivision Regulations as follows:
 - a) Section 10.11, to exempt a HOD District from certain open space requirements;
 - b) Section IV C (5), to require dead end streets to provide a minimum of two (2) and maximum of sixteen (16) building lots in a HOD provided that subsections (A) and (b)(i) of this Section are satisfied.
- (4) Approve a subdivision application, "Easton Crossing", for the applicant's property as described above, creating approximately 124 acres into 48 building lots, one separate parcel, four roads and several open space parcels;
- (5) Approve applications authorizing the creation of 9 (9) affordable homes of the 30 total homes and 11 (11) duplex style affordable apartments to be incorporated within 18 (18) duplex buildings is planned for the proposed subdivision, pursuant to standards of General Statutes Section 8-30g, and Section 8-2.
- (6) Approve a site plan for construction of a HOD project on the applicants' property, as referenced above.

*** Meeting time revised from 7:00pm to 8:00pm.**

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