

**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)**

**September 22, 2016**

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15. Traffic Assessment update, prepared by Milone & MacBroom, Inc., dated August 6, 2014

### SUBMITTED SEPARATELY

Application Fee

Site Plan and Subdivision Plan Sets, prepared by Milone & MacBroom, Inc., dated September 8, 2016

Drainage Narrative, prepared by Milone & MacBroom, Inc., dated September 8, 2016

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

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





**Matthew Ranelli**  
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September 22, 2016

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 ("PZC") this application to construct a 48 lot community with 30 percent of the homes set aside as affordable consistent with General Statutes § 8-30g and § 8-2. Saddle Ridge's proposal is essentially a resubmission of the 48 lot plan approved by the Easton Conservation Commission but denied by this Commission in 2015. The PZC denied the 2015 application based on a concern that the affordable apartments were not the same size as the market-rate units to which they were attached. As described in greater detail in the application attached, Saddle Ridge has addressed the PZC concern by making all of the affordable units substantially the same size as their market-rate counterparts.

This package contains six copies of the following:

1. Transmittal letter;
2. Overview letter;
3. Petition for subdivision regulation text amendment;

4. Application form for subdivision or resubdivision;
5. Selected site plan sheets, photo-reduced to 11" x 17";
6. Conceptual floor plans, photo-reduced to 11" x 17";
7. Proposed Planned Housing Opportunity District ("HOD");
8. Affordability Plan and Affirmative Fair Housing Marketing Plan;
9. List of property owners within 500 feet of subject property;
10. Notification letter to Aquarion Water Company;
11. Affordable housing statistics for Easton;
12. Wetlands approval letter dated December 23, 2014 and Application for Determination of Wetland Impact form dated August 8, 2014;
13. Planning and Zoning Commission denial letter dated January 14, 2015;
14. Letter Report of Soil Science and Environmental Services, Inc. dated September 21, 2016; and
15. Traffic Assessment update, prepared by Milone & MacBroom, Inc., dated August 6, 2014.

Submitted under separate cover are six copies of the Site Plan and Subdivision Plan Sets, prepared by Milone & MacBroom, Inc., dated September 8, 2016; a Drainage Narrative, prepared by Milone & MacBroom, Inc., dated September 8, 2016; an Engineering Report and Addendum, prepared by Milone & MacBroom, Inc., dated August 4, 2014 and October 31, 2014; 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 the site specific information to be reviewed is essentially unchanged from its 2014 application except that the affordable accessory units contained in that application are now duplex-style apartments of equal size to the market-rate units as requested by the Commission.

Mr. Robert Maquat, Chair,  
and Commission Members  
September 22, 2016  
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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. 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,

A handwritten signature in black ink, appearing to read 'Matthew Ranelli', written over a horizontal line.

Matthew Ranelli

GMR:ekf  
Attachments

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





**Matthew Ranelli**  
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September 22, 2016

Mr. Robert Maquat, Chair,  
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Planning and Zoning Commission  
Town of Easton  
225 Center Road  
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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 ("PZC") this application to construct a 48 lot community with 30 percent of the homes set aside as affordable within the meaning of General Statutes § 8-30g and § 8-2. The affordable homes will be preserved as affordable in accordance with General Statutes § 8-30g.

In 2014, Saddle Ridge submitted a plan for a 48 lot subdivision with 30 percent of the units set aside as affordable accessory apartments in an attempt to resolve then-pending litigation. The Conservation Commission approved the regulated activities contained in Saddle Ridge's plan but the PZC denied the plan on the basis that the accessory apartments were not the same size as the market-rate units to which they were attached. *See* Conservation Commission and PZC resolutions at Tabs 12 and 13, respectively. This application is essentially a resubmission of that 48 unit plan with changes to make the affordable apartments substantially the same size as the market-rate apartments. We have also designated nine of the single-family homes as affordable units. Thus, in total, the plan, like the 2014 plan, calls for 20 affordable units but those units will be distributed as nine affordable single-family homes and 11 duplex-style affordable apartments that are of equal size and quality as their market-rate counterparts.



Saddle Ridge's 2014 plan was fully reviewed by the PZC's consultants, including GHD, and addressed the PZC's stated public health and safety concerns that were contained in its earlier denials (which in turn were the subject of the trial court's recent decision in *Saddle Ridge Developers, LLC v. Easton Planning and Zoning Commission*, Judicial District of Hartford Land Use Docket, No. HHD LND CV 11 6038947S). This application is the result of Saddle Ridge's good faith efforts address the PZC's stated concerns (as well as the trial court's decision) while providing meaningful and acutely needed affordable housing in Easton.

### **Summary Of Basis For Proposal**

The proposed plan will create a 48 lot subdivision 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 applications:

1. the homes consist of (a) 30 detached single-family homes and (b) 18 duplex-style homes each consisting of two equal sized units (to address the Commission's 2015 reason for denial). As with the 2014 application, all of the lots in the subdivision are one acre or larger;
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 was fully reviewed by the Commission and its consultant in 2014;
5. the total impervious coverage for the entire community is approximately seven percent which is slightly less than the 2014 plan and well below the advisory level contained in the current State Plan of Conservation and Development (which applies to certain state funded projects, but not to Saddle Ridge's proposal);

6. the Easton Conservation commission approved Saddle Ridge's 2014 application to conduct regulated activities with conditions.<sup>1</sup> Saddle Ridge is not proposing any new or different regulated activities than what is already approved; and

7. as with the 2014 application, over 40 of the 110 acres that constitutes the project area are open space.

Saddle Ridge's proposal will more than double (from 15 to 35 units) the amount of affordable housing available in Easton. As noted above, the plan will provide nine single-family and 11 duplex-style affordable 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 maintained by the Connecticut Department of Economic and Community Development, only 15 units (0.55 percent of the homes) in Easton qualify as affordable housing under the guidelines for that list. Tab 11.

#### **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, 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.*, "HOD"). 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.

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<sup>1</sup> Saddle Ridge has appealed from some of the conditions attached to the Conservation Commission's 2014 approval. That appeal is still pending and Saddle Ridge reserves its rights under that appeal and does not waive them by submitting this application.

We have again attempted to draft the proposed zone text 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 to allow the Commission to consider Saddle Ridge's proposal without having to consider simultaneously the possibility of rezoning other properties in Easton. This Commission is free to broaden the geographic applicability of the HOD 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. In 2014 Saddle Ridge proposed a 48 lot subdivision with up to 20 of the lots containing market-rate homes with an attached affordable accessory apartment. The PZC denied the 2014 application based on the fact that the affordable accessory apartments were (by definition) not of equal size as the home to which they were attached. The present application remedies the PZC's concern by making all of the affordable units comparable to the market-rate units. Of the 48 lots proposed, 30 lots will have single-family homes (of which nine will be designated affordable) and 18 lots will have duplex-style homes (of which 11 apartments will be designated affordable).

### **Affordable Homes**

The affordable units 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 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.

The affordable apartments will be comparable in size, construction quality, finishing, and other amenities to the comparable market-rate units and will be interspersed throughout the phases of the development. A proposed Affordability Plan governing the rental of the affordable units 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 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 and this Commission and its consultants fully reviewed the plans contained in the 2014 application.

As requested by the Commission and consistent with the 2014 application, we have eliminated the need for public water supply to the site 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 previously applied for and received approval for the proposed regulated activities. All of the proposed regulated activities proposed in the current plan were approved by the Conservation Commission with condition as part of the 2014 application. Saddle Ridge is not proposing any new regulated activities in the present application and thus no additional Conservation Commission approval is required. 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 2014 and will not adversely impact the wetlands.

### **Traffic**

Saddle Ridge provided an updated traffic report in 2014 demonstrating that the proposed plan will not create an unsafe traffic condition. Tab 15. Traffic conditions associated with the proposal have not changed since that time. The site still 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.

### **Prior Litigation**

As the Commission is aware, Saddle Ridge appealed the Commission's earlier denial regarding its 2010 applications. *See Saddle Ridge Developers, LLC v. Easton Planning and Zoning Commission*, Judicial District of Hartford Land Use Docket, No. HHD LND CV 11 6038947S. The trial court recently dismissed that appeal. Saddle Ridge has reviewed the

Mr. Robert Maquat, Chairman,  
and Commission Members  
September 22, 2016  
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court's decision and the proposed plan addresses the ruling as well as the Commission's reasons for denial contained in that appeal.

**Conclusion**

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,

A handwritten signature in black ink, appearing to read "Matthew Ranelli", is written over a horizontal line.

GMR:ekf

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





**Matthew Ranelli**  
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September 22, 2016

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 HOD subdivision in which thirty percent (30%) of the dwelling units 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  
September 22, 2016  
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 HOD provided that subsections (A) and (b)(ii) of this Section are satisfied.

Sincerely,



Matthew Ranelli

GMR:ekf

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





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	September 8, 2016
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 – Regulated Activities	
SE-1	Site Plan – Sediment and Erosion Controls	
PH-1	Site Plan – Phasing Plan	
RP-1 – RP-7	Roadway Plan and Profile	

Drawing No.	Title	Date (latest revision)
D-1	Erosion Control Specification and Details	September 8, 2016
D-2 – D-4	Site Details	
D-5 – D-6	Septic Design Information	
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

page 2 of 3

(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: 48  
Are there wetlands on this tract? Yes  
Is there a proposal for open space? Yes  
(attach if applicable)  
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

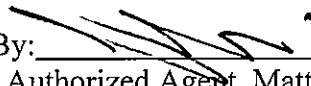
C. OTHER DOCUMENTS SUBMITTED

Identification	Date Shown

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.  
Shipman & Goodwin LLP, One Constitution  
Plaza, Hartford, CT 06103-1919  
Address  
September 22, 2016 (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.

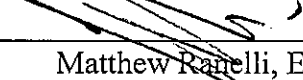
Favorable action on the application of which this statement is a part requires demonstration to the Commission that consideration has been given to the various techniques listed above, using the attachment to this statement. For each technique considered, show the approach or alternate approaches studied, 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: September 22, 2016

Signature:   
Matthew Ranelli, Esq., Authorized Agent





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", 1-800-422-4455. 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.

#### DETENTION/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 TEN 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 (WETLAND SEED MIX IS PREFERABLE) AFTER REMOVAL OPERATIONS ARE COMPLETED TO PREVENT EROSION.

#### GENERAL NOTES/TOWN OF EASTON NOTES:

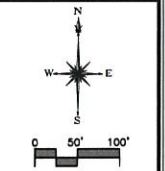
1. THE OWNER ASSUMES RESPONSIBILITY AND AGREES TO HOLD THE TOWN HARMLESS FOR FAILURE OF PERFORMANCE OF ANY PORTION OF SAID PRIVATE SYSTEMS THAT MAY AFFECT THE RATE AT WHICH SUCH WATER IS ACCEPTED BY THE TOWN'S ROAD DRAINAGE SYSTEMS, AND FOR THE MAINTENANCE OR REPAIR OF ANY PRIVATE DRAIN LINES OR APPURTENANCES WHICH CONDUCT SUCH WATER TO THE TOWN'S SYSTEMS.
2. THE LOCATION, DIMENSIONS AND CONSTRUCTION OF ANY DRIVEWAY SERVING A FLAG LOT SHALL CONFORM WITH THE REQUIREMENTS OF SECTION IV(G) OF THE TOWN OF EASTON SUBDIVISION REGULATIONS.
3. THE PROPOSED HOUSE ARE TO BE CONNECTED TO SUBSURFACE SEWAGE DISPOSAL SYSTEMS AND PRIVATE WELLS.
4. 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.
5. ALL DRIVEWAYS SHALL HAVE A 12' WIDTH AND A MAXIMUM OF 12% SLOPE WHEN CONSTRUCTED.
6. 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.
7. 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.
8. ALL GRADE CHANGES EXCEEDING 5% OR THAT ARE SUBJECT TO EROSION SHALL BE STABILIZED BY APPROPRIATE PLANTINGS.
9. PROVIDE A RIP-RAP SPLASH PAD 3' WIDE BY 3' LONG AT ROOF LEADER AND FOOTING DRAIN OUT FALLS.
10. PERFORM ADDITIONAL TESTING PRIOR TO INSTALLATION OF THE ROOF LEADER INFILTRATION UNITS. THE BOTTOM OF THE INFILTRATION UNIT MUST BE A MINIMUM OF 36" ABOVE SEASONALLY HIGH WATER TABLE OR BEDROCK. IN SOME AREAS, SHALLOWER SYSTEMS MAY BE NECESSARY.
11. 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.
12. ALL SEPTIC SYSTEMS MUST BE 50' UP GRADIENT OF ANY DRAINAGE PIPE THAT IS NOT CONSTRUCTED WITH TIGHT JOINTS. ANY STORM DRAINAGE PIPES AND STRUCTURES LOCATED WITHIN 50' DOWN SLOPE OR WITHIN 25' OF ANY SEPTIC SYSTEMS SHALL BE INSTALLED USING TIGHT PIPE WITH RUBBER GASKETED JOINTS IN CONFORMANCE WITH THE CONNECTICUT PUBLIC HEALTH CODE. WATER TIGHT STRUCTURES TO INCLUDE: 8C, 15, 17, 20, 23, 26, AND 47.
13. NO STORM WATER RUNOFF FROM PRIVATE DRIVEWAYS IS TO DISCHARGE ONTO THE PAVED SURFACE OF THE ROADWAY WITHIN THE TOWN RIGHT OF WAY. TRENCH DRAINS ARE TO BE INSTALLED ALONG DRIVEWAYS THAT PITCH TOWARDS THE RIGHT OF WAY AND IS TO DISCHARGE TO ROADWAY STORM DRAINAGE SYSTEMS. FINAL DESIGN OF EACH DRIVEWAY IS SUBJECT TO TOWN APPROVAL DURING FINAL DESIGN FOR EACH INDIVIDUAL LOT. (LOTS LIKELY TO REQUIRE TRENCH DRAINS INCLUDE BUT ARE NOT LIMITED TO 1, 2, 3, 5, 6, 10-15, 16-21, 29, 30 AND 40)

#### SOIL DATA TABLE

SYMBOL	SOIL NAME
3	RIDGEBURY, LEICESTER, AND WHITMAN, EXTREMELY STONY
15	SCARBORS MUCK
17	IMAKWA AND NATCHAUG
18	CATDEN 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	WOODBROOK FINE SANDY LOAM, 0-3% SLOPE
47C	WOODBROOK FINE SANDY LOAM, 2-15% SLOPE, EXTREMELY STONY
50B	SUTTON FINE SANDY LOAM, 0-3% SLOPE
52C	SUTTON FINE SANDY LOAM, 3-15% SLOPE, EXTREMELY STONY
60B	CANTON AND CHARLTON, 3-BX SLOPE
60C	CANTON AND CHARLTON, 6-15% SLOPE
61B	CANTON AND CHARLTON, 3-BX SLOPE, VERY STONY
61C	CANTON AND CHARLTON, 6-15% SLOPE, VERY STONY
62C	CANTON AND CHARLTON, 3-15% SLOPE, EXTREMELY STONY
73C	CANTON AND CHARLTON, 15-35% SLOPE, EXTREMELY STONY
75E	HOLLIS-CHATELAIN - ROCK OUTCROP COMPLEX, 15-45% SLOPE
84B	PAXTON MONTAUK FINE SANDY LOAM, 3-BX SLOPE
85B	PAXTON MONTAUK FINE SANDY LOAM, 3-BX SLOPE VERY STONY
103	RIPOWAM FINE SANDY LOAM
305	UDORTHERS - URBAN LAND COMPLEX
W	WATER

SIGHT DISTANCE  
AVAILABLE=2630'  
SUBDIVISION REQUIRED=235'  
85TH PERCENTILE SPEED (48 MPH)=511'

SIGHT DISTANCE  
AVAILABLE=8950'  
SUBDIVISION REQUIRED=235'  
85TH PERCENTILE SPEED (47 MPH)=522'



Engineering  
Landscape Architecture  
and Environmental Science  
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www.miloneandmacbroom.com

#### REVISIONS

DATE	BY	REVIEW COMMENTS
OCT. 30, 2014	CEH	REVIEW COMMENTS
SEPT. 8, 2016	CEH	REVIEW COMMENTS

#### 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









AREAS OF DISTURBANCE			
LOT #	UPLAND REVIEW AREA	WETLAND REVIEW AREA	DESCRIPTION
4	+/- 800 SF	-	GRAVING, CONSTRUCTION OF SEPTIC SYSTEM
5	+/- 3,218 SF	-	GRAVING, CONSTRUCTION OF SEPTIC SYSTEM
8	+/- 838 SF	-	GRAVING
8	+/- 1,880 SF	-	GRAVING, CONSTRUCTION OF SEPTIC SYSTEM, CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES
8	+/- 2,915 SF	-	GRAVING, CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES, CONSTRUCTION OF SEPTIC SYSTEM, AND DRIVEWAY
10	+/- 3,330 SF	-	GRAVING, CONSTRUCTION OF SEPTIC
11	+/- 1,886 SF	-	GRAVING
14	+/- 1,780 SF	-	GRAVING
18	+/- 80 SF	-	CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES
17	+/- 445 SF	-	CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES
18	+/- 1,070 SF	-	GRAVING, CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES
23	+/- 18,918 SF	-	CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES
24	+/- 9,120 SF	-	GRAVING, CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES
25	+/- 13,508 SF	-	GRAVING, CONSTRUCTION OF SEPTIC SYSTEM, CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES
26	+/- 15,750 SF	-	CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES
27	+/- 8,430 SF	-	CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES
28	+/- 18,588 SF	+/- 3,355 SF	CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES
30	+/- 2,830 SF	-	GRAVING, CONSTRUCTION OF SEPTIC SYSTEM
31	+/- 1,380 SF	-	GRAVING, CONSTRUCTION OF SEPTIC SYSTEM
33	+/- 800 SF	-	GRAVING, CONSTRUCTION OF SEPTIC SYSTEM
34	+/- 175 SF	-	CONSTRUCTION OF SEPTIC SYSTEM
35	+/- 8,990 SF	-	GRAVING
36	+/- 735 SF	-	GRAVING
38	+/- 405 SF	-	GRAVING
38	+/- 1,180 SF	-	CONSTRUCTION OF SEPTIC SYSTEM
44	+/- 3,790 SF	-	GRAVING, CONSTRUCTION OF SEPTIC SYSTEM
45	+/- 5,480 SF	-	CONSTRUCTION OF SEPTIC SYSTEM
46	+/- 1,380 SF	-	CONSTRUCTION OF SEPTIC SYSTEM
47	+/- 7,080 SF	-	CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES
OPEN SPACE C	+/- 91,030	-	CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES
OPEN SPACE B	+/- 8,480 SF	-	CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES
OPEN SPACE D	+/- 370 SF	+/- 1,335 SF	GRAVING, CONSTRUCTION OF ROAD
ROAD RIGHT OF WAY	+/- 13,835 SF	+/- 1,485 SF	GRAVING, CONSTRUCTION OF ROAD

LOTS WITH NO AREAS OF DISTURBANCE: 1, 2, 3, 7, 12, 13, 15, 16, 17, 18, 20, 21, 22, 29, 32, 33, 37, 40, 41, 42, 43, AND 48  
TOTAL AREA OF ACTIVITY WITHIN UPLAND REVIEW AREA IS +/- 230,990 SF  
TOTAL AREA OF ACTIVITY WITHIN WETLAND AREA IS +/- 4,960 SF



0

50'

100'

W

N

E

S

Engineering, Architecture, and Environmental Science

MILONE & MACBROOM

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Cheshire, Connecticut 06410  
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www.miloneandmacbroom.com

REVISIONS

DATE	REVIEW COMMENTS	REVIEW COMMENTS
OCT. 30, 2014		
SEPT. 5, 2015		

SITE PLAN - REGULATED ACTIVITIES

EASTON CROSSING

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

RJM  
DESIGNED

CEH  
DRAWN

EAH  
CHECKED

SCALE: 1"=100'

DATE: AUG. 4, 2014

PROJECT NO. 2683-01

RA-1

SHEET NO.



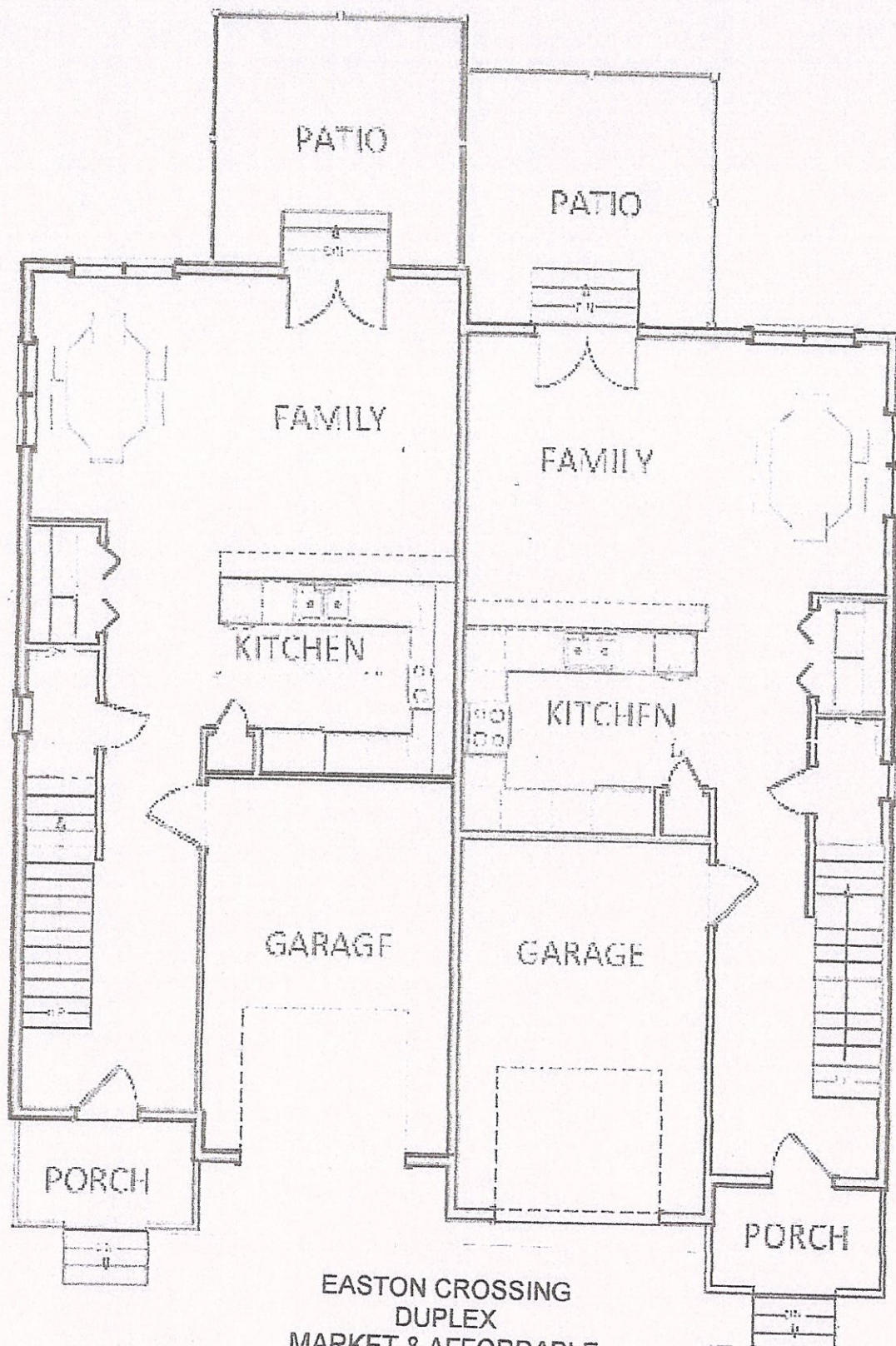




EASTON CROSSING  
DUPLEX  
MARKET & AFFORDABLE  
ELEVATION

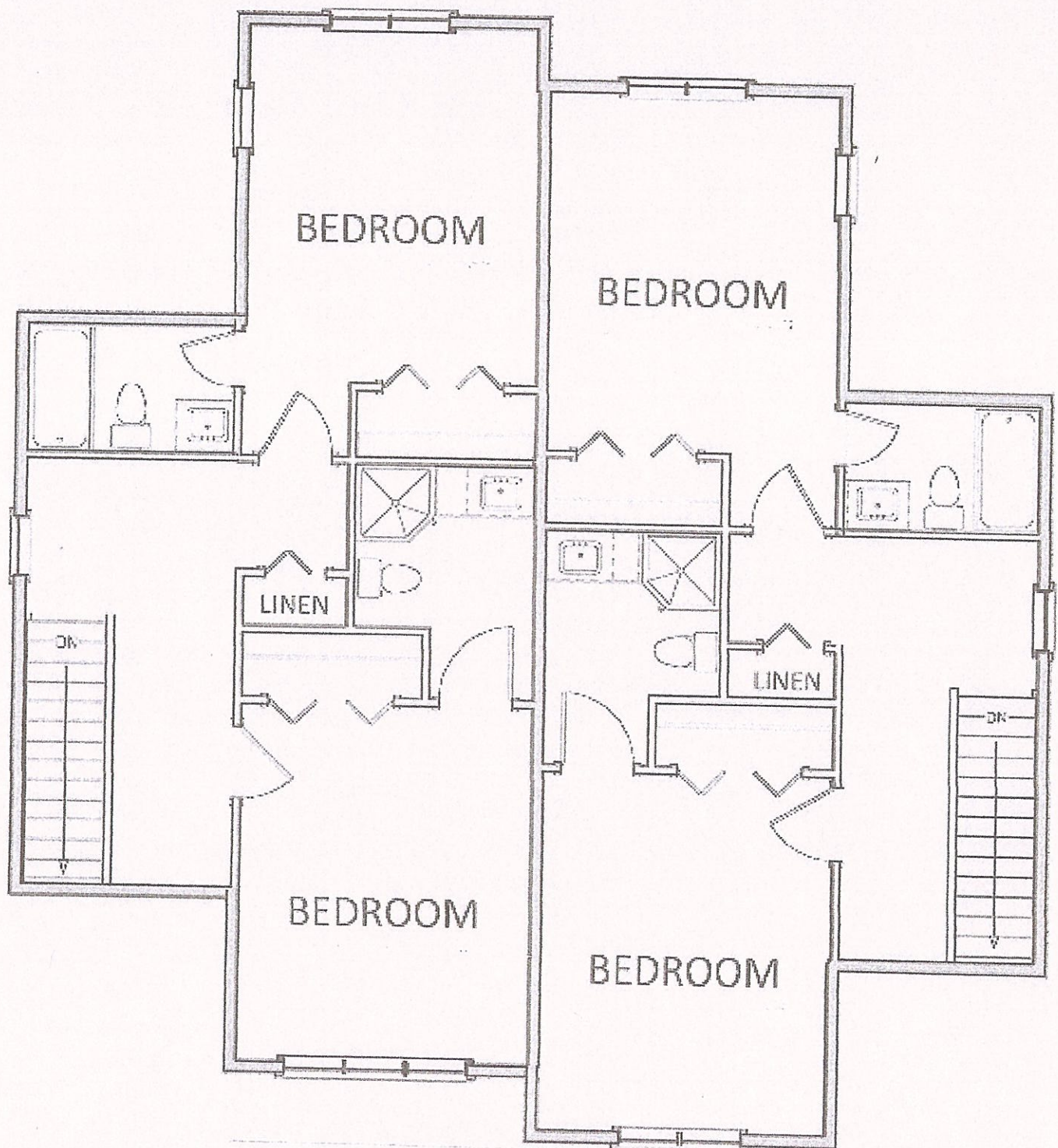
9/15/16





EASTON CROSSING  
DUPLEX  
MARKET & AFFORDABLE  
1ST FLOOR PLAN





EASTON CROSSING  
DUPLEX  
MARKET & AFFORDABLE  
2ND FLOOR PLAN





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

**NEW SECTION \_\_\_\_\_**

**PLANNED HOUSING OPPORTUNITY DISTRICT  
DISTRICT C**

**September 2016**

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 District to the list of zoning districts in Easton.

## **PLANNED HOUSING OPPORTUNITY DISTRICT**

### **A. Intent and Purpose.**

The Planned Housing Opportunity District ("HOD") is intended to expand residential housing opportunities by promoting housing choice, economic diversity, and homes for low and moderate income households within the Town.

### **B. Eligible Parcels.**

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

- (1) A total lot size of not less than one hundred (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 and duplex homes with up to thirty percent (30%) of the homes deed restricted as affordable consistent with Section 8-30g of the Connecticut General Statutes, as amended, 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 "HOD Community" is a housing community in which up to forty percent (40%) of the lots may be used for duplex homes and the remaining lots will be single-family detached dwellings. Thirty percent (30%) of the dwelling units (distributed proportionally through the single-family and duplex homes) will be deed restricted to require, for a period of at least forty (40) years, that such affordable unit be offered 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) "Duplex Home" means a single structure containing two substantially equal sized units.
- (3) "Duplex Affordable Apartment" (or "DAA") means an apartment in a two unit building that is of substantially the same size as the other apartment within the same building and 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 HOD Community shall be one (1) single-family home or duplex home per gross acre of land, provided that no more than forty percent (40%) of the lots may have duplex homes, 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 shall not contain more than four (4) bedrooms per home. The Duplex Affordable Apartment shall not contain more than two (2) bedrooms.

**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 (2) 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 unit.

- (2) 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.**

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

**N. Utilities.**

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

**O. Application Requirements for Rezoning to District C (HOD).**

An application for rezoning a parcel of land to HOD Community 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 (1) 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 lot 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 HOD 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 HOD Community 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 Affordable Units.**

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

- (1) Affordable Units shall be of a construction quality that is comparable to single-family homes to which they are attached.
- (2) The Affordable Units 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 HOD Community, 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  
September 2016**

**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



## **Introduction**

Saddle Ridge Developers, LLC submits this Affordability Plan with its application to the Easton Planning and Zoning Commission (the "Commission") for a zoning regulation text amendment, map text amendment, subdivision approval, and site plan approval for the proposed "Easton Crossing" residential community, a 48 lot residential community comprised of 30 single-family homes and 18 duplex homes with thirty percent (30%) contained within twenty (20) of the units (nine (9) single-family and eleven (11) duplex apartments) in Easton, Connecticut (the "Community").

Under this plan, 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 (the "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. Mixed Income Units.**

Thirty percent (30%) of the units in the Community will be deed restricted as affordable housing consistent with the rental price and term in General Statutes § 8-30g.<sup>1</sup> The specific units designated affordable will be located on the pool of lots in Schedule A attached hereto.

### **II. Forty (40) Year Period.**

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

### **III. Pro-Rata Construction and Dispersion.**

The affordable 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) affordable unit will be built and offered for rental within the time that three (3) market-rate units are completed and offered for sale.

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<sup>1</sup> The Developer anticipates offering the affordable units for rent but reserves its rights to amend this Affordability Plan to offer the units for sale in the future provided any such sale shall be as an affordable unit in accordance with General Statutes § 8-30g.

**IV. Nature of Construction of Mixed Income Units.**

The affordable 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 Developer during initial construction and then transferred to the Homeowners Association or its successors and assigns which may include the Town of Easton if it establishes a Housing Authority (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 Mixed Income Units.**

The Administrator shall provide notice of the availability for rental of each affordable unit. Such notice shall be provided, at a minimum, by advertising at least two (2) 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 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 an affordable unit shall be determined in accordance with this Plan and General Statutes § 8-30g as amended through 2016.

## **VIII. Application Process.**

A person seeking to rent one of the affordable units (the "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.<sup>2</sup>

### *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.

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<sup>2</sup> 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.

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 affordable 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 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 an affordable 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 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:

**TWO BEDROOM RENTAL UNIT FOR  
FAMILY EARNING LESS THAN 80 PERCENT  
OF STATEWIDE MEDIAN INCOME**

**SAMPLE  
COMPUTATIONS BASED  
ON FY 2016 DATA**

- |  |          |
|--|----------|
| 1. Determine lower of relevant year (2016) area median income for Bridgeport-Stamford-Norwalk, CT HMFA (\$86,300) or statewide median income (\$87,800), adjusted for family size (family of 4), as published by HUD | \$86,300 |
| 2. Determine adjusted income for a household of 3 persons by calculating 90 percent of Item 1  | \$77,670 |
| 3. Calculate 80 percent of Item 2  | \$62,136 |
| 4. Calculate 30 percent of Item 3, representing maximum portion of a family's income that may be used for housing  | \$18,641 |
| 5. Divide Item 4 by 12 to determine maximum monthly housing expense  | \$1,553  |
| 6. Compare HUD 2014 Fair Market Rents for Bridgeport-Stamford-Norwalk HMFA (\$1,207) times 120 percent   | \$1,448  |
| 7. Use lesser of calculated maximum monthly expense (Item 5) and HUD fair market rent (Item 6)   | \$1,448  |
| 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)      | \$135    |
| 9. Subtract reasonable monthly expenses (Item 8) from maximum housing expense (Item 7) to determine maximum amount available for rent  | \$1,313  |

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

**SAMPLE  
COMPUTATIONS BASED  
ON FY 2016 DATA**

- |  |          |
|--|----------|
| 1. Determine lower of relevant year (2016) area median income for Bridgeport-Stamford-Norwalk, CT HMFA (\$86,300) or statewide median income (\$87,800), adjusted for family size (family of 4), as published by HUD | \$86,300 |
| 2. Determine adjusted income for a household of 3 persons by calculating 90 percent of Item 1  | \$77,670 |
| 3. Calculate 60 percent of Item 2  | \$46,602 |
| 4. Calculate 30 percent of Item 3, representing maximum portion of a family's income that may be used for housing  | \$13,981 |
| 5. Divide Item 4 by 12 to determine maximum monthly housing expense  | \$1,165  |
| 6. Compare HUD 2016 Fair Market Rents for Bridgeport-Stamford-Norwalk HMFA   | \$1,207  |
| 7. Use lesser of calculated maximum monthly expense (Item 5) and HUD fair market rent (Item 6)   | \$1,165  |
| 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)      | \$135    |
| 9. Subtract reasonable monthly expenses (Item 8) from maximum housing expense (Item 7) to determine maximum amount available for rent  | \$1,030  |

**FOUR BEDROOM RENTAL UNIT FOR  
FAMILY EARNING LESS THAN 80 PERCENT  
OF STATEWIDE MEDIAN INCOME**

**SAMPLE  
COMPUTATIONS BASED  
ON FY 2016 DATA**

- |  |           |
|--|-----------|
| 1. Determine lower of relevant year (2016) area median income for Bridgeport-Stamford-Norwalk, CT HMFA (\$86,300) or statewide median income (\$87,800), adjusted for family size (family of 4), as published by HUD | \$86,300  |
| 2. Determine adjusted income for a household of 6 persons by calculating 116 percent of Item 1   | \$100,108 |
| 3. Calculate 80 percent of Item 2  | \$80,086  |
| 4. Calculate 30 percent of Item 3, representing maximum portion of a family's income that may be used for housing  | \$24,026  |
| 5. Divide Item 4 by 12 to determine maximum monthly housing expense  | \$2,002   |
| 6. Compare HUD 2016 Fair Market Rents for Bridgeport-Stamford-Norwalk HMFA (\$1,757) times 120 percent   | \$2,108   |
| 7. Use lesser of calculated maximum monthly expense (Item 5) and HUD fair market rent (Item 6)   | \$2,002   |
| 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  | \$1,852   |

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

**SAMPLE  
COMPUTATIONS BASED  
ON FY 2016 DATA**

- |  |           |
|--|-----------|
| 1. Determine lower of relevant year (2016) area median income for Bridgeport-Stamford-Norwalk, CT HMFA (\$86,300) or statewide median income (\$87,800), adjusted for family size (family of 4), as published by HUD | \$86,300  |
| 2. Determine adjusted income for a household of 6 persons by calculating 116 percent of Item 1   | \$100,108 |
| 3. Calculate 60 percent of Item 2  | \$60,065  |
| 4. Calculate 30 percent of Item 3, representing maximum portion of a family's income that may be used for housing  | \$18,019  |
| 5. Divide Item 4 by 12 to determine maximum monthly housing expense  | \$1,502   |
| 6. Compare HUD 2014 Fair Market Rents for Bridgeport-Stamford-Norwalk HMFA   | \$1,757   |
| 7. Use lesser of calculated maximum monthly expense (Item 5) and HUD fair market rent (Item 6)   | \$1,502   |
| 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  | \$1,352   |



**XI. Principal Residence.**

Affordable units shall be occupied only as a Resident's principal residence. Notwithstanding any zoning, subdivision, or other regulation to the contrary, subleasing of 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 an affordable 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 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 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	46
Affordable Units	<u>20</u>
<b>Total</b>	<b>66</b>

The specific lots containing Affordable Units are dispersed throughout the Community on up to twenty (20) of the following thirty-two (32) lots to be determined prior to construction:

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

LOT NUMBERS ORGANIZED BUT CONSTRUCTION PHASE

<u>Phase</u>	<u>Lots</u>
1	16, 18, 19, 20, 21, 22, 23, 25, 26, 27, 28, 30
2	11, 31, 32, 35
3	6, 7, 8, 9
4	1, 3, 40
5	41, 43, 45, 46, 48

**SCHEDULE B**  
**MINIMUM SPECIFICATIONS FOR**  
**EACH DUPLEX AFFORDABLE APARTMENT**

Separate entrance

Two Bedroom

Substantial equal size to other duplex apartment in the same structure

## **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), or 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:

- (1) A list of all assets disposed of for less than FMV;
- (2) The date Applicant disposed of the assets;
- (3) The amount the Applicant received; and
- (4) 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 AFFORDABLE UNITS**

**2016 RIDER TO THE LEASE AGREEMENT**  
**FOR AFFORDABLE INCOME UNITS (80 percent)<sup>3</sup>**

**1. TERM AND PROVISIONS**

The annexed Lease Agreement for an affordable 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:

---

<sup>3</sup> A similar Rider will be used for the sixty percent (60%) affordable income apartments.

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

#### 4. UTILITY ALLOWANCE

The monthly rent for an affordable 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 an affordable unit shall be prohibited. In addition, the unit shall be occupied only as the resident's principal residence.

**8. RESTRICTIONS ON USE**

No portion of the affordable 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  
AFFORDABLE APARTMENT**

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 SEPTEMBER 6, 2016**

<b>MAP / BLOCK / LOT</b>	<b>PROPERTY ADDRESS</b>	<b>NAME AND MAILING ADDRESS</b>
3773-B-3774-B-36-5	830 Sport Hill Road	Edward P. and Pamela L. Washchilla 830 Sport Hill Road Easton, CT 06612
3773-B-37-6	10 Stepney Road	Neil S. and Susanne S. Johnson 10 Stepney Road Easton, CT 06612
3773-B-3	850 Sport Hill Road	Union Cemetery Association c/o Joseph Silhavy 45 Silver Hill Road Easton, CT 06612
3773-B-27-5	15 Church Road	Kim Triner Correia 29 White Birch Road Redding, CT 06896
3773-B-28-6	880 Sport Hill Road	Andrew M. and Lynda A. Willauer 2 India Street Nantucket, MA 02554
3773-B-29-7	888 Sport Hill Road	David W. and Gwen C. Easdon 888 Sport Hill Road Easton, CT 06612
3773-B-30-1	898 Sport Hill Road	Aleks and Gjeka Rakaj 898 Sport Hill Road Easton, CT 06612

<b>MAP / BLOCK / LOT</b>	<b>PROPERTY ADDRESS</b>	<b>NAME AND MAILING ADDRESS</b>
3773-B-8-4	25 Church Road	Deborah E. Levin 25 Church Road Easton, CT 06612
3773-B-9A	902 Sport Hill Road	Jefferey J. and Diane Frattaroli 902 Sport Hill Road Easton, CT 06612
3773-B-9	910 Sport Hill Road	Edward R. and Millicent C. Leuba 910 Sport Hill Road Easton, CT 06612
3773-B-10	918 Sport Hill Road	Michael and Elizabeth Reisman 918 Sport Hill Road Easton, CT 06612
3773-B-11	924 Sport Hill Road	Robert J. Fiore 924 Sport Hill Road Easton, CT 06612
3773-B-34-1	885 Sport Hill Road	Ronald and Marcia Sandone 885 Sport Hill Road Easton, CT 06612
3773-B-35-2	891 Sport Hill Road	Huntley J. Stone & Kyle I. MacGillivray 895 Sport Hill Road Easton, CT 06612
3773-B-25-2	16 Wimbledon Lane	Wendy B. Montanaro 16 Wimbledon Lane Easton, CT 06612
3773-B-26-1	10 Wimbledon Lane	Sean R. and Leann M. Kelly 10 Wimbledon Lane Easton, CT 06612
3773-B-12-1	10 Silver Hill Road	Veronica O'Connell 10 Silver Hill Road Easton, CT 06612

<b>MAP / BLOCK / LOT</b>	<b>PROPERTY ADDRESS</b>	<b>NAME AND MAILING ADDRESS</b>
3773-B-12A-2	935 Sport Hill Road	Maria and Jose Alves 935 Sport Hill Road Easton, CT 06612
3773-B-13-1	22 Silver Hill Road	Thomas Chrzanowski 22 Silver Hill Road Easton, CT 06612
3773-B-23	30 Silver Hill Road	Robert G. George 30 Silver Hill Road Easton, CT 06612
3773-B-3780-20	36 Silver Hill Road	William J. Sylvia, Jr. 36 Silver Hill Road Easton, CT 06612
3773-B-21	45 Silver Hill Road	Darrin D. Silhavy 45 Silver Hill Road Easton, CT 06612
3773-B-14	49 Silver Hill Road	Jeffrey D. O'Connell 49 Silver Hill Road Easton, CT 06612
3773-B-14A- PAR A	55 Silver Hill Road	Jo-Ann Bachleda, Executrix 66 Rimmon Hill Road Beacon Falls, CT 06403
3774-B-2A-B & 2B	814 Sport Hill Road	Harold R. and Shirley A. Candee 814 Sport Hill Road Easton, CT 06612
3774-B-3	15 Westport Road	Town of Easton Town Garage 225 Center Road Easton, CT 06612
3774-B-18-2	785 Sport Hill Road	Jose and Maria Alves 935 Sport Hill Road Easton, CT 06612

<b>MAP / BLOCK / LOT</b>	<b>PROPERTY ADDRESS</b>	<b>NAME AND MAILING ADDRESS</b>
3774-B-19-3	45 Westport Road	Joao A. and Maria A. Ribeiro 45 Westport Road Easton, CT 06612
3774-B-6-C	17 Bibbins Road	Michael J. Supon and Ya-Ching Liu 17 Bibbins Road Easton, CT 06612
3774-B-13	32 Bibbins Road	Stuart Smith Richardson Qualified Personal Residence Trust Stuart and Judith Richardson, Trustees 32 Bibbins Road Easton, CT 06612
3774-B-32	26 Westport Road	Eugene A. and Karen A. Leone 26 Westport Road Easton, CT 06612
3774-B-14A	62 Bibbins Road	Adele F. O'Kane 48 Bibbins Road Easton, CT 06612
3774-B-14B	48 Bibbins Road	Adele F. O'Kane 48 Bibbins Road Easton, CT 06612
3774-B-6A-B	29 Bibbins Road	Stuart Smith Richardson and Judith A. Richardson 32 Bibbins Road Easton, CT 06612
3774-B-15	94 Orchard Lane	Christopher E. Moran and Elaine M. Chaput 94 Orchard Lane Easton, CT 06612
3778A & B- 3774-B-2	65 Orchard Lane	Nancy C. Slady 65 Orchard Lane Easton, CT 06612

<b>MAP / BLOCK / LOT</b>	<b>PROPERTY ADDRESS</b>	<b>NAME AND MAILING ADDRESS</b>
3774-B-12-P	5 Cedar Hill Road	Jeffrey M. Becker 5 Cedar Hill Road Easton, CT 06612
3774-B-8-D	8 Cedar Hill Road	Richmond L. Knapp 8 Cedar Hill Road Easton, CT 06612
3774-B-8A-D	24 Cedar Hill Road	Luella D. Ostrofsky 24 Cedar Hill Road Easton, CT 06612
3774-B-8B-D	34 Cedar Hill Road	Leslie D. Serman and Guiliano Minasi 34 Cedar Hill Road Easton, CT 06612
3774-B-30-2	108 Bibbins Road	Nancy C. Slady 65 Orchard Lane Easton, CT 06612
3774-B-11-10A	27 Cedar Hill Road	Michael and Luciana Frenkel 27 Cedar Hill Road Easton, CT 06612
3774-B-10	47 Cedar Hill Road	Peter N. and Diana G. Karazulas 47 Cedar Hill Road Easton, CT 06612
3774-B-28-C	64 Cedar Hill Road	Martin and Lori B. Brault 64 Cedar Hill Road Easton, CT 06612
3774-B-3779-9-M	65 Cedar Hill Road	Dana and Deirdra Preis 65 Cedar Hill Road Easton, CT 06612
3774-B-6B-A	45 Bibbins Road	Ross Vassallo and Carolann Gombos Vassallo 45 Bibbins Road Easton, CT 06612

<b>MAP / BLOCK / LOT</b>	<b>PROPERTY ADDRESS</b>	<b>NAME AND MAILING ADDRESS</b>
3780-7A-A	75 Silver Hill Road	Regina Frate 75 Silver Hill Road Easton, CT 06612
3780-7B-10-B	114 Cedar Hill Road	Debra A. Conte Klein 114 Cedar Hill Road Easton, CT 06612
3780-3779 7C-C	80 Cedar Hill Road	Diane A. Wilson and Diane M. Pepe 80 Cedar Hill Road Easton, CT 06612
3780-7E-G	103 Cedar Hill Road	Tony S. and Margaret A. Lyons 103 Cedar Hill Road Easton, CT 06612
3780-7F-H	115 Cedar Hill Road	Paul R. Taranto and Nathalie Taranto 115 Cedar Hill Road Easton, CT 06612
3780-3774-B-7G-7	28 Cedar Hill Lane	Laura J. Kellerman and Michael P. Kenney 28 Cedar Hill Lane Easton, CT 06612
3780-8	26 Bohus Lane	Paul and Gail Altieri 26 Bohus Lane Easton, CT 06612
3780-9-2	76 Silver Hill Road	Cheryl Martucci & Joseph P. Martucci, Jr. 76 Silver Hill Road Easton, CT 06612
3780-11	100 Cedar Hill Road	Joy Blackiston 100 Cedar Hill Road Easton, CT 06612
3780-38	100 Silver Hill Road	Joseph R. and Dorothy K. Bellefeuille 100 Silver Hill Road Easton, CT 06612

<b>MAP / BLOCK / LOT</b>	<b>PROPERTY ADDRESS</b>	<b>NAME AND MAILING ADDRESS</b>
3780-35	88 Silver Hill Road	Lori Levine Esposito 88 Silver Hill Road Easton, CT 06612
3780-2-1	80 Silver Hill Road	Rinaldo and Jacqueline Sogliuzzi 281 Wheeler Avenue Bridgeport, CT 06606
3780-7D-F	33 Cedar Hill Lane	Cheryl A. Sylvia 33 Cedar Hill Lane Easton, CT 06612
3780-15-PAR 2	72 Silver Hill Road	Stephen F. and Amanda B. Sanders 72 Silver Hill Road Easton, CT 06612
3780-3773-B-1	60 Silver Hill Road	Jonathan D. and Wendy M. Doniger 60 Silver Hill Road Easton, CT 06612
3780-1B	21 Bohus Lane	Elaine O'Keefe and Mark Bisson 21 Bohus Lane Easton, CT 06612
3780-1C	22 Bohus Lane	Judith Steckler 22 Bohus Lane Easton, CT 06612
3779-3774-B-14-3	180 Bibbins Road	Charles F. Kenny, Jr. and Laura M. Kenny 180 Bibbins Road Easton, CT 06612
3779-3774-B-1-4	170 Bibbins Road	Rose Marie Bourne and Stefanie Lyn Pilkington Bourne 170 Bibbins Road Easton, CT 06612
3779-3774-B-22-5	164 Bibbins Road	Anthony J. and Heather N. Vechiarelli 164 Bibbins Road Easton, CT 06612

<b>MAP / BLOCK / LOT</b>	<b>PROPERTY ADDRESS</b>	<b>NAME AND MAILING ADDRESS</b>
3779-3774-B-23-6	156 Bibbins Road	Margaret Pitt Silvestri 156 Bibbins Road Easton, CT 06612
3779-8-K	20 Cedar Hill Lane	Jacob Loban and Jacqueline Bock 20 Cedar Hill Lane Easton, CT 06612
3773-B-39-4	101 Northwood Drive	Sean Fillinich 101 Northwood Drive Easton, CT 06612
3774-A-73-2	99 Northwood Drive	Lois Hanes 99 Northwood Drive Easton, CT 06612
3772-B-3773B-29-8	5 Wimbledon Lane	Christian William Bujdud 5 Wimbledon Lane Easton, CT 06612
3774-B-14	46 Bibbins Road	Adele F. O'Kane 48 Bibbins Road Easton, CT 06612

5074261v1







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

September 22, 2016

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 lot subdivision with a mix of single family and duplex-style homes of which 30 percent 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,

A handwritten signature in black ink, appearing to read "Matthew Ranelli".

Matthew Ranelli

GMR:ekf

4948613 /s6



### 2015 Affordable Housing Appeals List - Exempt Municipalities

Town	Total Housing Units 2010 Census	Governmentally Assisted	Tenant Rental Assistance	Single Family CHFA /USDA Mortgages	Deed Restricted Units	Totally Assisted Units	Percent Affordable
Ansonia	8,148	371	654	125	9	1,159	14.22%
Bloomfield	9,019	591	90	328	0	1,009	11.19%
Bridgeport	57,012	6,275	3983	1062	19	11,339	19.89%
Bristol	27,011	1,913	780	1147	0	3,840	14.22%
Brooklyn	3,235	231	11	116	0	358	11.07%
Danbury	31,154	1,588	909	414	296	3,207	10.29%
Derby	5,849	275	322	77	0	674	11.52%
East Hartford	21,328	1,700	759	1024	0	3,483	16.33%
East Windsor	5,045	559	33	130	14	736	14.59%
Enfield	17,558	1,340	199	648	7	2,194	12.50%
Groton	17,978	3,588	93	385	10	4,076	22.67%
Hartford	51,822	10,697	8532	1621	0	20,850	40.23%
Killingly	7,592	527	106	417	0	1,050	13.83%
Manchester	25,996	1,878	839	1013	34	3,764	14.48%
Mansfield	6,017	417	121	111	2	651	10.82%
Meriden	25,892	2,027	1102	1128	11	4,268	16.48%
Middletown	21,223	3,142	1121	655	25	4,943	23.29%
New Britain	31,226	3,331	1423	1271	256	6,281	20.11%
New Haven	54,967	9,124	5654	1240	602	16,620	30.24%
New London	11,840	1,709	449	517	102	2,777	23.45%
Norwalk	35,415	2,328	1065	304	666	4,363	12.32%
Norwich	18,659	2,225	762	589	0	3,576	19.17%
Plainfield	6,229	377	180	382	0	939	15.07%
Putnam	4,299	383	65	170	0	618	14.38%
Stamford	50,573	5,031	1836	361	1274	8,502	16.81%
Torrington	16,761	1,112	316	668	17	2,113	12.61%
Vernon	13,896	1,470	371	411	12	2,264	16.29%
Waterbury	47,991	5,561	2904	2429	172	11,066	23.06%
West Haven	22,446	1,024	1438	468	0	2,930	13.05%
Winchester	5,613	348	214	161	0	723	12.88%
Windham	9,570	1,862	596	534	0	2,992	31.26%

### 2015 Affordable Housing Appeals List - Non-Exempt Municipalities

Town	Total Housing Units 2010 Census	Governmentally Assisted	Tenant Rental Assistance	Single Family CHFA /USDA Mortgages	Deed Restricted Units	Totally Assisted Units	Percent Affordable
Andover	1,317	24	0	31	0	55	4.18%
Ashford	1,903	32	2	45	0	79	4.15%
Avon	7,389	244	7	32	0	283	3.83%
Barkhamsted	1,589	0	5	15	0	20	1.26%
Beacon Falls	2,509	0	3	38	0	41	1.63%
Berlin	8,140	556	43	110	10	719	8.83%
Bethany	2,044	0	1	5	1	7	0.34%
Bethel	7,310	212	15	80	63	370	5.06%
Bethlehem	1,575	24	0	2	0	26	1.65%
Bolton	2,015	0	2	23	0	25	1.24%
Bozrah	1,059	0	2	31	0	33	3.12%
Branford	13,972	231	60	193	0	484	3.46%
Bridgewater	881	0	0	4	0	4	0.45%
Brookfield	6,562	83	8	60	70	221	3.37%
Burlington	3,389	27	0	39	0	66	1.95%
Canaan	779	35	2	16	1	54	6.93%
Canterbury	2,043	76	1	62	0	139	6.80%
Canton	4,339	211	14	71	32	328	7.56%
Chaplin	988	0	0	32	0	32	3.24%
Cheshire	10,424	277	16	85	17	395	3.79%
Chester	1,923	23	3	14	0	40	2.08%
Clinton	6,065	84	13	46	0	143	2.36%
Colchester	6,182	364	34	133	0	531	8.59%
Colebrook	722	0	0	8	1	9	1.25%
Columbia	2,308	40	3	61	0	104	4.51%
Cornwall	1,007	28	2	4	0	34	3.38%
Coventry	5,099	103	3	173	20	299	5.86%
Cromwell	6,001	212	9	231	0	452	7.53%
Darien	7,074	136	6	1	95	238	3.36%
Deep River	2,096	26	2	26	0	54	2.58%
Durham	2,694	36	1	15	0	52	1.93%
East Granby	2,152	72	1	40	0	113	5.25%
East Haddam	4,508	73	3	38	0	114	2.53%
East Hampton	5,485	70	8	100	25	203	3.70%
East Haven	12,533	542	139	339	0	1,020	8.14%
East Lyme	8,458	396	12	107	19	534	6.31%
Eastford	793	0	0	23	0	23	2.90%
Easton	2,715	0	0	0	15	15	0.55%
Ellington	6,665	260	5	117	0	382	5.73%
Essex	3,261	36	5	9	0	50	1.53%
Fairfield	21,648	241	104	46	112	503	2.32%
Farmington	11,106	496	107	143	155	901	8.11%
Franklin	771	27	0	21	0	48	6.23%
Glastonbury	13,656	583	33	141	2	759	5.56%
Goshen	1,664	1	1	7	0	9	0.54%
Granby	4,360	85	1	51	5	142	3.26%
Greenwich	25,631	969	337	3	54	1,363	5.32%

Griswold	5,118	148	74	209	0	431	8.42%
Guilford	9,596	186	7	40	0	233	2.43%
Haddam	3,504	22	0	20	0	42	1.20%
Hamden	25,114	902	554	529	4	1,989	7.92%
Hampton	793	0	1	36	0	37	4.67%
Hartland	856	2	0	7	0	9	1.05%
Harwinton	2,282	22	2	35	0	59	2.59%
Hebron	3,567	58	2	44	0	104	2.92%
Kent	1,665	53	4	4	0	61	3.66%
Killingworth	2,598	0	0	15	5	20	0.77%
Lebanon	3,125	26	4	79	0	109	3.49%
Ledyard	5,987	32	6	222	0	260	4.34%
Lisbon	1,730	2	0	58	0	60	3.47%
Litchfield	3,975	140	5	22	29	196	4.93%
Lyme	1,223	0	0	2	8	10	0.82%
Madison	8,049	90	2	9	29	130	1.62%
Marlborough	2,389	24	2	24	0	50	2.09%
Middlebury	2,892	77	3	16	20	116	4.01%
Middlefield	1,863	30	2	14	1	47	2.52%
Milford	23,074	726	211	242	87	1,266	5.49%
Monroe	6,918	32	3	29	1	65	0.94%
Montville	7,407	81	37	257	0	375	5.06%
Morris	1,314	20	4	1	0	25	1.90%
Naugatuck	13,061	537	260	337	0	1,134	8.68%
New Canaan	7,551	163	10	3	23	199	2.64%
New Fairfield	5,593	0	1	38	13	52	0.93%
New Hartford	2,923	12	6	46	15	79	2.70%
New Milford	11,731	307	24	151	16	498	4.25%
Newington	13,011	531	104	453	36	1,124	8.64%
Newtown	10,061	134	3	43	15	195	1.94%
Norfolk	967	28	3	6	0	37	3.83%
North Branford	5,629	62	11	63	0	136	2.42%
North Canaan	1,587	138	1	10	0	149	9.39%
North Haven	9,491	343	40	91	0	474	4.99%
North Stonington	2,306	0	2	29	0	31	1.34%
Old Lyme	5,021	60	3	9	3	75	1.49%
Old Saybrook	5,602	50	7	20	20	97	1.73%
Orange	5,345	46	6	13	6	71	1.33%
Oxford	4,746	36	4	18	0	58	1.22%
Plainville	8,063	242	22	332	22	618	7.66%
Plymouth	5,109	178	10	210	0	398	7.79%
Pomfret	1,684	32	1	22	0	55	3.27%
Portland	4,077	185	83	73	0	341	8.36%
Preston	2,019	40	5	45	0	90	4.46%
Prospect	3,474	0	4	38	0	42	1.21%
Redding	3,811	0	0	1	0	1	0.03%
Ridgefield	9,420	179	3	15	59	256	2.72%
Rocky Hill	8,843	235	25	194	0	454	5.13%
Roxbury	1,167	19	0	2	0	21	1.80%
Salem	1,635	1	0	31	0	32	1.96%
Salisbury	2,593	16	2	5	12	35	1.35%
Scotland	680	0	0	17	0	17	2.50%
Seymour	6,968	262	21	113	0	396	5.68%
Sharon	1,775	20	2	4	0	26	1.46%

Shelton	16,146	344	42	103	82	571	3.54%
Sherman	1,831	0	2	4	0	6	0.33%
Simsbury	9,123	241	19	79	0	339	3.72%
Somers	3,479	146	10	33	0	189	5.43%
South Windsor	10,243	427	50	261	0	738	7.20%
Southbury	9,091	90	6	25	0	121	1.33%
Southington	17,447	643	67	333	51	1,094	6.27%
Sprague	1,248	20	13	39	0	72	5.77%
Stafford	5,124	257	10	205	0	472	9.21%
Sterling	1,511	0	6	44	0	50	3.31%
Stonington	9,467	383	16	72	0	471	4.98%
Stratford	21,091	524	392	311	33	1,260	5.97%
Suffield	5,469	212	2	68	15	297	5.43%
Thomaston	3,276	104	4	118	0	226	6.90%
Thompson	4,171	151	11	112	0	274	6.57%
Tolland	5,451	96	3	89	3	191	3.50%
Trumbull	13,157	315	16	47	210	588	4.47%
Union	388	0	0	10	0	10	2.58%
Voluntown	1,127	20	4	30	0	54	4.79%
Wallingford	18,945	481	116	337	35	969	5.11%
Warren	811	0	0	5	0	5	0.62%
Washington	2,124	14	5	4	23	46	2.17%
Waterford	8,634	123	21	259	0	403	4.67%
Watertown	9,096	205	22	167	0	394	4.33%
West Hartford	26,396	621	720	357	283	1,981	7.50%
Westbrook	3,937	140	7	17	24	188	4.78%
Weston	3,674	0	1	2	0	3	0.08%
Westport	10,399	246	50	3	20	319	3.07%
Wethersfield	11,677	615	96	278	0	989	8.47%
Willington	2,637	160	1	47	0	208	7.89%
Wilton	6,475	136	6	8	104	254	3.92%
Windsor	11,767	154	207	437	26	824	7.00%
Windsor Locks	5,429	137	140	209	0	486	8.95%
Wolcott	6,276	313	5	153	0	471	7.50%
Woodbridge	3,478	30	5	6	0	41	1.18%
Woodbury	4,564	59	3	26	0	88	1.93%
Woodstock	3,582	24	2	72	0	98	2.74%
Total	1,487,891	93,899	41,606	31,493	5,558	172,556	







CONSERVATION COMMISSION

225 Center Road - Easton, Connecticut 06612

CERTIFIED MAIL #7010 0290 0001 4018 3714

Return Receipt Requested

December 23, 2014

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

Re: Inland Wetlands Application #14-479, "Request for Determination of No Regulated Activity, or, in the Alternative, Request for Approval/Modification to Conduct Regulated Activities Related to a 48-Lot Subdivision at Sport Hill Road, Silver Hill Road, Cedar Hill Road, and Westport Road (Route 136)"

Gentlemen:

This letter is to inform you that the Conservation Commission of the Town of Easton, acting as the Inland Wetlands and Watercourses Agency for the Town of Easton ("Conservation Commission"), after careful consideration, at its Special Meeting on December 17, 2014, voted to approve the above-noted permit, with conditions, as set forth herein.

**Reasons for Approval:**

1. Overall, this development appears to meet the standards set by state law and Town Regulations for Inland Wetlands protection.
2. Proposed activities in the regulated areas and wetlands are limited to a total of five and one-half acres across the entire project area and do not appear to have an unduly adverse impact on the wetlands.
3. Density/Impervious coverage: The new state Plan of Conservation and Development (POCD) guideline is ten percent (10%) maximum impervious coverage for a development in the watershed. This development, based on preliminary projections only, is designed to fall within that limit.
4. Stormwater basins: The modified basins have been designed in general conformance with the CT DEEP Stormwater Quality Manual for design of a "Pocket Pond" and "Micropool Extended Detention Pond", and, accordingly, these basins should provide the Manual's prescribed water treatment capabilities.

5. Drainage: Both roof and storm drainage systems are designed to address 100-year storms.
6. Wells/water treatment systems: The proposed locations of wells and water treatment systems are outside the regulated areas.
7. Nitrogen in septic: The total discharge amounts are not large enough to require Department of Public Health (DPH) or Connecticut Department of Energy and Environmental Protection (CT DEEP) purview; therefore, a septic effluent nitrogen analysis is not required.

The stipulations and conditions immediately below are listed according to phases:

**Pre Construction:**

1. All approvals from relevant state and local agencies must be in place before any work permitted under this permit takes place.
2. A cash construction bond will be required by the Conservation Commission prior to the start of the project in an amount to be determined by the Director of Public Works of the Town of Easton.
3. Prior to the start of work, a Professional Engineer ("Site Engineer"), approved by Easton's Director of Public Works, paid for by the developer, representing the interests of the Town, and reporting to the Conservation Commission, shall be hired, pursuant to a Letter Agreement between the Town and the developer. This Site Engineer shall meet with the developer's contractor and the Wetlands Enforcement Officer ("WEO") prior to starting any site work to review the conditions of this approval and establish a line of communication, as well as a schedule for routine inspections. The Site Engineer shall provide an inspection log that will be maintained in the Conservation Commission's office. A cash bond equal to the value of one year's fee for the Site Engineer is to be posted and held for the life of the project. In addition, pre-construction meetings must be held with the Town's Land Use staff and Aquarion Watershed Inspector prior to each construction phase.
4. As the initial review of the subdivision plans was performed at a scale that did not permit a detailed assessment, all site plans submitted to the Building Department with a proposed activity within a regulated area are to be referred to the Conservation Commission for an Inland Wetlands Permit.
5. Stormwater basins should be installed in accordance with the phasing plan on Map PH-1 prior to road and lot construction to ensure proper sediment controls. At the Conservation Commission's consultant's recommendation, the developer shall use a

six (6) inch outlet orifice and install a removable trash rack device over the orifice to prevent clogging or, alternately, remove the orifice and install a reverse pipe which shall run from the bottom of the basin into the outlet structure.

Further, the developer shall implement methods to maximize safety relative to standing water in the stormwater basins by providing landscaped safety benches, or by other acceptable means, and erecting warning signs at each location.

6. As the stormwater treatment system was designed with a threshold of a maximum of ten percent (10%) impervious coverage, and since the site is made up of a number of smaller drainage basins, a deed restriction shall be placed on each building lot that limits percentage of impervious coverage to ten percent (10%) on each individual lot.
7. A sediment and erosion control cash bond will be required for the duration of the project. The amount is to be determined by the Conservation Commission, with the advice and consent of the Director of Public Works of the Town of Easton.
8. All soil and erosion controls are to be installed before the start of any phase of work and maintained during the entire period of construction per phasing sequence described.
9. The limit of disturbance on the approved plans shall be established on all of the lots prior to construction, in accordance with the limit of disturbance lines noted on Map SE-1, dated August 4, 2014, and last revised October 30, 2014 with a distinct boundary material approved by the WEO. The demarcations will be reviewed by the Site Engineer prior to the start of construction. This Limit of Disturbance line will serve to identify the permitted areas for clearing, grading, and construction of roads and homes.
10. A fund for maintenance and repair of private roads and stormwater systems will be established by the developer prior to the creation of the Homeowners Association to ensure adequate funding of repairs and/or maintenance, and the fund will be replenished on an annual basis. The value of the fund will be established by the Director of Public Works for the Town of Easton. The developer will be responsible for repairs and maintenance of the private roads and stormwater systems, using this fund, until a Homeowners Association has established suitable funding. The responsibility of the Homeowners Association for this maintenance fee shall be included in the deed to each lot. An annual report of the maintenance performed, expenditures incurred, and documentation of the required fund balance shall be provided each January to the Director of Public Works of the Town of Easton and the Conservation Commission.

11. To protect Open Space areas during construction, they shall be delineated using appropriate barriers. Such barriers shall be installed prior to the start of any construction.

**During Construction:**

1. The construction sequence and phasing shall be performed in compliance with the Title Sheet and Phasing Plan PH1 of the site plans dated August 4, 2014 and revised October 30, 2014. In addition, no more than five (5) lots shall be under construction at any given time.

As each phase is completed, the work will be inspected to ensure the construction has been completed as approved by the Conservation Commission. Any subsequent phase cannot be started until 75% build-out of the previous stage has been completed.

2. The wetlands crossing at Station #24+30 on Stonegate Lane, will be imbedded twelve (12) inches below the flow line to provide a natural substrate. Further, construction of the culvert at the wetlands crossing shall be performed during the period of low water flow.
3. If any structure is moved towards a regulated area or any limit of disturbance is modified as a result of final site plan development, that site plan must be referred back to the Conservation Commission for Inland Wetlands approval.

**Post Construction:**

1. The Homeowners Association must create and maintain an operating budget including an adequate reserve amount to cover road (private) and storm water system maintenance. A report of the activity and holdings of this account shall be submitted to the Director of Public Works and the Conservation Commission in January of each year.
2. Section 5.02 of Article V of the Declaration of Easton Crossing shall include: Any development of an easement in a regulated area is subject to review by the Conservation Commission.
3. Detailed Homeowners Association guidelines are to be finalized and presented to the Conservation Commission for review. These guidelines must be approved by the Conservation Commission prior to the first sale.


**The remaining stipulations and conditions apply:**

1. **Permit is not valid until this letter is filed by you**, at your own cost, with the Town Clerk for recording on the Easton Land Records.
2. A copy of this letter and the plans approved for this application shall be supplied to any and all contractors that will be performing regulated work on this site.
3. This permit is based on wetland impacts of 48 homes, 20 of which will include affordable housing units. No other use was considered.
4. All deeds of conveyance shall require conformance to all conditions of approval in this resolution.
5. The developer is to implement the recommendations made by Soil Science and Environmental Services in its Environmental Assessment Report dated August 20, 2014.
6. **The Conservation Commission Office must be notified, in writing, before the start of any construction so that the Wetlands Enforcement Officer can review the installation of the erosion controls required. The notice is to include the volume and page of the recording.**

Please be further advised that this permit is valid for a period of FIVE (5) YEARS from the date of the approval. If, however, for some reason you are unable to complete this project within the period of time, it is suggested that you request an extension, in writing, at least one month prior to the expiration date to allow the Commission to review your request at one of their regularly-scheduled meetings.

If you have any questions regarding this permit, please do not hesitate to contact us. Our office is open Monday through Friday from 8:30 a.m. to 12:30 p.m. The phone number is 203-268-6291.

Sincerely,

  
M. Roy Gosse, Chairman *kak*

MRG/kak

cc: file; Building Department; Director of Public Works; Planning & Zoning Commission;  
WEO; Ira Bloom, Esquire; Matthew Ranelli, Esquire

RECEIVED

AUG 08 2014

Attachment to Application For Subdivision or Resubdivision

EASTON PLANNING &  
ZONING COMMISSION

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.

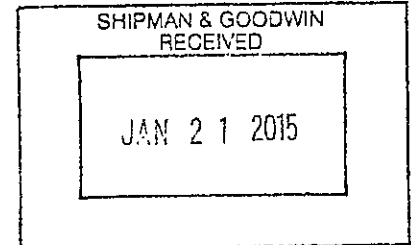




## EASTON PLANNING & ZONING COMMISSION

225 CENTER ROAD  
EASTON, CT., 06612

TELEPHONE (203) 268-6291  
FAX (203) 268-4928  
TOWN WEBSITE: eastonct.gov



Certified Mail  
Receipt #70100290000140184759

January 14, 2015

Saddle Ridge Developers, LLC  
c/o Shipman & Goodwin, LLP, Counselors At Law  
One Constitution Plaza  
Hartford, Connecticut 06103-1919

Attention: Matthew Ranelli, Esq.

Re: The Application 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.

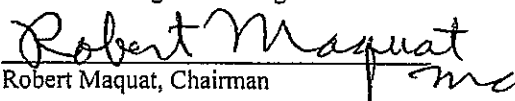
Gentlemen:

At its meeting of January 14, 2015 the Planning and Zoning Commission considered the applications submitted by Saddle Ridge Developers, LLC, cited above, pursuant to Connecticut General Statutes Sec. 8-30g, for a housing development with an affordable component at its site at Sport Hill Road, Silver Hill Road, Cedar Hill Road and Westport Road.

The Commission has denied each of the applications cited above in accordance with the adopted RESOLUTION which accompanies this letter.

Thank you for your courtesies during the presentation.

Very truly yours,  
Easton Planning and Zoning Commission

  
Robert Maquat, Chairman

RM:ma

Enclosures: Resolution and Legal Notice  
cc: Ira Bloom, Esq.

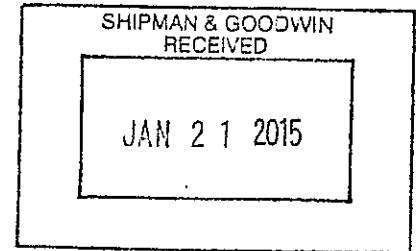




## EASTON PLANNING & ZONING COMMISSION

225 CENTER ROAD  
EASTON, CT., 06612

TELEPHONE (203) 268-6291  
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TOWN WEBSITE: eastonct.gov



### RESOLUTION ADOPTED JANUARY 14, 2015 BY EASTON PLANNING AND ZONING COMMISSION

APPLICANT: Saddle Ridge Developers, LLC  
68 Soundview Drive  
Easton, Connecticut 06612

Applicant's Representatives:

Attorney: Matthew Ranelli, Esq.  
c/o Shipman & Goodwin, LLP  
One Constitution Plaza  
Hartford, CT 06103-1919

Engineer: Milone & Mac Broom, Inc.  
99 Realty Drive  
Cheshire, CT 06410

PROPERTY LOCATION: At Sport Hill Road, Silver Hill Road, Cedar Hill Road, and Westport Road in the Town of Easton, CT. 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).

OWNERS OF RECORD: Silver Sport Associates, Limited Partnership, c/o Huntley J. Stone

#### 1. The Application

Saddle Ridge Developers, LLC, the applicant for the owners of 124.704 acres at Sport Hill Road, Silver Hill Road, Cedar Hill Road and Westport Road, propose applications to authorize the construction of a housing development with an affordable component, pursuant to Conn. General Statutes Sec. 8-30g 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 applicant's 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 applicant's property, as referenced above.
2. Public hearings on this Application were conducted by the Planning and Zoning Commission on September 16, 2014, October 20, 2014, November 3, 2014 and November 24, 2014. The public hearing was continued only for the submission of materials. The public hearing was closed on December 8, 2014. The Commission has thoroughly reviewed the proposed amendments submitted by the applicant, including modifications to the Easton Crossing development plans, PAAAC District regulations, reports and response letters by the applicant's consultants.
3. The Town of Easton Conservation Commission and Inland Wetlands and Watercourses Agency (IWWC) considered Saddle Ridge Developers' plans for this project at four public hearings and heard expert testimony, and approved the Saddle Ridge applications for regulated activity licenses with conditions at a special meeting on December 17, 2014. It rendered a report to this Commission dated December 23, 2014 from Roy Gosse, Chairman, Conservation Commission acting as the Inland Wetlands and Watercourses Agency for the Town of Easton.
4. Findings of this Commission in respect to the Application:
  - (1) The Commission finds that the proposed site plan and subdivision is not in compliance with affordable housing set-aside requirements contained in Conn. Gen. Stat. §8-30g. The Commission has been presented with evidence concluding that the proposed site plan and subdivision violates the "comparable size and workmanship" provision stated in Conn. Gen. Stat. §8-2g, as interpreted in *Wisniowski v. Berlin Planning Commission*, 1993 Conn. Super. LEXIS 1335 and *Dauti Construction, LLC v. Planning and Zoning Commission of the Town of Newtown*, 2009 Conn. Super LEXIS 1505, affirmed in 125 Conn. App. 655 (2010). The Commission has received an analysis of the applicant's proposal supporting this

conclusion from Michael C. Santoro, CD Specialist, Office of Policy, Research and Housing Support, Department of Housing.

- (2) Without compliance with the statutory requirements contained in §8-30g and §8-2g, this Commission would not voluntarily choose to change the zoning map and zoning scheme in the Town of Easton, which primarily consists of three-acre zoning.
- (3) The Commission notes, however, that the applicant has generally addressed the Commission's concerns regarding substantial public health and safety issues that were evident in the earlier applications by this applicant for this property.
- (4) The Commission also notes the decision by the Town of Easton Conservation Commission, dated December 23, 2014 that approved this housing project with conditions. The conditions imposed by the Conservation Commission provide additional protections.
- (5) If it is determined by the Court that this Application does in fact comply with §8-30g or this Application can be remedied to achieve compliance, reasonable conditions should also be attached by this Commission as part of any approval.

## 5. RESOLUTIONS

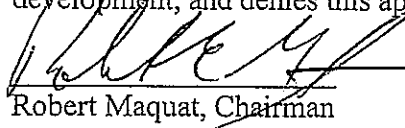
THE COMMISSION RESOLVES AS FOLLOWS:

- a. Amendments to Easton Town Plan of Conservation and Development are DENIED because it remains the Commission's desire to retain the rural residential character of Easton by maintaining residential zoning requirements of three (3) acres. The Commission is aware of its obligation to approve affordable housing developments, but any such affordable housing development must be compliant with Sections 8-2g and 8-30g of the Connecticut General Statutes, as such statutes have been interpreted by our courts.
- b. Amendments to the Easton Zoning Regulations are DENIED because they are inconsistent with the scheme of zoning in Easton, the current zoning, the Town Plan of Conservation and Development, and they do not comply with the requirements of C.G.S. Sections 8-2g and 8-30g.
- c. Amendments to Town Zoning Map are DENIED because they are inconsistent with the scheme of zoning in Easton, the current zoning, the Town Plan of Conservation and Development, and they do not comply with the requirements of C.G.S. Sections 8-2g and 8-30g.
- d. Amendments to Town Subdivision Regulations are DENIED because the proposed amendments to the Easton Subdivision Regulations are not consistent with the Town Plan of Conservation and Development and Zoning Regulations

and, as proposed, would allow multi-family housing to occur on one-acre lots where such multi-family housing does not comply with the requirements of C.G.S. Sections 8-2g and 8-30g.

- e. Application for Subdivision is DENIED because the proposed application does not comply with existing Subdivision or Zoning Regulations and the application does not comply with the requirements of C.G.S. Sections 8-2g and 8-30g.
- f. Application 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 is DENIED because these twenty (20) accessory affordable apartments do not comply with existing Zoning Regulations or site plan standards and the application does not comply with the requirements of C.G.S. Sections 8-2g and 8-30g.
- g. Application for site plan is DENIED because the proposed development does not comply with existing Zoning Regulations or site plan review standards and the application does not comply with the requirements of C.G.S. Sections 8-2g and 8-30g.

For the reasons set forth above, the Commission finds that this application does not qualify as a Section 8-30g., set-aside affordable housing development, and denies this application.



(signed)

Robert Maquat, Chairman

dated January 14, 2015

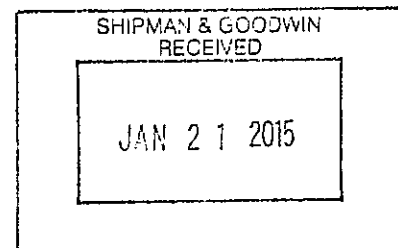
Legal Notice, Easton, CT

On January 12, 2015 the Easton Planning and Zoning Commission unanimously voted to adopt a Resolution denying six components of the following application. On January 14, 2015 the Commission met once again on the same application and voted to deny the seventh component of the application described herein, which had been inadvertently omitted from the Resolution adopted on January 12, 2015. 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), proposed 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); **DENIED.**
- (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". **DENIED**
- (3) Amend the Town of Easton Zoning Map to designate the applicants' property, as described above, as District C, a "PAAAC" District. **DENIED**
- (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. **DENIED**
- (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. **DENIED**
- (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. **DENIED**
- (7) Approve a site plan for construction of a PAAAC project on the applicants' property, as referenced above. **DENIED**

Easton Planning and Zoning Commission  
Robert Maquat, Chairman

Dated this 14<sup>th</sup> day of January 2015





# SOIL SCIENCE AND ENVIRONMENTAL SERVICES, INC.

---

Wetland Delineations   Ecological Studies   Site Assessments   Project Planning   Soil Testing

September 21, 2016

ATTN: Bob Carlson  
Carlson Construction  
470 Beechwood Avenue  
Bridgeport, CT 06604

**RE: Easton Crossing (aka Saddle Ridge Subdivision), Sport Hill Road,  
Easton, CT**

Dear Mr. Carlson:

In accordance with your request, I inspected the Easton Crossing project area on September 21, 2016. The purpose of the inspection was to observe the existing conditions on the site. I also reviewed the most recent subdivision plans for the property titled "Easton Crossing, Sport Hill Road, Silver Hill Road, Cedar Hill Road & Westport Road, Easton, Connecticut, August 4, 2014/October 30, 2014, and Revised September 8, 2016," that were prepared by Milone & MacBroom, Inc. The purpose of the plan review was to compare the current proposed impacts to wetlands and activities within upland review areas to the previously approved impacts and activities. Our findings are as follows.

During the site inspection I observed that the site conditions are essentially the same as what was observed in 2014. The property contains wooded uplands, the Gold Rush Horse Farms fields and paddocks and riding trails, and eight wetland areas which occur throughout the property. The existing conditions are described in our Environmental Assessment Report titled "Proposed "Easton Crossing" Residential Development, Sport Hill Road, Silver Hill Road, Cedar Hill Road & Westport Road, Easton, CT," dated August 20, 2014.

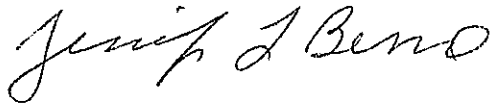
After reviewing the proposed plans and consulting with the project engineer, we have determined that the proposed direct wetland impacts shown on the current plan set, dated September 8, 2016 (revised) are the same as what was previously proposed and approved. The road crossing and associated direct wetland impact proposed in the 2016 plan is the same as what was approved by the Inland Wetland Commission originally in 2009 and again in 2014. The proposed activities within the upland review area also are the same as what was previously approved. The stormwater drainage system including detention basins are essentially the same and discharge points are the

same. Finally, the proposed wetland mitigation is the same as what was previously proposed and approved.

It is still the opinion of SSES, Inc. that the narrow wetland crossing and activities within the 100 foot regulated upland review area will not adversely impact the quality of the functions provided by the wetlands as long as the approved plans are implemented and sedimentation and erosion control measures are properly installed and maintained.

Respectfully submitted,

SOIL SCIENCE AND ENVIRONMENTAL SERVICES, INC.

A handwritten signature in cursive script that reads "Jennifer L Beno". The signature is written in black ink and is positioned above the printed name and title.

Jennifer Beno  
Biologist/Wetland Scientist







# 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)<sup>1</sup> 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) <sup>1</sup>	105	9	46	55	43	21	64	344	344	688
Current 2014 Traffic Study, Single-Family Detached Housing (210) <sup>2</sup>	48	11	32	43	34	2	54	267	267	534

Source: <sup>1</sup>*Trip Generation*, 8th Edition. Institute of Transportation Engineers. 2008

<sup>2</sup>*Trip Generation*, 9th Edition. Institute of Transportation Engineers. 2012

<sup>1</sup> *Trip Generation*, Institute of Transportation Engineers, 9<sup>th</sup> 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
<b>2005 - 2008</b>									
At Westport Road and Stepney Road	1	5	6		1	2	3		6
At Silver Hill Road		1	1					1	1
<b>TOTAL</b>	1	6	7	0	1	2	3	1	7
<b>2010 - 2012</b>									
At Westport Road and Stepney Road		3	3	1		1		1	3
At Silver Hill Road		1	1				1		1
<b>Total</b>	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