



PLANNING AND ZONING COMMISSION

225 Center Road - Easton, Connecticut 06612

MEMORANDUM

To: Zoning office, Health Dept, Public Works Dept, **Town Clerk**, Police Commission, Fire Commission

From: Karen Velky (Planning and Zoning Clerk)

cc: File

Date: 06/23/2022

Re: Special Permit #: SP-22-02
Property Owner: Roberta J. Cable
Location: 17 Sunset Rd

The property owner of 17 Sunset Road is making application for a Special Permit seeking approval to divide the existing parcel of 2.38± acres and create a second, approved building lot which would be considered a Flag or Interior Lot according to the Zoning Regulations. The homestead lot (Lot A) will remain as is with existing structures and improvements with a parcel area of 1.186± acres while the proposed new building lot (Lot B) will have a parcel area of 1.191± acres with proposed development of a single-family residence.

Included with the Special Permit Application for the Creation of a Flag Lot is a conceptual site plan developed by Ochman Associates, Inc. entitled "First-Cut: Division of Property Prepared For Roberta Cable" dated May 17, 2022.

Enclosed is a copy of the application along with corresponding documents in support of such application.

The Planning & Zoning Commission is requesting your review with feedback by Friday **July 8, 2022**.

Thank you

SPECIAL PERMIT APPLICATION

Planning & Zoning Commission
Easton, Connecticut 06612

Application Number _____

Location of Property – Street & Number 17 Sunset Road

Assessor's Map No. 5502C

Parcel No. 36

Applicant Roberta J. Cable Owner Roberta J. Cable

Address 17 Sunset Road, Easton, CT 06612 Address 17 Sunset Road, Easton, CT 06612
(forward notice)

Engineer. _____ Surveyor Mark Ochman, PE LS (Licensed Civil Engineer & Land Surveyor)

On-Site
Type of Sewage Disposal Septic Type of Water Supply Public Water

Zoning District R-A (1 acre)

Number of Feet of New Road Construction (if required) N/A

Wetland: Does this application require a permit from the Inland Wetlands Agency: Yes / NO

Notice: If a wetland permit is required, this application will not be acted upon until the wetland permit is obtained.

This applicant understands that this application is to be considered complete only when all information and maps are submitted in accordance with Section **8400** of the Zoning Regulations of the Town of Easton, Connecticut. Failure to submit a complete application and maps may result in denial of the application by the Commission.

Signature of Record Owner Roberta J. Cable 203-374-9756
Telephone

Signature of Applicant Roberta J. Cable 203-374-9576
Telephone

Application and Documents Submitted: Date: _____

By: _____
For the Commission

OCHMAN ASSOCIATES, INC.
Engineers and Surveyors
P.O. Box 76, Easton, Connecticut 06612
(203) 268-9194

June 20, 2022

Town of Easton
Planning & Zoning Commission
255 Center Road
Easton, Connecticut 06612
203-268-6291

RE: Special Permit Application: Flag Lot, 17 Sunset Road

The existing parcel of land is currently owned by Roberta Cable and is 2.38± acres. The property owner would like to divide the parcel creating a second approved building lot which would be considered a Flag or Interior Lot according to the Zoning Regulations.

Included with this **Special Permit Application for the creation of a Flag Lot** is a conceptual site plan developed by Ochman Associates, Inc. entitled "First-Cut: Division of Property Prepared For Roberta Cable" dated May 17, 2022.

According to **Section 5400.2** a new flag lot or interior lot may be allowed by the Commission by Special Permit provided that: The parent parcel or tract of land is capable in all respects of division or subdivision into one additional lot except that it lacks suitable area or frontage or terrain to accommodate a conforming accessway for such additional lot as determined by the Planning and Zoning Commission, and, the driveway and/or accessway to the flag lot or interior lot shall meet the requirements of **Section 5500**.

The homestead parcel has 200' of frontage on Sunset Road and 39.74' of frontage on Drewbarrie Lane, which is a cul-de-sac off Beers Road. There are currently five parcels served by Drewbarrie Lane. In consideration of **Section 5520** (when a lot has frontage on two (2) streets, the driveway shall be located on the street having lower traffic volume...) the access for the proposed development has been depicted on Drewbarrie Lane (the less trafficked roadway).

In accordance with **Section 5400.4** the proposed flag lot depicts a 25' easement over the homestead parcel for utilities, however, in consideration of **Section 5510** (to regulate the establishment of driveways on all lots, including interior or flag lots, in the interest of safety, aesthetics, and the proper disposal of storm water) access to the proposed flag lot is proposed from Drewbarrie Lane.

Based on the above adherence to the Town of Easton Zoning Regulations we request the Commission to grant permission for the creation of a flag lot as depicted on the aforementioned site plan developed by Ochman Associates, Inc.

Respectfully,



Mark Ochman, PE LS

Ochman Associates, Inc.

PO Box 76
Easton, Connecticut 06612
203-268-9194

June 19, 2022

RE: Special Permit Application: Flag Lot, 17 Sunset Road (Pg. 1 of 2)

8440 SPECIAL PERMIT CRITERIA

1. Zoning Purposes

According to **Section 5400.2** a new flag lot or interior lot may be allowed by the Commission by Special Permit provided that: The parent parcel or tract of land is capable in all respects of division or subdivision into one additional lot except that it lacks suitable area or frontage or terrain to accommodate a conforming accessway for such additional lot as determined by the Planning and Zoning Commission, and, the driveway and/or accessway to the flag lot or interior lot shall meet the requirements of **Section 5500**.

The homestead parcel has 200' of frontage on Sunset Road and 39.74' of frontage on Drewbarrie Lane, which is a cul-de-sac off Beers Road. In consideration of **Section 5520** (when a lot has frontage on two (2) streets, the driveway shall be located on the street having lower traffic volume...) the access for the proposed development has been depicted on Drewbarrie Lane (the less trafficked roadway).

In accordance with **Section 5400.4** the proposed flag lot depicts a 25' easement over the homestead parcel for utilities, however, in consideration of **Section 5510** (to regulate the establishment of driveways on all lots, including interior or flag lots, in the interest of safety, aesthetics, and the proper disposal of storm water) access to the proposed flag lot is proposed from Drewbarrie Lane.

2. Environmental Protection and Conservation

Although there are wetland soils on the adjacent lot to the west there are no wetlands on the subject parcel. The septic system and the residence will be outside of the regulated area with only a portion of the driveway and the storm system units within the regulated area.

3. Overall Compatibility

The proposed development for a single-family residence is in keeping with the surrounding community and adjacent properties, the majority of which are on 1± acres.

4. Suitable Location For Use

The Use of this parcel will be in harmony with the development found on the adjacent parcels – single-family residence with 4-5 bedrooms.

5. Appropriate Improvements

The proposed development of this parcel, again, will be similar to the existing development found on Drewbarrie Lane, Sunset Circle and other parcels in this rural community.

RE: Special Permit Application: Flag Lot, 17 Sunset Road (Pg. 2 of 2)

6. Suitable Transportation Conditions

In consideration of **Section 5510** (to regulate the establishment of driveways on all lots, including interior or flag lots, in the interest of safety, aesthetics, and the proper disposal of storm water) access to the newly created flag lot is proposed from Drewbarrie Lane.

7. Adequate Public Utilities and Services

The proposed development for this interior lot has been designed according to code for both septic and storm drainage so as not to adversely impact any of the adjacent properties and this parcel is served by public water.

8. Long Term Viability

Sustained maintenance will be the responsibility of the future homeowner to keep subject parcel and improvements in good condition.

9. Nuisance Avoidance

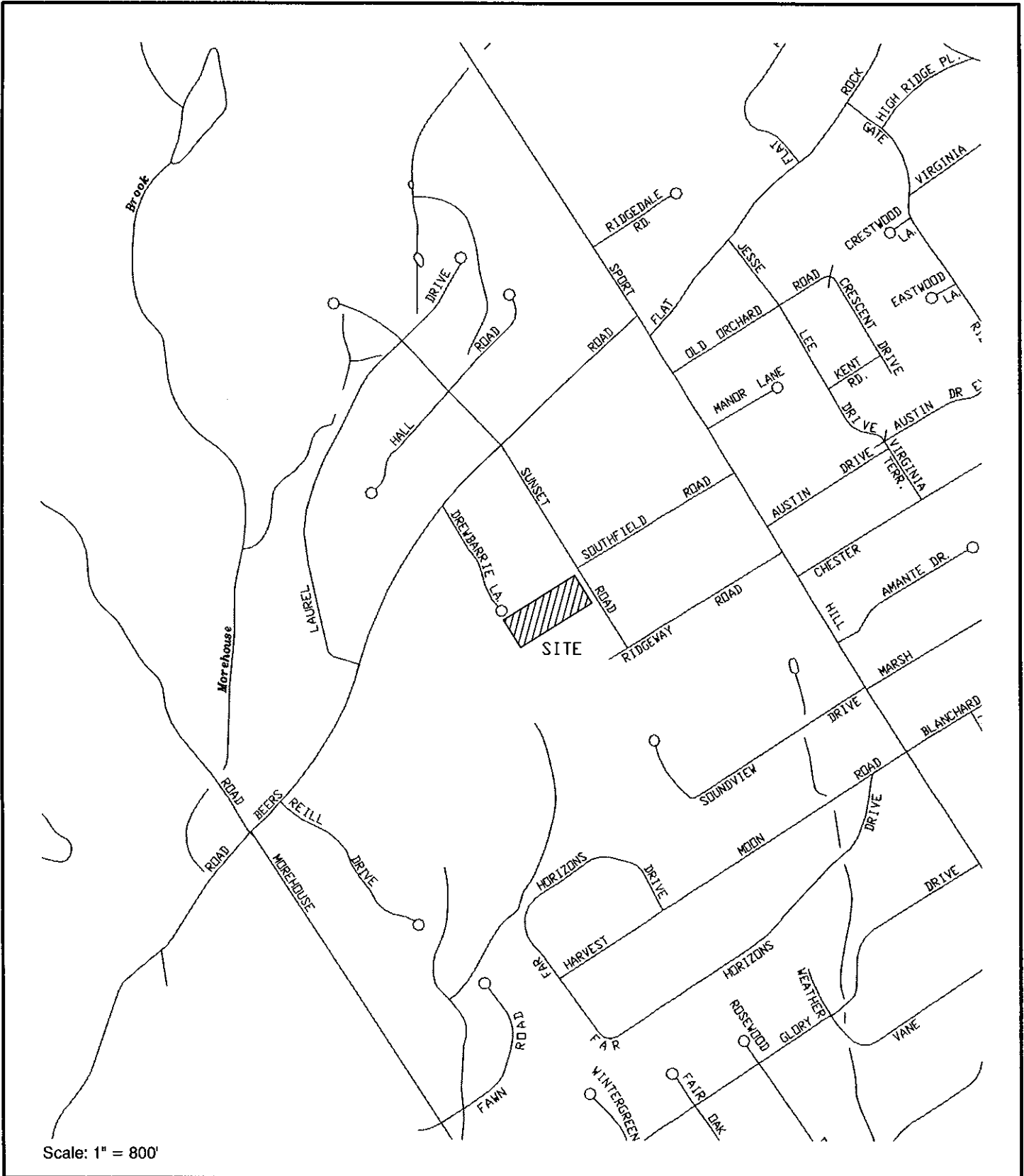
The proposed development for subject parcel is for a single-family residence. There should be no issues regarding noise, light, odors, parking visibility, unsightly appearance, erosion, water contamination or storm water run-off.

10. Plan of Conservation and Development

The proposed development of subject parcel considered the goals, objectives, policies and known recommendations for other development by the Conservation and other town agencies.

11. Mitigation

Again, the proposed development for subject parcel is for a single-family residence which is in keeping with the present community. There should be no negative impact to this established neighborhood in terms of traffic, noise, storm water run-off, burden on natural resources, etc.



Scale: 1" = 800'

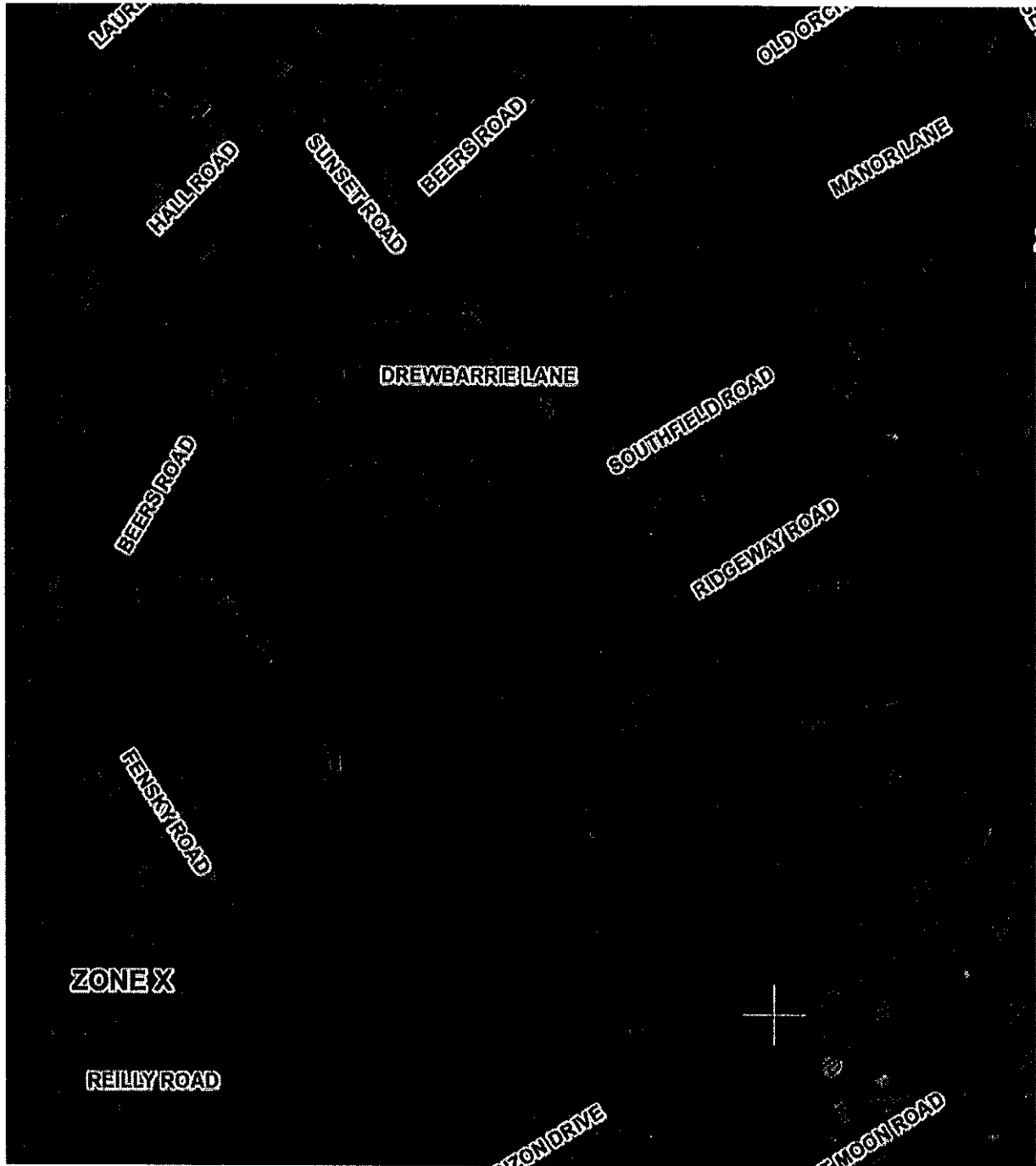
OCHMAN ASSOCIATES, INC.
 CONSULTING ENGINEERS & SURVEYORS

PO BOX 76
 EASTON, CONNECTICUT 06612
 203.268.9194

FIGURE A

LOCATION MAP

- PREPARED FOR -
#17 SUNSET ROAD
EASTON, CONNECTICUT
 JUNE 2022



Scale: 1" = 400'

Map Number 09001C0407F, Map Revised June 18, 2010
 Zone X (Unshaded)

OCHMAN ASSOCIATES, INC.
 CONSULTING ENGINEERS & SURVEYORS

PO BOX 76
 EASTON, CONNECTICUT 06612
 203.268.9194

FIGURE C

FEMA MAP

- PREPARED FOR -
#17 SUNSET ROAD
 EASTON, CONNECTICUT
 JUNE 2022

Town of Easton
Planning & Zoning Commission
255 Center Road
Easton, Connecticut 06612
203-268-6291

June 20, 2022

NOTIFICATION LETTER

RE: Special Permit Application: Flag Lot, 17 Sunset Road Notification to Properties Within 250'

The property owner of 17 Sunset Road is making application for a Special Permit seeking approval to divide the existing parcel of 2.38± acres and create a second, approved building lot which would be considered a Flag or Interior Lot according to the Zoning Regulations.

The homestead lot (Lot A) will remain as is with existing structures and improvements with a parcel area of 1.186± acres while the proposed new building lot (Lot B) will have a parcel area of 1.191± acres for future proposed development of a single-family residence.

Included with the **Special Permit Application for the Creation of a Flag Lot** is a conceptual plan developed by Ochman Associates, Inc. entitled "First-Cut: Division of Property Prepared For Roberta Cable" dated May 17, 2022 and is available at the Planning & Zoning Department for review by the public prior to the public hearing.

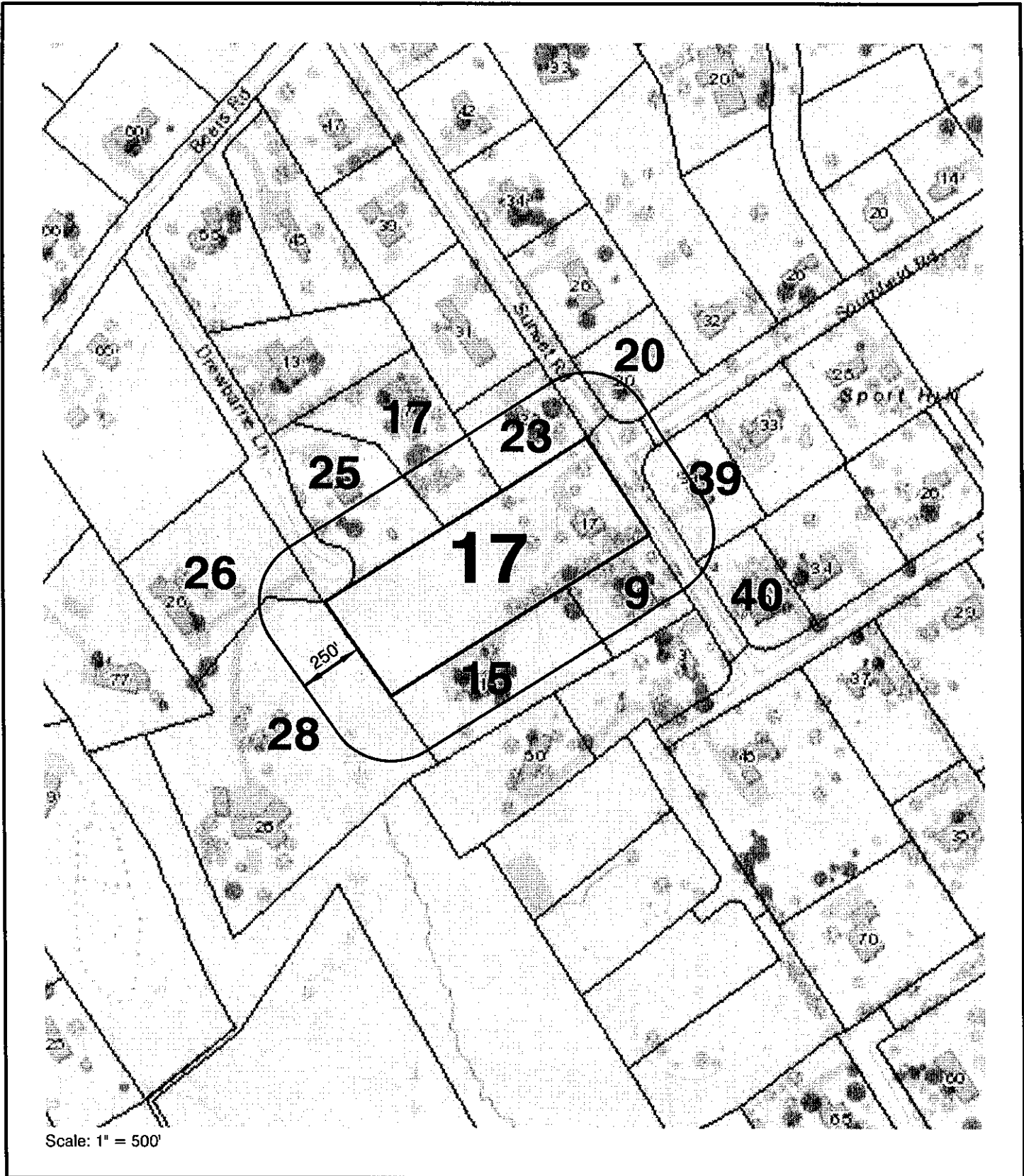
The homestead parcel has 200' of frontage on Sunset Road with access from Sunset Road and the proposed flag lot will have 39.74' of frontage on Drewbarrie Lane with proposed access from Drewbarrie Lane, which is a cul-de-sac off Beers Road, and is less traveled than Sunset Road.

The Planning & Zoning Meeting for this Application is Scheduled for:

DATE: Monday, July 11, 2022

TIME: 7:00pm

PLACE: Town Hall Conference Room A



Scale: 1" = 500'

OCHMAN ASSOCIATES, INC.
CONSULTING ENGINEERS & SURVEYORS

PO BOX 76
EASTON, CONNECTICUT 06612
203.268.9194

FIGURE B

ADJACENT PROPERTIES

- PREPARED FOR -
#17 SUNSET ROAD
EASTON, CONNECTICUT
JUNE 2022

Adjoining Properties & Properties Across the Street
17 Sunset Road, Easton, Connecticut
Tax Assessor Map 5502C | Lot 36

(List compiled from Town of Easton GIS System on May 16, 2022)

	MAP/BLOCK/LOT	LOCATION	NAME	MAILING ADDRESS	CITY	STATE	ZIP
	Sunset Road						
1	5502C 55H 55J8	23 Sunset Road	Daken Vanderburg	23 Sunset Road	Easton	CT	06612
2	5502C 34 A	9 Sunset Road	David J. McDonald & Sharon A. Cregeen	9 Sunset Road	Easton	CT	06612
3	5502C 87 2	15 Sunset Road	Kevin J. Kater & Susan Kaster	9 Sunset Road	Easton	CT	06612
4	5502C 55G 7	20 Sunset Road	Christian K. Simonson & Erin K. Scott	20 Sunset Road	Easton	CT	06612
	Drewbarrie Lane						
5	5502C 143 4	17 Drewbarrie Lane	Alan D. Lau & Julia Y. Pang	17 Drewbarrie Lane	Easton	CT	06612
6	5502C 144 5	Drewbarrie Lane	Anna Sorfozo	25 Drewbarrie Lane	Easton	CT	06612
7	5502C 61C 1	Drewbarrie Lane	David F. Bindelglass & Gloria R. Bindelglass	26 Drewbarrie Lane	Easton	CT	06612
8	5502C 61A 2	Drewbarrie Lane	RRT Properties LLC	21 Judson Street	Shelton	CT	06484
	Southfield Road						
9	5502C 37 38 36	39 Southfield Road	Edward R. Roche	39 Southfield Road	Easton	CT	06612
	Ridgeway Road						
10	5502C 44 19	40 Ridgeway Road	William C. Andrews & Beth Anne Andrews	40 Ridgeway Road	Easton	CT	06612

Roberta Cable
17 Sunset Road
Easton, Connecticut 06612
203-374-9756; roberta.cable@gmail.com

June 22, 2022

Aquarion Water Company
714 Black Rock Road
Easton, Connecticut 06612

NOTIFICATION LETTER

**RE: Special Permit Application: Flag Lot, 17 Sunset Road
Parcel Found in Public Water Watershed**

This is to serve notice that the property owner of 17 Sunset Road is making application for a Special Permit seeking approval to divide the existing parcel of 2.38± acres and create a second, approved building lot which would be considered a Flag or Interior Lot according to the Zoning Regulations.

The homestead lot (Lot A) will remain as is with existing structures and improvements with a parcel area of 1.186± acres while the proposed new building lot (Lot B) will have a parcel area of 1.191± acres for future proposed development of a single-family residence.

Included with the **Special Permit Application for the Creation of a Flag Lot** is a conceptual plan developed by Ochman Associates, Inc. entitled "First-Cut: Division of Property Prepared For Roberta Cable" dated May 17, 2022 and is available at the Planning & Zoning Department for review by the public prior to the public hearing.

The Planning & Zoning Meeting for this Application is Scheduled for:

DATE: Monday, July 11, 2022

TIME: 7:00pm

PLACE: Town Hall Conference Room A

Roberta Cable
17 Sunset Road
Easton, Connecticut 06612
203-374-9756; roberta.cable@gmail.com

June 22, 2022

Connecticut Dept. of Public Health
410 Capitol Avenue
Hartford, Connecticut 06134

NOTIFICATION LETTER

**RE: Special Permit Application: Flag Lot, 17 Sunset Road
Parcel Found in Public Water Watershed**

This is to serve notice that the property owner of 17 Sunset Road is making application for a Special Permit seeking approval to divide the existing parcel of 2.38± acres and create a second, approved building lot which would be considered a Flag or Interior Lot according to the Zoning Regulations.

The homestead lot (Lot A) will remain as is with existing structures and improvements with a parcel area of 1.186± acres while the proposed new building lot (Lot B) will have a parcel area of 1.191± acres for future proposed development of a single-family residence.

Included with the **Special Permit Application for the Creation of a Flag Lot** is a conceptual plan developed by Ochman Associates, Inc. entitled "First-Cut: Division of Property Prepared For Roberta Cable" dated May 17, 2022 and is available at the Planning & Zoning Department for review by the public prior to the public hearing.

The Planning & Zoning Meeting for this Application is Scheduled for:

DATE: Monday, July 11, 2022

TIME: 7:00pm

PLACE: Town Hall Conference Room A