

Legal Notice, Easton, CT

The Easton Planning and Zoning Commission at its **Special Meeting of Monday, March 13, 2017** **unanimously voted to take the following action** on applications by Saddle Ridge Developers, LLC, the proposed Developer and applicant, on behalf of Silver Sport Associates, Owner, pursuant to Conn. General Statutes Sec. 8-30g, and 8-2 to construct a 48-lot community with 30% of the homes set aside as affordable pursuant to the above statutes on their property of approximately 124 acres bounded by Sport Hill Road, Silver Hill Road, Cedar Hill Road and Westport Road, including 897 Sport Hill Road (Map 3773-B/Lot 15-1), 48 Cedar Hill Road (Map 3774-B/Lot 27D), and Maps 3774-B-3773B/Block 7.

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

A full copy of the Resolutions and Findings is available at the Planning & Zoning Office, Town Hall, Easton, CT.

Dated this 15th day of March, 2017

Easton Planning and Zoning Commission, Robert Maquat, Chairman