

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**

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 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 34.74' 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