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Citizens for Easton, Inc.
PO Box 151
Easton, CT 06612

February 10, 2026

Raymond W. Ganim, Chair
Easton Planning & Zoning Commission
225 Center Road
Easton, CT 06612

Re: (1) Special Permit Application #SP-25-13: Section 5900 Conservation Development for property owned by SILVER SPORT ASSOCIATES LIMITED PARTNERSHIP at three contiguous parcels being 897 Sport Hill Road, 48 Cedar Hill Road, and third parcel being tax map/block/lot #3774B/3773B/7

(2) Subdivision Application #SD-25-02: Creation of 26 Lots for property owned by SILVER SPORT ASSOCIATES LIMITED PARTNERSHIP at three contiguous parcels being 897 Sport Hill Road, 48 Cedar Hill Road, and third parcel being tax map/block/lot #3774B/3773B/7

Dear Mr. Chairman and Members of the Commission:

Citizens for Easton is an IRS § 501 (c) (3) organization whose mission is to preserve Easton's scenic, rural, agrarian, and small town characteristics. We are writing in regard to our concerns relating to the above-referenced applications, currently pending before the Planning & Zoning Commission and scheduled for consideration at the continued public hearing on February 11, 2026.

Please consider the following comments:

ACREAGE DISCREPANCY

The special permit and subdivision applications submitted describe the properties which are the subject of the applications as comprised of Easton Assessor's Parcel 3773B/15/1, 3774B/27/D and 377B/7, and state that the "total land area of this tract" is 104.1 acres. According to the Easton Assessor's Field Cards, these Assessor's Parcels have the following acreages:

Assessor's Parcel 3774b/7	22.11 acres
Assessor's Parcel 3773b 15 1	100.81 acres
Assessor's Parcel 3774b 27 d	3.29 acres
Total Acreage per Easton Assessor	126.21 acres

The applicant's attorney states in his October 16, 2025, cover letter to the Commission that "the proposed conservation development is situated on 104.1 acres of the property, and the remaining 14.18 acres of the property would be retained by its current owner." According to the applicant, then, the property which is the subject of its applications totals 118.28 acres. Where are the other 7.93 acres?

PROPERTY TO BE SUBDIVIDED

On the engineering plans submitted with the special permit and subdivision applications, and in all of its reports and calculations, the applicant arbitrarily excludes from the proposed subdivision a 14.1-acre portion of 897 Sport Hill Road and labels it "Land to be Retained by Owner." Section 3.04 of the Easton Subdivision Regulations provides "No parcel of land shall be created with the notation "not an approved building lot," and "[u]nless designated and preserved in perpetuity for open space, municipal, conservation, or agricultural purposes or for the future construction, extension, or widening of streets, no parcel, reserve strip, or any other remnant of land unsuitable for building shall be left in any subdivision." The clear intention of these two provisions is to prevent what is happening here, viz., an applicant leaving a portion of the land to be subdivided for future development without including it as part of the application for subdivision. The 14.1 acres have no independent existence apart from 897 Sport Hill Road. The Planning and Zoning Commission should require the applicant to include the entirety of 897 Sport Hill Road in its application and demonstrate the suitability of the "Land to be Retained by Owner" as a building lot.

CLUSTER DEVELOPMENT CALCULATION

The developer has applied for a special permit for a 26-lot Conservation Development under § 5900 of the Easton Zoning Regulations. The calculation of the number of permissible lots in the proposed conservation development is critical to the Planning & Zoning Commission's determination of whether the application complies with the Regulations and should be approved. Section 5920 of the Regulations provides "The maximum number of lots that may be approved in a Conservation Development shall be determined by one of the following methods," and then goes on to describe the "soil testing method" and the "mathematical approach." The soil testing approach requires that the Commission shall establish the maximum number of lots based on septic system feasibility, "provided that the number of lots shall not exceed what would have resulted from a conventional subdivision in accordance with the provisions in the Easton Subdivision Regulations." The applicant uses this approach to claim 26 lots are feasible in a conventional subdivision application. This is a questionable assumption, because the applicant's conventional subdivision plan shows very significant encroachments into the upland review areas on the property. The Conservation Commission would be unlikely to approve an inland wetlands permit for the 26-lot conventional subdivision, and we urge the Planning & Zoning Commission to consult with the Conservation Commission and ask whether the conventional subdivision plan is indeed feasible in light of its high potential for adverse wetlands impacts. We do not believe that it is.

PROPOSED OPEN SPACE DEDICATION

The Easton Subdivision Regulations require that "every subdivision shall provide for the reservation of open space as authorized by CGS Section 8-25." Section 3.05 (5) (b) (i) of the Subdivision Regulations provides that if the open space requirement is met through the deeding of land, "such open space ... Shall have a ratio of proposed Open Space classified as Inland Wetlands to the total area of Open Space equal to or smaller than the ratio of the area of all Inland Wetlands in the subdivision to the total area of the subdivision, unless the Commission considers such Inland Wetland areas to have special habitat or other unique environmental value."

The applicant's attorney, at p. 5 of his October 16, 2025, letter to the Planning & Zoning Commission, claims that it fulfills this requirement because an 18.92-acre *portion* of the proposed open space contains only 3.17 acres of inland wetlands, or 16.8 percent, which is lower than the 24.81 percent of wetlands in relation to the total area of the property. However, this calculation is not what is required by the Subdivision Regulations and is comparing apples to oranges. Section 3.05 (5) (b) (i) by its terms requires that the applicant provide a calculation of the "ratio of proposed Open Space classified as Inland Wetlands

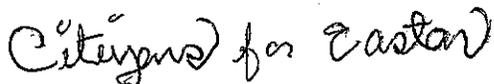
to the *total area* of Open Space.” The applicant must calculate and provide this ratio, for otherwise neither this Commission nor the Conservation Commission can determine compliance with the open space regulation.

REQUESTED WAIVER OF EASTON ZONING REGULATIONS § 5930

The applicant has requested a waiver of the site inventory/analysis map requirements of § 5930.2 of the Easton Zoning Regulations. Citizens for Easton opposes the granting of this waiver. We believe that this is a particularly inappropriate application for which to grant a waiver. First, watercourses, an extensive belt of inland wetlands, potential vernal pools, steep slopes, and 100-year floodplain are all found on the properties which are the subject of the application, one of the last large tracts of undisturbed land in Easton. Further, the properties are characterized by many of the environmental, scenic, and cultural resources listed in § 5930.2 (b), such as likely pre-contact settlements of great archaeological value as noted in a letter to the Commission from by the Historical Society of Easton. Second, the site inventory/analysis map required by § 5930 would allow the Commission, and the public, to conduct its own “mathematical approach calculation with respect to the number of lots permitted in the proposed conservation development. While not required by the Regulation, such a calculation would certainly help to inform the Commission’s consideration of the factors set forth in §§ 8440 and 8450. Finally, a site inventory/analysis map would assist the Commission in determining compliance with the open space requirements of § 3.05 (5) (b) (i) of the Easton Subdivision Regulations, as set forth above. In contrast, no benefit whatsoever would accrue to the Commission or to the public if a waiver is granted.

We appreciate your consideration of these concerns, and all you do for our community.

RESPECTFULLY YOURS,



CITIZENS FOR EASTON, INC.

cc: Jeffrey Borofsky, Acting Planner
Attorney Wilson T. Carroll