

MODIFIED
STATEMENT FOR ZONE CHANGE

The applicant, 15 Plum Tree, LLC, which owns 15 Plum Tree Lane in Easton. Property description attached as Schedule A. The applicant is proposing a zone change and text amendment pursuant to C.G.S. Sec. 8-30g to permit 19 townhouses and a single-family residence. There will be 6 townhomes that are affordable.

There is an existing house at 15 Plum Tree Lane. The single-family house will remain. The applicant also submits site plans and floor plans with elevations. The applicant seeks a set-aside development pursuant to C.G.S. Sec. 8-30g(b)(1) and attaches an Affordability Plan with model deed and 40 year restrictive covenant on affordable units. There will be 30% of the units affordable in the zone.

Presently, Easton has .40% considered “affordable” by the State guidelines. CT Data Report attached.

Ashford	1,923	32	1	30	0	63	3.28%
Avon	7,713	244	35	39	2	320	4.15%
Barkhamsted	1,566	0	6	25	0	31	1.98%
Beacon Falls	2,618	0	8	59	0	67	2.56%
Berlin	8,571	644	45	149	4	842	9.82%
Bethany	2,039	0	1	11	0	12	0.59%
Bethel	7,980	192	36	113	82	423	5.30%
Bethlehem	1,605	24	0	7	0	31	1.93%
Bolton	2,045	0	2	36	0	38	1.86%
Bozrah	1,131	0	2	26	0	28	2.48%
Branford	14,180	260	66	132	9	467	3.29%
Bridgewater	863	0	0	2	0	2	0.23%
Brookfield	7,116	155	26	78	112	371	5.21%
Brooklyn	3,342	205	16	51	0	272	8.14%
Burlington	3,628	27	0	50	0	77	2.12%
Canaan	639	1	1	6	3	11	1.72%
Canterbury	2,044	76	1	48	0	125	6.12%
Canton	4,383	251	33	57	32	373	8.51%
Chaplin	955	0	3	26	0	29	3.04%
Cheshire	10,401	259	17	90	17	383	3.68%
Chester	1,793	23	4	12	0	39	2.18%
Clinton	6,283	105	10	61	0	176	2.80%
Colchester	6,441	364	47	139	4	554	8.60%
Colebrook	694	0	0	6	1	7	1.01%
Columbia	2,294	24	2	49	0	75	3.27%
Cornwall	1,002	28	2	6	0	36	3.59%
Coventry	5,273	103	6	128	20	257	4.87%
Cromwell	6,162	212	13	170	0	395	6.41%
Darien	7,265	161	23	0	133	317	4.36%
Deep River	2,112	44	6	29	0	79	3.74%
Durham	2,828	36	0	25	0	61	2.16%
East Granby	2,183	72	2	43	0	117	5.36%
East Haddam	4,477	73	3	61	0	137	3.06%
East Hampton	5,637	70	5	101	25	201	3.57%
East Haven	12,394	613	185	274	0	1,072	8.65%
East Lyme	9,080	452	24	80	19	575	6.33%
Eastford	806	0	1	12	0	13	1.61%
Easton	2,756	0	0	4	7	11	0.40%
Ellington	7,054	260	7	116	0	383	5.43%
Essex	3,329	75	1	16	16	108	3.24%
Fairfield	21,982	254	175	69	240	738	3.36%
Farmington	11,667	586	136	133	181	1,036	8.88%
Franklin	790	27	1	21	0	49	6.20%
Glastonbury	14,481	605	67	104	2	778	5.37%

SCHEDULE A

BEGINNING AT THE INTERSECTION OF THE COMMON LINE OF 5 & 15 PLUMTREE LANE AND THE EASTON – TRUMBULL TOWN LINE.

THENCE N 50°51'11" W A DISTANCE OF 217.12' ALONG THE COMMON LINE OF 5 & 15 PLUMTREE

THENCE N 14°48'56" E A DISTANCE OF 247.69' ALONG THE CENTER LINE OF THE MILL RIVER

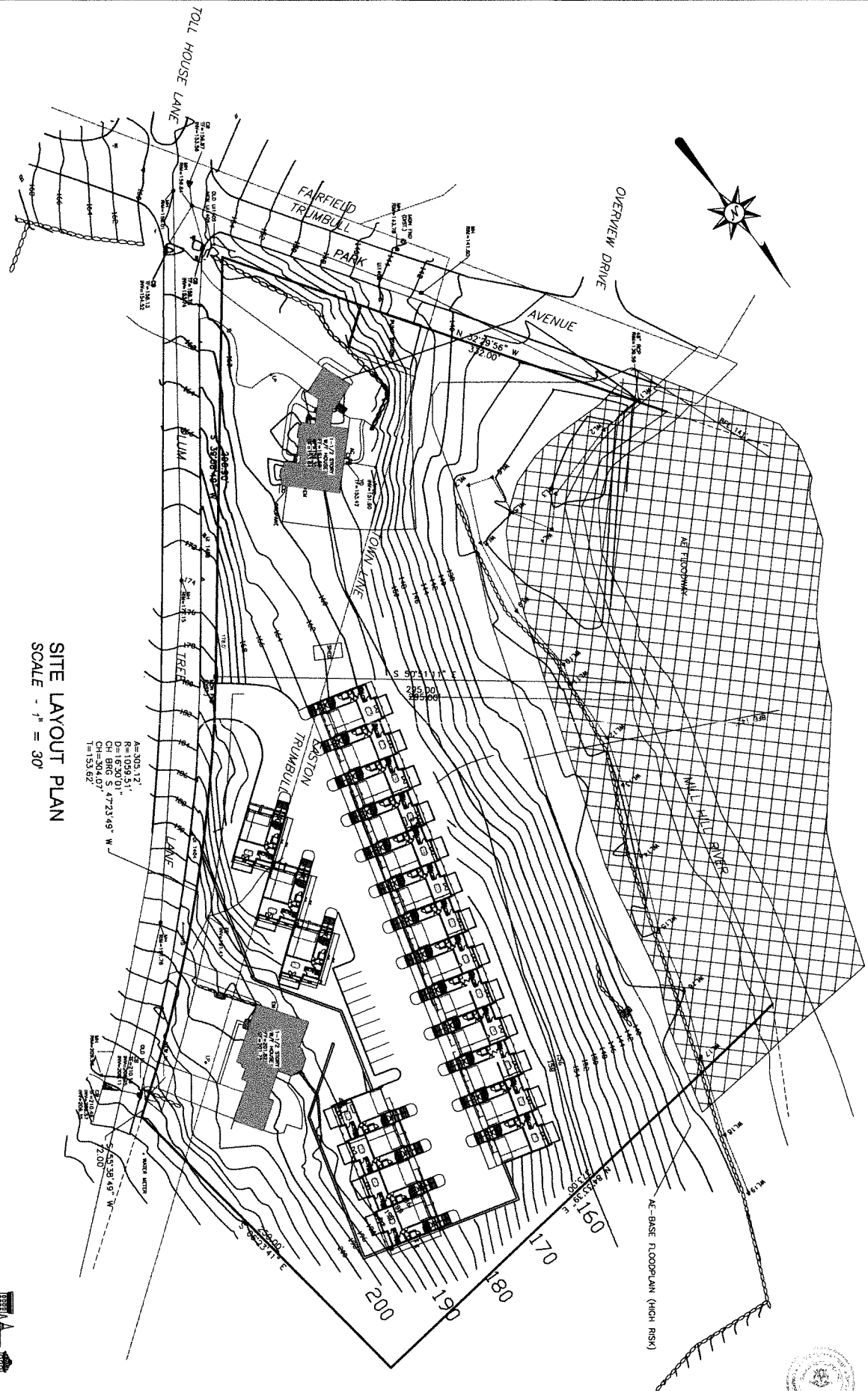
THENCE N 84°33'39" E A DISTANCE OF 373.00' ALONG NORTH LINE OF 15 PLUMTREE LANE;

THENCE S 06°23'41" E A DISTANCE OF 206.70' ALONG THE EAST LINE OF 15 PLUMTREE LANE;

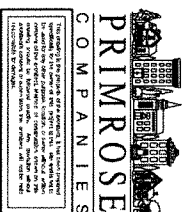
THENCE S 54°29'08" W A DISTANCE OF 355.42' ALONG THE NORTH STREET LINE OF PLUMTREE LANE;

TO THE POINT OF BEGINNING,

HAVING AN AREA OF 128350.3 SQUARE FEET, 2.947 ACRES



SITE LAYOUT PLAN
SCALE - 1" = 30'

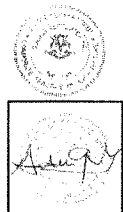


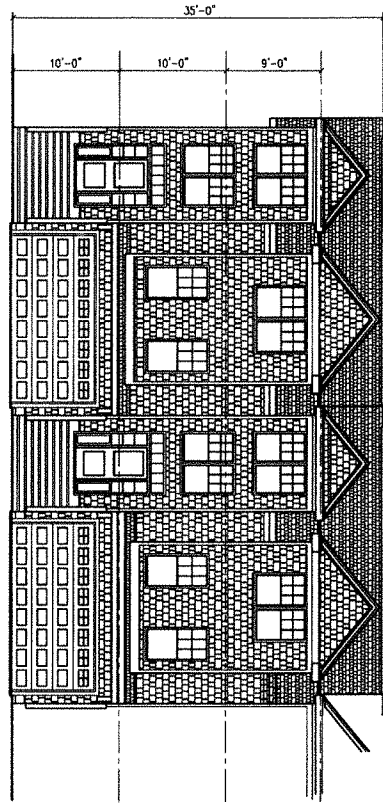
SL-1	PLUM TREE RESIDENTIAL PLUM TREE LANE TRUMBULL / EASTONE, CT		
	SITE LAYOUT PLAN TOWN HOUSE DEVELOPMENT	date: 12-19-2025 drawn: J N GUEDES	scale: AS NOTED project #:



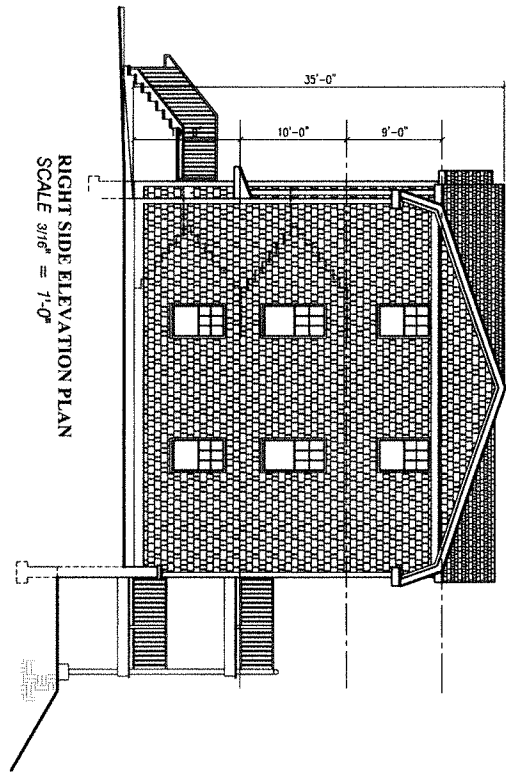
GUEDES ASSOCIATES, INC.
Designers, Architects & Project Managers
1425 Noble Avenue, Bpt., CT. 06610
Tel. 203-367-5180 Fax. 203-367-4961

revisions	12-22-2025
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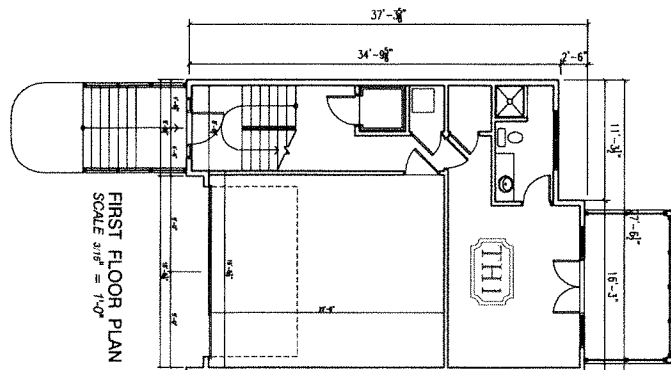




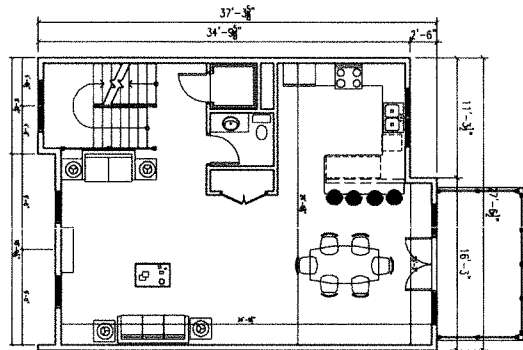
FRONT ELEVATION PLAN
SCALE 3/16" = 1'-0"



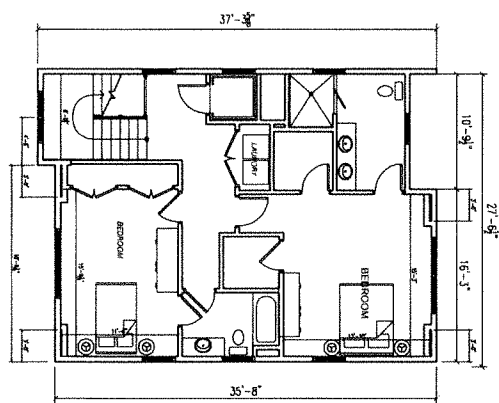
RIGHT SIDE ELEVATION PLAN
SCALE 3/16" = 1'-0"



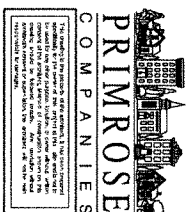
FIRST FLOOR PLAN
SCALE 3/16" = 1'-0"



2ND FLOOR PLAN
SCALE 3/16" = 1'-0"



3RD FLOOR PLAN
SCALE 3/16" = 1'-0"



A-1

PLUM TREE RESIDENTIAL PLUM TREE LANE TRUMBULL / EASTON, CT			
TYPICAL TOWN HOUSE FLOOR PLANS & ELEVATIONS	date:	06-24-2006	scale: AS NOTED
	drawn:	J N GUEDES	project #:



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