

NO. HHD LND CV 17 6078536S	:	SUPERIOR COURT
	:	
SADDLE RIDGE DEVELOPERS, LLC, ET AL.	:	JUDICIAL DISTRICT
	:	OF HARTFORD
v.	:	LAND USE DOCKET
	:	
EASTON PLANNING AND ZONING	:	
COMMISSION	:	APRIL 4, 2025

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NO. HHD LND CV 17 6078400S	:	SUPERIOR COURT
	:	
THE COALITION TO SAVE EASTON	:	JUDICIAL DISTRICT
	:	OF HARTFORD
v.	:	LAND USE DOCKET
	:	
EASTON PLANNING AND ZONING	:	
COMMISSION, ET AL.	:	APRIL 4, 2025

JOINT REQUEST TO STAY PROCEEDINGS

The parties to the above captioned consolidated appeals, Saddle Ridge Developers, LLC and Silver Sport Associates LP (collectively "Saddle Ridge"), Easton Planning and Zoning Commission (the "Commission"), and The Coalition to Save Easton (the "Intervenors" and together with Saddle Ridge and the Commission, each a "Party" and collectively, the "Parties"), consistent with their desire to resolve the issues in the above captioned appeals, hereby request the Court stay the above proceedings (the "Stay") for an initial term of six months, which initial term shall be extended until the Applications (as defined below) have become final and unappealable (the "Stay Period"), provided that periodically during the Stay Period, Saddle Ridge will report to the Court that some or all of the Development (as hereinafter defined) Applications (as hereinafter defined) are still pending with the Municipal Authorities or under appeal.. The Stay is needed to allow time for the contract purchaser, EG Home LLC, (the "Contract Purchaser") of approximately 110 acres of real property located on Sport Hill Road, Silver Hill Road, Cedar Hill Road and Westport Road, all in Easton, Connecticut as more

particularly described in Exhibit A (the “Site”) to pursue land use approvals from all municipal authorities having jurisdiction (the “Municipal Authorities”) required in connection with the development of the Site as generally described below.

Within one hundred twenty (120) days of the Court approving this motion, Saddle Ridge or its Contract Purchaser will file applications (the “Applications”) with the Municipal Authorities, which Applications will seek approval of a 26-lot residential subdivision development substantially consistent with the concept plan shown on a site plan sheet entitled Saddle Ridge Proposed Residential Subdivision as prepared by SLR dated November 25, 2024 (attached as Exhibit B and collectively the "Development"), as may be amended, modified, or conditioned throughout the application process before the Municipal Authorities, provided such modifications do not cause the project to exceed 26 lots.

The Parties agree that upon the Contract Purchaser’s receipt of final, unappealable approvals from the Municipal Authorities, in a form acceptable to the Contract Purchaser in its sole discretion, Saddle Ridge will promptly notify the Parties and the Parties will file the necessary documents with the Court to withdraw the above captioned appeals with prejudice. This Joint Request to Stay Proceedings does not constitute an admission by any Party that any claim, defense, or fact alleged by any other Party in the pending litigation is true or correct.

WHEREFORE, the Parties respectfully request that the proceedings be stayed for the Stay Period, during which Stay Period Saddle Ridge will report to the Court that some or all of the Development Applications are still pending or under appeal.

SADDLE RIDGE DEVELOPERS, LLC  
AND SILVER SPORT ASSOCIATES LP

By Matthew Ranelli

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EASTON PLANNING AND ZONING  
COMMISSION

By Ira W. Bloom

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THE COALITION TO SAVE EASTON

By Janet P. Brooks

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Juris No. 301583

CERTIFICATION OF SERVICE

I hereby certify that the foregoing Motion was electronically delivered this 4<sup>th</sup> day of April 2025 to all counsel of record and written consent for electronic delivery has been received from all counsel.

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*Matthew Ranelli*

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Matthew Ranelli  
Commissioner of the Superior Court



Parcel Table	
Parcel #	Area (Ac.)
1	1.02
2	2.33
3	1.60
4	2.20
5	1.35
6	1.44
7	1.49
8	1.22
9	1.53
10	1.04
11	1.58
12	2.28
13	2.29
14	1.83
15	1.79
16	1.33
17	1.41
18	1.06
19	0.96
20	1.40
21	1.13
22	1.04
23	1.69
24	2.19
25	1.42
26	1.22

CONCEPT PLAN

SADDLE RIDGE  
PROPOSED RESIDENTIAL SUBDIVISION

CEDAR HILL ROAD & SPORT HILL ROAD  
EASTON, CONNECTICUT

NOVEMBER 25, 2024



99 REALTY DRIVE  
CHESHIRE, CT 06410  
203.271.1773  
SLRCONSULTING.COM

