

MINUTES OF THE
June 25, 2009 Meeting of the
Easton Planning & Zoning Commission

Members Present: John Atwood, Chairman, and members, Steve Periconi, Linda Cheezum, and Dan Swann.

Members Absent: Tom Moore.

Staff Present: Tom Hamilton, Town Planner, Zach Smith, Current Planner, Lynn Thomas, Long Range Planner and Stacie Rice, Planning Secretary.

Staff Absent:

Mr. Atwood called the meeting of the Planning & Zoning Commission to order at 1:00 p.m. The first order of business was the approval of the minutes of the Commission's May 21, 2009. Upon motion of Mr. Swann, seconded by Mrs. Cheezum the Commission voted 4-0 to approve the May minutes.

The first item discussed was **McDonald's** requesting sketch site plan approval for a 963 square foot addition, a parking waiver of 20 spaces and waiver of certain landscaping requirements. Christina Clark of McCrone, Tim Daggett, Contractor and Rick Hoff, Owner of the McDonald's were present at the meeting. Ms. Clark explained they are proposing an addition to the east side of the building overtop of a sidewalk and landscaping area. Proposed addition will be consistent with the design of the existing store utilizing the existing colors and materials. The applicant is proposing some landscaping but fails to meet all of the applicable requirements. The site currently has 49 parking spaces. The application does not propose to displace any existing parking spaces or create any additional parking spaces. The restaurant currently has 67 seats; post construction the proposal is to have 80 seats (net increase of 13). No additional signage is proposed for the building. Ms. Clark explained they will be adding 13 trees and 24 shrubs to the site. Upon motion of Mr. Swann, seconded by Mr. Periconi the Commission voted 4-0 to approve the sketch site plan, a parking waiver of 20 spaces and waive certain landscaping requirements to be determined by the staff.

The next item discussed was **Mulberry Commercial North (Lot 4)** requesting a two lot subdivision. Mr. Bill Stagg, the applicant's agent explained the property is located on the east side of Route 50 south of Chapel Road and is owned by Gannon Family Limited Partnership. Mr. Stagg explained that the proposed plat shows four new lots and the extension of Alicia Drive to the northern property line of the old lot 4; additionally Cecil Drive has been added which connects Alicia Drive with Route 50 at the same point as the existing driveway to the old barns and home recently removed. The Transportation element of the Comprehensive Plan calls for Alicia Drive to serve as a service road eventually running to Chapel Road. Mr. Stagg also stated they have been working with the State Highway who will permit the new Cecil Drive street access to Route 50. The Commission discussed at length the tree plantings required by the Forest Conservation Plan for the original Mulberry Commercial North subdivision and the fact that it was never planted. At that time the applicant was to create a 65 foot wide forested buffer planted along the common boundary of Mulberry Station residential subdivision which was never done. The Commission would like to see the buffer and trees planted to screen the neighborhood. Two neighbors from Mulberry Station spoke regarding the buffer and the amount of trees to be planted.

Mr. Periconi stated he feels as though 50% of the trees should be of large caliper. Mrs. Cheezum agreed. Upon motion of Mr. Periconi, seconded by Mrs. Cheezum the Commission voted 4-0 to approve the sketch plan authorizing the Chairman to sign after review by the staff, conditioned on applicant planting Forest Conservation screen with the understanding that the screen should include 50% large stock trees, 50% seedlings and the large trees are to be planted in the fall. The berm is to be a minimum of 18" high.

The next item discussed was **Lakelands** requesting an amendment to the PUD increasing Lakelands density adding 25 units and changing architecture for 76 units. Mr. Dave Wolcott and Steve McCallister were present at the meeting. Mr. Hamilton explained that the Lakelands PUD was originally approved in 2003 and included 143 townhouse units. Mr. Wolcott explained they are proposing to construct 3 story townhouses and that architecture would be similar to the existing subdivision. They are proposing some blocks to have seven units instead of 6. The Commission discussed the architecture at length and advised the applicant to resubmit for further review of the architecture/elevations which would include a specifications list of materials to be used and show a rendering of the 7 units instead of 6.

The next item was **Proposed Zoning Ordinance Text Amendment (Parking Standards for Major Retail)**. Mr. Ryan Showalter of Miles & Stockbridge and Gregg Gamble of BET Investments were present at the meeting. Mr. Hamilton explained that during the last PUD project review which included major retail uses it was determined that the supplemental provisions of Article X, (13) Major Retail could not be modified due to the language of Section 801 which specifically states that only the standards outlined above could be modified by the Town Council. Mr. Ryan Showalter of Miles & Stockbridge is suggesting that it may be helpful to have similar flexibility for all standards pertaining to the development of a shopping center and therefore suggested that we add language to Section 801 which would permit the Town Council to modify the supplemental standards in addition to the requirements found in the PUD section. Upon motion of Mr. Periconi, seconded by Mr. Swann the Commission voted 4-0 to forward a favorable recommendation to the Town Council amending the Zoning Ordinance Section 801 (G) provided that the proposed text amendment excludes the provision that caps the maximum size of a major retail establishment at 65,000 square feet.

There being no further business the meeting was adjourned at 3:00 p.m. by motion of Mr. Periconi, seconded by Mr. Swann.

Respectfully submitted,

Stacie S. Rice
Planning Secretary