

MINUTES OF THE  
May 21, 2009 Meeting of the  
Easton Planning & Zoning Commission

Members Present: John Atwood, Chairman, and members, Tom Moore, Linda Cheezum, and Dan Swann.

Members Absent: Steve Periconi.

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 March 19, 2009 and April 16, 2009 meeting. Upon motion of Mr. Moore, seconded by Mr. Swann the Commission voted 4-0 to approve the March minutes. Upon motion of Mr. Swann, seconded by Mr. Moore the Commission voted 4-0 to approve the April minutes.

The first item discussed was a Parking Waiver Request for **4 S. Aurora Street**. Lauren Dianich and Alfred Fernandez were present at the meeting. Ms. Dianich explained that a prospective tenant for the property would like to occupy the existing space with a "Central and South American Cuisine" restaurant. The restaurant would be approximately 900 square feet and would seat approximately 44 people. Ms. Dianich explained that the property is located in CG Zoning District and is therefore subject the off street parking requirements. The proposed restaurant requires 1 space for every 50 square feet or in this case 18 spaces. Ms. Dianich explained that there are currently 8 spaces on the site, none of which are striped. Mr. Smith explained that the Planning Commission has the authority to grant waivers from the parking requirements. In the past the Commission has granted waivers in this block due to the pedestrian orientation of the uses, the availability of on street and public parking facilities in the area and the fact that little if any opportunity exists to create new off street parking in this general area. Ms. Dianich stated they propose an outdoor seating area which would be partially screened with wooden planters. The Staff as well as Mrs. Cheezum were concerned with the proposed outdoor dining area in regards to safety to the patrons with cut thru traffic. They suggested a greater separation between the outdoor patrons and vehicles. Upon motion of Mrs. Cheezum, seconded by Mr. Swann the Commission voted 4-0 to approve the parking waiver and the applicant is to plant 2 street trees on Aurora Street in accordance with the Town Standards.

The item was from staff concerning **Draft Bicycle and Pedestrian Plan**. Mr. Thomas explained that at the April meeting the Commission discussed the proposed Bicycle and Pedestrian Plan. A couple of the members have commented on the plan since the last meeting. Mr. Thomas stated that the general sense that he gets echoes the sentiment expressed by Tom Hamilton at the meeting, namely that the Plan is well-done but we might want to look closely at the degree to which we are committing the Town to pay for future projects, some of which may have a significant cost. Ms. Judy Grillo was present at the meeting to answer any questions. The Commission unanimously agreed to revise the language that commits the Town and incorporate the Bicycle Pedestrian Plan into the overall Comprehensive Plan.

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The next item was **Homeless Shelter Zoning Ordinance Amendment**. Mr. Thomas explained to the Commission that at the April meeting the Commission discussed amending the Zoning Ordinance to provide for Homeless Shelters. Mr. Thomas has revised the definition and the addition of supplemental standards. Upon motion of Mrs. Cheezum, seconded by Mr. Moore the Commission voted 4-0 to include CR in the Table of Permissible Uses and forward a favorable recommendation to the Town Council approving the proposed language as presented for Homeless Shelters.

There being no further business the meeting was adjourned at 2:20 p.m. by motion of Mr. Swann, seconded by Mr. Moore.

Respectfully submitted,

Stacie S. Rice  
Planning Secretary