

MINUTES OF THE  
July 15, 2010 Meeting of the  
Easton Planning & Zoning Commission

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

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

Staff Absent: Stacie Rice, Planning Secretary.

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 June 17, 2010 meeting. Upon motion of Mr. Swann seconded by Mrs. Cheezum the Commission voted 5-0 to approve the minutes.

The first item of new business was **59 Pleasant Alley** requesting PRD Site Plan review for a single family detached dwelling. The property is located at 59 Pleasant Alley, zoned R-7A and is located within the Planned Redevelopment Overlay District. The property is currently unimproved, but surrounded by single family and multi-family homes built at various times over the past 100 years. Kara Crissey, owner, would like to construct an approximately 18' x 40' one story single family detached house. She stated that the house is small and could seemingly be configured on the site while meeting all applicable setback requirements. However, because of the relative location of a mature tree and Ms. Crissey's preference that the tree remain, her proposal is to allow the tree to determine the location of the house. In 2008 the Commission approved a similar request for this same property owner at this same location. The request was for a different house layout and proposed different setbacks. The project did not happen. Upon motion of Mrs. Cheezum seconded by Mr. Periconi the Commission voted 5-0 to approve the PRD Site Plan as submitted.

The next item discussed was **10028 Ocean Gateway (Talbot County Community Center)** requesting sketch site plan approval for a 40,000 + square foot addition. The project proposes to construct a 40,000 square foot addition onto the existing Talbot County Community Center building. Gordon Meade of Davis, Bowen & Friedel explained that the footprint of the proposed addition will be rectangular in shape with the longer axis of the addition being generally parallel with Route 50. The addition is proposed on the south side of the existing building. The uses contained within the addition include: basketball court, turf field, a multi-purpose room, a lobby, locker/restroom facilities and spectator seating. The proposed architecture will be composed of "Dryvit" siding material utilizing several different colors. The proposed height of the building addition is 57' 5". The applicant is proposing some new landscaping material for the site. The proposed addition will displace all 144 parking spaces currently existing on the south site of the Community Center. The plan proposes to create 179 new parking spaces adjacent to the new addition. The existing parking opportunities on the north and east sides of the building will remain, but are not accounted for on this plan. Upon motion of Mr. Swann, seconded by Mr. Moore the Commission voted 5-0 to approve the sketch site plan as submitted.

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There being no further business the meeting was adjourned at 1:45 p.m. by motion of Mr. Periconi, seconded by Mr. Atwood.

Respectfully submitted,

Lynn B. Thomas  
Long Range Planner