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MINUTES OF THE
October 20, 2010 Meeting of the
Easton Planning & Zoning Commission

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

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Members Absent: Tom Moore.

Staff Present: Tom Hamilton, Town Planner, Zach Smith, Current Planner, Lynn Thomas, Long Range Planner and 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 September 16, 2010 meeting. Upon motion of Mr. Swann seconded by Mrs. Cheezum the Commission voted 4-0 to approve the minutes.

The next item was **Waterside Village, Phase II** requesting PUD and sketch site plan review. The applicant's agent Ryan Showalter of Miles & Stockbridge and Bill Stagg of Lane Engineering were present at the meeting. Mr. Showalter explained that the developer's of Waterside Village are before the Commission with a revised site plan, seeking sketch site plan approval and a recommendation to the Council on the project's consistency with the Comprehensive Plan. Mr. Stagg discussed with the Commission the proposed changes that have been made to the site plan The Commission briefly discussed the proposed sidewalk system and the applicant providing a pedestrian connection from the existing sidewalk system in Waterside Village to existing sidewalk system on Marlboro Avenue east of MD. 322, both sides of Marlboro Avenue. The Commission discussed at length vehicular and pedestrian access to the Waterside Village site from neighboring properties fronting along MD.33. The staff feels as though this would attenuate potential impacts from a future traffic signal at Marlboro and MD 33 associated with this project and provide better connectivity between commercial properties. Mr. Smith explained that the developers have addressed the staff's comments and feels as though the project is of good design. The Commission was in agreement with the staff and felt as though the applicant has done a great job with the site plan and felt as though the project is much more pedestrian friendly. The only comment from the public was Bruce Armistead. Mr. Armistead was speaking on behalf of Grayblock and stated that they are in favor of the project and Grayblock would like to see an access from their site to the Waterside site and that they do not expect BET Investments to bear all the costs of the proposed road. Upon motion of Mr. Periconi, seconded by Mrs. Cheezum, the Commission voted 4-0 to approve the sketch site plan and to forward a favorable recommendation to the Town Council regarding the proposed PUD project's consistency with the Town's Comprehensive Plan. The Commission also voted to recommend to the Town Council the following conditions of approval:

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- 1) Buildings N, T, S and U shall be required to have front facades along Marlboro Avenue. Such facades can be in addition to the front facades proposed to be oriented towards the interior of the site. The required front facades shall consist of storefront systems inclusive of entry doors oriented towards Marlboro Avenue. The storefronts facing Marlboro Avenue shall have a minimum proportion of 50% glazing. All glazing shall consist of transparent glass. The entry doors oriented towards Marlboro Avenue are not required to be maintained as functional.

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- 5 2) Buildings N, T, S and U shall all have sloped roofs for the purposes of supplying
6 the necessary bulk to effectively screen parking and reduce the visual impacts of
7 the massing of the larger buildings behind them.
- 8 3) Building N shall appear to be 2 stories tall to appropriately transition from the 3
9 story apartment building north of it to the one story retail building south of it.
10 This requirement may be accomplished by the creation of a faux second story.
- 11 4) Building O shall incorporate architectural features that provide an appropriate
12 transition from the 3 story apartment buildings proposed to the north.
- 13 5) Smaller buildings serving to reduce the visual impacts of parking areas shall be
14 built prior to or along with the buildings to be located behind them, (i.e. Building
15 N before Buildings O & P; Buildings T & U before Building R)
- 16 6) The applicant is strongly encouraged to permit vehicular and pedestrian access to
17 the Waterside Village site from neighboring properties fronting along MD. 33.
18 Such access would attenuate potential impacts from a future traffic signal at
19 Marlboro Avenue and MD 33 and provide better connectivity between
20 commercial properties.
- 21 7) Architecture for all buildings shall adhere to the Architectural Theme book and
22 shall be subject to the review and approval of the Planning Commission, through
23 the *Site Plan Review Process*.
- 24 8) Additional recreational space for apartments shall be created and shall be
25 provided in a more appropriate location. Highest priority for additional space
26 should be given to the area directly east of Building A-10, currently shown as a
27 SWM feature. If this area is unable to be utilized for this purpose because of
28 required SWM, the area south of Building A-10, shown on the plan as “SWM
29 *Recreation Area*”, may be used to satisfy this requirement. Park area should be
30 designed to accommodate the anticipated residents of the site. Park improvements
31 for the park area(s) to serve the apartments should be reviewed and approved by
32 the Easton Park Board.
- 33 9) Park space for the commercial project should be created at the south west corner
34 of the Commerce Drive / Marlboro Avenue intersection. This area is a focal point
35 and provides an opportunity for public space. Park space shall be improved as a
36 plaza with fountain, landscaping and seating.
- 37 10) Developer shall provide a pedestrian connection (sidewalk connectivity) from the
38 existing sidewalk system on Marlboro Avenue west of MD. 322 to the existing
39 sidewalk system on Marlboro Avenue east of MD. 322, both sides of Marlboro
40 Avenue. Developer shall also provide required at grade pedestrian crossing at
41 MD. 322 per *SHA standards*. The costs associated with completing this work
42 shall be credited towards the future Impact Fees paid by the developer for this
43 project, consistent with the provisions and limitations of *Section 29.9*
44 (*Development Impact Fee Credits*) of the *Town Code*.
- 45 11) Enhanced landscaped buffers (enhanced relative to that which is ordinarily
46 required) between streets and parking lots shall be provided for all parking areas
47 located adjacent to any public street. Enhanced landscaping may be accomplished
48 using a combination of additional plant material, larger plant stock and/or
49 grading. Such enhanced buffers shall not attempt to hide building entrances nor
50 storefronts, rather the purpose is to buffer parked vehicles and where appropriate
51 break up the massing of larger buildings.
- 52 12) Façade plantings shall be provided along the fronts of all buildings consistent with
53 the landscaping standards set forth in *Article X* of the *Zoning Ordinance*.

3 The next item of business was a discussion of the Comprehensive Revision of the
4 Zoning Ordinance. Mr. Thomas led a brief discussion about **Form-Based Codes**, which
5 the Planning Commission has previously indicated an interest in learning more about as a
6 possible direction in which to move with this Ordinance Update. The staff and
7 Commission then viewed a recorded webinar which provided a general overview of the
8 concept of Form Based Codes, as well as some of the issues associated with this type of
9 Ordinance. Following the webinar the Commission and staff briefly discussed what they
10 saw and talked about next steps in our Update process. Mr. Thomas stated that at the
11 November meeting he would like to begin discussing how we might divide the Town into
12 Zoning Districts if we move to a Form Based Code.

13 There being no further business the meeting was adjourned at 3:10 p.m. by
14 motion of Mr. Periconi, seconded by Mrs. Cheezum.

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Respectfully submitted,

Stacie S. Rice
Planning Secretary

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