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MINUTES OF THE August 18, 2011 Meeting of the Easton Planning & Zoning Commission

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

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Members Absent: Steve Periconi.

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Staff Present: Zach Smith, Deputy Town Planner, Lynn Thomas, Town Planner and Stacie Rice, Planning Secretary.

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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 July 21, 2011 meeting. Upon motion of Mr. Swann seconded by Mr. Moore the Commission voted 4-0 to approve the minutes.

The first item on the agenda was **112 West Street** requesting PRD Site Plan & Subdivision review for 5 residential units. Mr. Stagg the applicant's agent explained the site is approximately 12,000 square feet and is currently improved with a duplex structure. Property is Zoned CR. Mr. Stagg explained they would like to convert the existing duplex into a single family detached residence and construct a new single family dwelling next to the existing structure along West Street. Behind these 2 structures the applicant would like to construct a 3 unit townhouse style building. The detached structures and the town homes will be separated by a common parking area, constructed of pervious pavers. The Commission discussed the proposed architecture, landscaping and parking for the site. They had no issues. Upon motion of Mrs. Cheezum, seconded by Mr. Swann the Commission voted 4-0 to approve the sketch site plan/subdivision as presented making a favorable recommendation to the Historic District Commission.

The next item was the **Design Guidelines**. Mr. Thomas presented the Commission with a slide show presentation to discuss the Design Guidelines as they relate to the Route 50 corridor through Easton. The slide show depicted redevelopment opportunities for Easton. The Commission discussed major retail shopping areas as well as the Route 50 corridor. Mr. Thomas indicated he felt like he had the direction he needed to move forward and would be back to the Commission with new draft Guidelines within the next couple of months.

The next item was from staff regarding a **Zoning Ordinance Amendment regarding Sidewalks**. Mr. Thomas explained he has revised the language the Council adopted last year. Said revision would allow the Commission to waive the requirement for sidewalks on a given lot if they find that pedestrian circulation is adequately addressed without them. Mr. Thomas explained the purpose of this amendment is to close a loophole whereby commercial/industrial lots that were subdivided prior to the requirement for sidewalks to be built could be improved without sidewalks. Upon motion of Mr. Swann, seconded by Mr. Moore the Commission voted 4-0 to approve the proposed Zoning Ordinance Amendment as written.

There being no further business the meeting was adjourned at 2:50 p.m. by motion of Mrs. Cheezum, seconded by Mr. Moore.

Respectfully submitted,

Stacie S. Rice
Planning Secretary