

MINUTES OF THE
December 15, 2011 Meeting of the
Easton Planning & Zoning Commission

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

Members Absent: Steve Periconi.

Staff Present: Lynn Thomas, Town Planner, Zach Smith, Deputy Town 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 November 17, 2011 meeting. Upon motion of Mr. Swann seconded by Mr. Moore the Commission voted 4-0 to approve the minutes.

The first item was **Golden Corral** requesting a fee-in-lieu of sidewalk construction. Mr. Bill Stagg with Lane Engineering explained his client Golden Corral would like to pay a fee-in-lieu of sidewalk construction as they do not feel a sidewalk along route 50 frontage necessary. Mr. Stagg stated that the other commercial improvement/facilities existing on Lots 1 and 3 Mulberry Station, and Lot 5 Tractor Supply to the south and north are currently served by pedestrian access to these parcels and land uses. He also stated that an MDE regulated stream, and other drainage swale/stormwater improvements on Mulberry Station preclude the construction of a sidewalk (without a non-tidal wetland permit and 3 bridges). Mr. Stagg felt as though the area would be better served by the Town utilizing the sidewalk fee-in-lieu monies to construct 300 lineal feet of sidewalk from the Mulberry Station residential area along Mulberry Drive to connect it with Alicia Drive, and then to all points north. The Commission discussed the sidewalk issues and various locations. Upon motion of Mr. Swann seconded by Mr. Moore the Commission voted 4-0 to approve the fee-in-lieu of and made a recommendation that the Town construct sidewalk from Mulberry Station subdivision to connect with Alicia Drive.

The next item was discussion of **2012 Packet of Zoning Ordinance Amendments**. Mr. Thomas discussed with the Commission his list of Zoning Ordinance amendments one by one and made minor changes. Mr. Smith suggested a couple of amendments in addition to those listed in Mr. Thomas' memo. Mr. Thomas will return to Commission with option and language changes at their next meeting.

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

Respectfully submitted,

Stacie S. Rice
Planning Secretary