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MINUTES OF THE  
January 20, 2011 Meeting of the  
Easton Planning & Zoning Commission

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

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Members Absent:

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Staff Present: Tom Hamilton, Town Planner, Zach Smith, Current Planner, Lynn Thomas, Long Range 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 December 16, 2010 meeting. Upon motion of Mr. Swann seconded by Mr. Periconi the Commission voted 5-0 to approve the minutes.

The first order of business was the **Election of a Chairman, Vice-Chairman and Chairman Pro-Tem for 2011**. Upon motion of Mr. Periconi, seconded by Mrs. Cheezum the Commission voted 4-0 to re-appoint Mr. Atwood as Chairman. Upon motion of Mr. Periconi, seconded by Mr. Moore the Commission voted 5-0 to appoint Dan Swann as Vice Chairman and upon motion of Mr. Swann seconded by Mr. Periconi the Commission voted 5-0 to appoint Tom Moore as Chairman Pro-Tem.

The next item was 9017 Ocean Gateway requesting sketch site plan approval for a 7, 441 square foot **Olive Garden Restaurant**. Neil Terwilliger of Olive Garden and Matthew Allen of Bohler Engineering were present at the meeting. Mr. Terwilliger explained he is back before the Commission with revised rendering of the proposed architecture for Olive Garden. Mr. Terwilliger stated that architectural elements have been modified and they have proposed different color options. The Commission briefly discussed the revised drawings and it was determined they preferred the building with more stone with the color of stucco being "*Yosemite Sand*", which was demonstrated on drawing "F". Upon motion of Mr. Moore, seconded by Mr. Swann the Commission voted 5-0 to approve the sketch site plan as presented and approve architectural rendering "F" as proposed.

The next item was from staff regarding proposed **Tractor Supply (8947 Ocean Gateway)**. Mr. Smith explained that at the December 16, 2010 Planning Commission meeting the Commission voted to approve the sketch site plan for Tractor Supply, but wasn't satisfied with the proposed entrance feature as presented. The Commission decided to leave the entrance feature architecture to the staff for their review and approval. Mr. Smith showed the Commission an architectural rendering of the revised entrance feature. The Commission was pleased with the revisions. No vote was necessary.

The next item was discussion of **Planning & Zoning Commission Rules and Procedures**. At the December 2010 meeting Mr. Swann discussed that he had proposed changes to the procedures. The Commission agreed to discuss this further at their next meeting. The Commission reviewed the Rules & Procedures and discussed at length proposed changes. Mr. Thomas will draft proposed changes and will present to the Commission at their February meeting to vote upon.

6 The next item on the agenda was an item from staff regarding **Discussion of 2011**  
7 **Zoning Ordinance Amendments.** Mr. Thomas presented the list of amendments and referred  
8 to a memo he had prepared in December. There were only four potential amendments listed.  
9 After discussing the merits of each, the Commission decided to only pursue two of them, the  
10 issue of how to best regulate mobile food carts/stands and the issue of how to regulate group  
11 homes operated by for-profit organizations. The Commission directed the staff to draft language  
12 regarding the regulation of mobile food carts that reflects current Town practice for this use and  
13 to simply delete the reference to non-profit organizations in the definition of the group homes in  
14 question.

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16 After this discussion, Mr. Hamilton suggested one additional change to the Ordinance. This  
17 concerned the way in which the use “Carnivals, Circuses, and Public Events” is treated. He  
18 stated that the practice has come to be different than what the Ordinance prescribes and  
19 suggested that we amend the Ordinance to follow the approach we generally use in practice. The  
20 Commission agreed.

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22 There being no further business the meeting was adjourned at 2:10 p.m. by motion  
23 of Mr. Periconi, seconded by Mr. Moore.

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25 Respectfully submitted,

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29 Stacie S. Rice  
30 Planning Secretary  
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