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MINUTES OF THE November 17, 2011 Meeting of the Easton Planning & Zoning Commission

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

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Members Absent: Linda Cheezum.

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Staff Present: Lynn Thomas, Town Planner, Zach Smith, Deputy 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 October 20, 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. Stagg with Lane Engineering explained he was withdrawing his request at this time.

The next item was **Chipotle Mexican Grill** requesting a fee-in-lieu of sidewalk construction. Mr. Periconi abstained from discussion or voting on this matter. Mr. Stagg with Lane Engineering explained his client Chipotle Mexican Grill would like to pay a fee-in-lieu of sidewalk construction as they do not feel a sidewalk along Route 50 at the site at this time is necessary. There will still be sidewalks along Chapel Road and Sunflower Drive, as required, and the applicant is constructing a sidewalk on private property leading to the building entrance. The applicant stated that the sidewalk along Route 50 was not necessary due to the fact that it was not likely to connect to adjoining properties to the north and that pedestrian access to the same properties is provided along Sunflower Drive. In addition, the Route 50 Right-of-Way plus Stormwater Management improvements would make the location of a sidewalk paralleling Route 50 difficult to achieve. Upon motion of Mr. Swann, seconded by Mr. Moore the Commission voted 4-0 to approve the request.

The next item was discussion of the **Regional Medical Center Master Plan for Shore Health Systems**. Mr. Ryan Showalter of Miles and Stockbridge and Tony Kelly, Project Director for SHS were present at the meeting. Mr. Showalter explained that according to the draft Developer's Rights and Responsibilities Agreement (DRRA) for the hospital property, Shore Health Systems, Inc (the developer) is obligated to submit to the Planning Commission a "Master Plan" document(s) to be used a guide in the development of the hospital campus beyond the Phase 1 development (the hospital itself). The developer's are not to a point in time where the Master Plan is required, or even at a point in time where the Master Plan in capable of being finalized (as the design of the hospital building itself has not been finalized). Mr. Showalter discussed with the Commission an overall site plan of the proposed hospital campus and asked for the Commissions feedback. Mr. Showalter stated that in the month to come the applicant will be submitting the Phase 1 site plan.

There being no further business the meeting was adjourned at 2:00 p.m. by motion of Mr. Moore, seconded by Mr. Swann.

Respectfully submitted,

Stacie S. Rice
Planning Secretary