

MINUTES OF THE
June 21, 2012 Meeting of the
Easton Planning & Zoning Commission

Members Present: John Atwood, Chairman, and members, Debbie Renshaw, Steve Periconi, Tom Moore and Mrs. Cheezum.

Members Absent:

Staff Present: Lynn Thomas, Town Planner, Zach Smith, Current 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 May 17, 2012 meeting. Upon motion of Mr. Moore seconded by Mr. Periconi the Commission voted 5-0 to approve the minutes.

The first item of business was a PUD sketch site plan and subdivision review for a 14,564 square foot **Rite Aid**. Mr. Stagg explained the entire site is approximately 9.7 acres. Proposed Lot 9 (Rite Aid site) is 1.41 acres. The proposed Rite Aid is to be located generally in the center of lot 9 with parking to the south and west of the building. The drive thru is proposed on the east side of the building. The proposed building is exactly what was approved by the Planning Commission in 2008. The landscaping appears to meet the minimum requirements of the Ordinance with the exception of the required building façade plantings. The town standards require 58 spaces. The application proposes to construct 41 spaces. The applicant is requesting a parking waiver of 17 spaces. There are 3 mature oak trees along Marlboro Avenue the applicant is proposing to preserve. The applicant is proposing a pedestrian connection from the sidewalk at the western edge of the site. Mr. Smith stated that the staff has a concern regarding the location of the proposed sidewalk relative to the trees. With the widening project the Town is about to begin on Marlboro Avenue there will not be sufficient room to install the sidewalk and save the trees. The staff has asked the applicant to reroute the sidewalk to the back side of the trees. Mrs. Cheezum was concerned with the lack of façade plantings and felt the applicant should install the plantings. Upon motion of Mrs. Cheezum, seconded by Mr. Moore the Commission voted 5-0 to approve the PUD sketch site plan and subdivision (creating lot 9), forwarding a favorable recommendation to the Town Council, waiving 13 parking spaces and the addition of facade plantings on two sides of the building.

The next item on the agenda was **Shore Health Systems, Inc.** requesting sketch site plan review for a **Regional Medical Center**. Ryan Showalter of Miles & Stockbridge, Tony Kelly of Shore Health Systems and Shannon Crouse with HKS Architects were present at the meeting. Mr. Crouse explained that the proposed site layout for the hospital situates the building in the center of the site surrounded by parking facilities and looped by a portion of relocated 662 and a future loop road to be built as part of the project. The parking areas and the site generally are replete with landscaping including tree plantings that line the streets and drive aisles and tree plantings throughout the parking areas that will eventually mature to provide a tree canopy that shades the parking areas. The site plan also incorporates pedestrian connections and pathways that will provide access and mobility for all users of the site. The project also incorporates bio-retention stormwater management facilities. The proposed building is 106' tall and consists of approximately 500,000 square feet of enclosed space. The proposed building has variable roof lines and articulation in the massing, breaking up the mass of the building. The building design

features a mix of exterior materials providing a variety of colors and textures, including a significant proportion of glazing. The building design also features modern design details. Mr. Showalter stated they are in the process of modifying the building design and will hopefully be prepared to present their design at the July meeting. The Commission was pleased with Shore Health Systems efforts in planning for the new medical center. Upon motion of Mrs. Cheezum, seconded by Mr. Periconi the Commission voted 5-0 to approve the sketch site plan, sketch subdivision plat, allowing parking lot pole lighting not to exceed 25' in height, subject to Regional Medical Center's response letter to the Town, and conditioned on the applicant returning to the Commission for review of architecture.

The next item from staff was the **Annual Report**. Mr. Thomas provided the Commission with the Annual Report and asked the Commission to review their biographies and if changes are needed to let him know. Mr. Thomas explained that the final document will be sent to the State (MD Department of Planning) with a copy filed with the Town Council. Upon motion of Mr. Periconi, seconded by Mr. Moore the Commission voted 5-0 to approve the Annual Report.

The next item from staff was **Additional Electronic Sign Standards**. Mr. Thomas explained that the Town Council held a work session on the subject of LED/electronic signs and at least one consideration coming from that meeting was having the Commission explore possible additional standards, over and above those you recently submitted to the Council. Mr. Thomas stated that the consensus he received at the last meeting was one which limited the percentage of a sign that could be devoted to electronic signage. After discussion, it was decided to make this more broad and limit the amount of any sign that could be devoted to reader boards. The Commission asked Mr. Thomas to create a reader board definition and determined that wall signs should be included in the 25% of the display area. Upon motion of Mr. Periconi, seconded by Mrs. Cheezum the Commission voted 5-0 to adopt language for reader boards and incorporate 25% for wall signs.

There being no further business the meeting was adjourned at 2:35 p.m. by motion of Mr. Periconi, seconded by Mrs. Cheezum.

Respectfully submitted,

Stacie S. Rice
Planning Secretary