

MINUTES OF THE
March 15, 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 February 16, 2012 meeting. Upon motion of Mr. Moore seconded by Mr. Periconi the Commission voted 5-0 to approve the minutes.

The first item on the agenda was **Shore Health Systems, Inc.** requesting sketch site plan approval to construct/modify certain road improvements associated with the development of a regional medical campus. Hank Alinger with Daft, McCune & Walker and Tony Kelly with Shore Health Systems were present at the meeting. Mr. Alinger explained to the Commission that the proposed project includes: 1) Modifications to US Route 50 along the frontage of the property; 2) the relocation of MD Route 662 to form part of a future loop road that is eventually planned to circle the hospital site; and 3) the construction of a new street (Medical Center Drive) connecting the relocated 662 to US 50.

Mr. Alinger stated that they are working with SHA and the Town Staff to address additional comments on the site plan submittal. He further stated that the applicant has prepared and submitted to the Town and State a Traffic Impact Study. The Town's consultant civil engineer has reviewed the various iterations of the study and has indicated that the study is complete and correct. Upon motion of Mr. Periconi, seconded by Mr. Moore the Commission voted 5-0 to approve the "SHA Sketch Plan Submittal Overall Site Plan" dated 3/9/12 subject to the following stipulations:

- 1) The Town reserves the right to require additional sidewalks/pathways along the subject roadways for future phases of the campus development if in the Town's judgment such sidewalks / pathways are warranted.
- 2) The applicant must present street lighting details to the staff for review and approval.
- 3) The applicant must present additional landscaping details for the proposed street trees (species and size information) to the staff for review and approval

The **First Baptist Church** came before the Commission to discuss a possible future building addition project, which would include the expansion of the existing Church facility and create additional off street parking opportunities on the site. Mr. Jack Phillips and Mr. Dennis Butner were present at the meeting representing the Church. They explained the Church's ideas for expansion and asked if the Commission generally found the proposal to be appropriate for the site. The Commission indicated support for the concept but noted that before they could officially act, the Church will need to submit a site plan application for review. The Commission also suggested that in preparing such a plan, that the Church reach out to their neighbors for feedback on the proposed project.

The next item from staff was an update on the **Easton Point Project**. Mr. Thomas explained a group of college students from Philadelphia have created five concept plans for

the proposed park. The plans have been reviewed and are currently being refined down to one plan. Mr. Thomas stated they hope to have a public meeting within the next month.

There being no further business the meeting was adjourned at 1:45 p.m. by motion of Mr. Periconi, seconded by Moore.

Respectfully submitted,

Stacie S. Rice
Planning Secretary