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MINUTES OF THE
April 18, 2013 Meeting of the
Easton Planning & Zoning Commission

Members Present: Members, John Atwood, Dick Tettelbaum, and Don Hilderbrandt.

Members Absent: Debbie Renshaw and Linda Cheezum.

Staff Present: Lynn Thomas, 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 March 21, 2013 meeting. Upon motion of Mr. Tettelbaum seconded by Mr. Hilderbrandt the Commission voted 3-0 to approve the minutes.

The first item on the agenda was **22-26 East Avenue** requesting PRD review for a residential use and an art/blacksmith studio on the subject property. Chris Ryan, applicant stated the property is improved with two structures (attached to one another). Mr. Ryan has started renovating the property aimed at rehabilitating the exterior of the principal structure (brick structure, situated at the northern end of the subject property). Mr. Ryan would like to create a residential dwelling unit on the ground floor of the principal building and use the balance of the ground floor of the principal building as a studio space for his work as a blacksmith/artist. The Commission was pleased Mr. Ryan was renovating the property which is in disrepair. Upon motion of Mr. Tettelbaum, seconded by Mr. Hilderbrandt the Commission voted 3-0 to approve the PRD application as submitted.

The next item discussed was **10 Thorogood Lane** requesting development of a second residential dwelling unit on the subject property. Mr. Bill Stagg with Lane Engineering and George Doty, owner were present at the meeting. Mr. Stagg stated the property is located in the Historic District and the PRD District. The property is currently vacant. Mr. Stagg stated the owner would like to renovate and enlarge the existing dwelling unit, and to construct a second dwelling unit on the north side of the existing unit. The two units will be of similar size and configuration. The end product will be a two unit duplex located on one parcel of property. Mr. Stagg stated they have not submitted architectural elevations. The architecture will have to be reviewed and approved by the Historic District Commission. Mr. Atwood stated that two letters had been received from two neighboring properties. Upon motion of Mr. Tettelbaum seconded by Mr. Hilderbrandt the Commission voted 3-0 to approve the PRD application as submitted subject to the applicant going to the Historic District Commission for review of the architecture and the applicant returning to the Commission with the final architectural plans.

The next item on the agenda was **Lot 7 (Proposed Lot 8) Easton Commons Subdivision**. The applicant is requesting sketch subdivision approval for the creation of Lot 8 in the Easton Commons Subdivision and sketch site plan review for 98 room Fairfield Inn & Suites Hotel. Mr. Stagg stated the commercial subdivision is located east of US Route 50, north of Chapel Road and to the south/south-west of the Chapel East residential subdivision. Mr. Stagg stated the sketch plat shows the creation of a future extension for Commons Drive through Lot 7, but the plat does not contemplate actually creating the right-of-way at this time. The applicant is requesting a waiver of ten parking spaces. Mr. Stagg stated the proposed building would have brick and EFIS on the building. The staff has asked the applicant to consider cement board lap siding or shake siding to replace the EFIS. Mr. Stagg stated they have prepared and submitted a traffic study for this project. The study takes the previous study created for the original subdivision, updates the information based on the amount of time that has past and the actual development that has occurred. Upon motion Mr. Tettelbaum, seconded by Mr. Hilderbrandt the

1 Commission voted 3-0 to approve the sketch site plan with modified architecture as shown on
2 drawing #2.
3

4 The next item on the agenda was **Lot 11, Easton Technology Center** requesting sketch
5 site plan review for the development of a 10,000 square foot warehouse building. Mr. Stagg,
6 applicant explained the site is currently unimproved. The proposed building is massed as a one-
7 story rectangular box with a sloped roof. The building will have metal siding and a metal roof.
8 The building will have a stone veneer base and cupola feature on the roof. There will be
9 overhead doors on the east (side) and north (rear) facades, as well as entry doors on the east
10 façade. There will be a series of windows in the small portion of the building dedicated as an
11 office (south east corner of the proposed building). The plan proposes landscaping in accordance
12 with the minimum requirements in the Zoning Ordinance. The minimum parking requirement
13 has been met. Upon motion of Mr. Tettelbaum, seconded by Mr.Hilderbrandt the Commission
14 voted 3-0 to approve the sketch site plan as submitted. The Commission also approved a fee-in-
15 lieu of sidewalks if the applicant elects not to construct a public sidewalk in front of this
16 property.
17

18 The next item was **8933 Ocean Gateway (Panera Bread)** requesting a parking waiver
19 for 15 parking spaces to create drive-thru service. Mr. Stagg stated that Panera would like to
20 retrofit the restaurant with a 300 square foot addition to the building and the creation of a drive-
21 thru lane where automobiles can maneuver and stack. In order to institute the proposed retrofit
22 plan they will need to eliminate some of the existing parking spaces. Upon motion of Mr.
23 Tettelbaum, seconded by Mr. Hilderbrandt the Commission voted 3-0 to grant the parking
24 waiver of 15 spaces.
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26 There being no further business the meeting was adjourned at 2:20 p.m. by motion of Mr.
27 Tettelbaum, seconded by Mr. Hilderbrandt.
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30 Respectfully submitted,

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34 Stacie S. Rice
35 Planning Secretary
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