

MINUTES OF THE
May 16, 2013 Meeting of the
Easton Planning & Zoning Commission

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

Members Absent: Debbie Renshaw.

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 April 18, 2013 meeting. Upon motion of Mr. Tettelbaum seconded by Mr. Hilderbrandt the Commission voted 4-0 to approve the minutes.

The first item discussed was the **Draft Floodplain Ordinance**. Mr. Thomas explained that Easton does not have a great deal of floodplain. However, we are required to regulate this area by FEMA and its State affiliate (MEMA, a division of MDE). Over the course of the last few years, the State has been working with a consultant to accomplish a couple of tasks in the realm of floodplain management in Talbot County. First, new floodplain maps were prepared for the County, including Easton. These are the first updated maps since 1984. Second, the State has developed a new model Ordinance. The proposed Easton Floodplain Ordinance is identical to the model with one exception. The model proposes that the Board of Zoning Appeals administer the Ordinance. I have changed that to reflect that the Town Planner administers the Ordinance (and the BOZA hears applications for Variances from it). This reflects current and longstanding practice and just plain makes more sense to me, so much so that I believe what the state sent us is simply a mistake with regard to that section. Upon motion of Mr. Tettelbaum, seconded by Mrs. Cheezum the Commission voted 4-0 to forward a favorable recommendation to the Town Council for the adoption of the Draft Floodplain Ordinance.

The first item on the agenda was **Waterside Village, Phase 2A** requesting PUD Sketch site plan for Phase 2A of the Waterside Village shopping center. Bill Stagg of Lane Engineering and Ryan Showalter of Miles & Stockbridge were present at the meeting. Mr. Stagg explained that Phase 2A is a 40,000 square foot Dick's Sporting Goods. Mr. Stagg explained the landscaping requirements have been met. Proposed architecture will be consistent with the Architectural Theme Book created by Remco Properties for Waterside Village at Easton. Ken Schmede of Traffic Concepts was present at the meeting. Mr. Schmede explained that the construction of a traffic signal at the intersection of Rt. 33 and Easton Village Drive will depend on the build out of the Waterside Village shopping center. After review of the proposed site plan the Commission voted 4-0 to approve the sketch site plan and to forward a favorable recommendation to the Town Council regarding the proposed PUD project's consistency with the Town's Comprehensive Plan.

The next item discussed was **Waterside Village, Phase 2B** requesting PUD Sketch site plan review for 60 residential apartment units. Mr. Stagg stated that all landscaping and parking requirements have been met. Mr. Showalter stated that the residential component is consistent with the Comprehensive Plan. Mr. Hilderbrandt suggested the developer relocate the building so the units would face the open space instead of the parking lot. After review of the proposed site plan the Commission voted 4-0 to approve the sketch site plan conditioned on relocating the building forward and modifying the parking.

The next item discussed was **Waterside Village, Phase 2C** requesting PUD Sketch site plan review for a 37, 500 square feet of new retail space. Mr. Stagg stated they do not have specific tenants at this time. Stormwater, parking and landscaping are consistent with the Zoning Ordinance. Proposed architecture would adhere to the Architectural Theme Books and shall be subject to review and approval by the Planning Commission through the site plan review process. After review of the proposed site plan the Commission voted 4-0 to approve the sketch site plan and to forward a favorable recommendation to the Town Council regarding the proposed PUD project's consistency with the Town's Comprehensive Plan.

The next item discussed was **Waterside Village, Phase 2D** requesting PUD Sketch site plan review for 81,000 square feet of new retail space. Mr. Stagg stated that stormwater, parking and landscaping are consistent with the Zoning Ordinance. Proposed architecture would adhere to the Architectural Theme Books and shall be subject to review and approval by the Planning Commission through site plan review process. After review of the proposed site plan the Commission voted 4-0 to approve the sketch site plan and to forward a favorable recommendation to the Town Council regarding the proposed PUD project's consistency with the Comprehensive Plan.

There being no further business the meeting was adjourned at 3:20 p.m. by motion of Mr. Tettelbaum, seconded by Mr. Hilderbrandt.

Respectfully submitted,

Stacie S. Rice
Planning Secretary