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MINUTES OF THE
May 15, 2014 Meeting of the
Easton Planning & Zoning Commission

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Members Present: Dick Tettelbaum, Chairman, and members, John Atwood and Terry Dell.

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Members Absent: Debbie Renshaw and Don Hilderbrandt.

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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. Tettelbaum called the meeting of the Planning & Zoning Commission to order at 1:00 p.m. The Commission did not have minutes to review.

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The first item on the agenda was Penguin Ventures, LLC requesting sketch site plan review for 114 apartment units located on **Lots 20-25 Brant Court**. Mr. Glass explained they have made minor modifications to the site plan presented at the previous meeting and has added a 5 foot sidewalk to connect to Canvasback Drive. Mr. Glass stated they have added additional landscaping/buffering between the parking lot and the properties to the North (Crofton Subdivision). They are also proposing an ornamental fence to help discourage foot traffic cutting through to or from the adjacent subdivisions. Mr. Glass showed the Commission a cross section elevation comparison demonstrating what the view from the Waylands subdivision would be. Mike Donaldson, developer explained they are proposing a middle class apartment complex. They have their own maintenance department that will maintain the grounds. They will have a resident manager living on site. He explained the proposals for one to two bedroom apartments approximately 800 to 1,200 square feet, and approximately \$800.00 to \$1,100.00 a month. They have added some additional parking spaces.

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Public Comment

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- **Iris Stratto – Lincoln Court** – She showed the Commission pictures of her existing view into Brant Court. Concerned about the wildlife, wetlands, construction vehicles, looking at apartment buildings.
 - **Tom Ray – Crofton Subdivision** – Concerned about drainage. Since the property has been cut he now has large amounts of water pooling at the rear of his yard. Concerned about closeness of parking lot to his property (12' away). Doesn't feel that Leyland cypress trees are appropriate.
 - **Megan McDaniel – Crofton Subdivision** – She is against the project. She is located within 400' of her property. Concerned about foot traffic, increased crime, traffic concerns and police manpower to deal with crime that comes from apartments.
 - **Roy Carlson – Lakeview Court (Waylands Subdivision)** – Concerned about what his view will be, drainage, property values, trash coming from the complex.
 - **Gail Shorter, Lakeview Court** – Waylands – Didn't receive a notice letter, meeting during the day makes it hard for people to attend. Is there enough law enforcement, onsite security
 - **David Cadell, Teal Drive** – Not opposed to the project. Concerned about water runoff/drainage.

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4 The Commission voted to go into closed session for advice from legal counsel at 2:10
5 p.m. The Commission reconvened the regular meeting at 2:40.
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7 Upon motion of Mr. Atwood seconded by Mr. Dell the Commission voted 5-0 approve
8 the sketch site plan and forward a favorable recommendation to the Town Council.
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10 The next item on the agenda was Remco Properties, LLC. requesting Sketch Site Plan
11 review for **Phase 2D of the Waterside Village Shopping Center**. Mr. Stagg explained the
12 proposal is for a 64, 995 square foot B.J.'s Wholesale Club (Building R). Buildings S & T are
13 also shown on the proposed site plan, and elevations were provided to the Commission.
14 Per the approved PUD Ordinance for this phase of Waterside, these building must be built
15 before or concurrently with building R. The applicant does not indicate who the initial
16 tenants of these spaces will be, and they likely do not know at this point themselves. Mr.
17 Stagg mentioned there is a "propane refill station" near the south east corner of the BJs
18 building. This area is proposed to be screened with shrubs that will be 3' high at
19 installation. The Planning Commission asked the applicant to consider fencing to screen
20 the propane tanks. Mr. Smith stated that the concept plan approved by the Town Council
21 for Phase 2D showed a wide landscaped feature in front of building R. The staff's
22 understanding of this design element was to provide a continuous green space between the
23 building entrance and Marlboro Avenue, with the green space extending uninterrupted
24 from the building R entrance out to Marlboro between buildings S & T. This area was
25 shown on the approved plan as "*landscape promenade – pedestrian link to street, internal*
26 *garden space / gathering space, landscape buffer*". The proposed plan has shifted the
27 building entrance to the north east corner of the building while leaving the green space
28 where it was previously shown, has interrupted the green space with a drive aisle, and has
29 narrowed the distance between building S & T. Mr. Stagg stated that in order to allow a
30 better flow of traffic inside the parking lot, he designed a split in the promenade to allow
31 cars to pass. Mr. Stagg and the Commission agreed to an elevated crosswalk be put in that
32 area where it's broken up to allow pedestrians a better place to cross. Mr. Stagg stated that
33 lighting will adhere to the lighting standards outlined in the Zoning Ordinance. Mr. Lutsky
34 with Bignell Watkins Architects explained that the proposed B.J.'s would be split face block
35 (gray) up 4' from the base, ground face (dark gray) dark red split face block with brick
36 piers. He stated that buildings S & T will be brick and will match B.J.'s. Mr. Smith stated
37 that buildings S & T were required to have sloped roofs per the requirements set forth in
38 the PUD Ordinance for Phase 2D. Upon motion of Mr. Atwood seconded by Mr. Dell the
39 Commission voted 3-0 to approve the sketch site plan conditioned on buildings S & T
40 having sloped roofs, additional screening around the propane refill station and the raised
41 cross walk in the grass promenade.

42 The next item on the agenda was review of **Easton's Draft Comprehensive**
43 **Forestry Program**. The Commission discussed the plan at the meeting. The Commission
44 voted unanimously to forward a favorable recommendation to the Town Council to adopt
45 the Comprehensive Forestry Program.

46 The next item on the agenda was discussion of **Comprehensive Zoning Ordinance**
47 **Updates**. Mr. Thomas explained that at the end of last year the Commission talked about
48 the need to comprehensively review the Zoning Ordinance. Mr. Thomas explained that in
49 an effort to move forward on this issue he talked with Mr. Tettelbaum and have come up
50 with a plan in how best to move ahead. Those issues included the following.

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- 1.) Transitioning from I-1 and I-2 zoning to BC and I1.
- 2.) The permitted uses and development regulations for the CL Zoning District
- 3.) Do the CG regulations go far enough to eradicate strip commercial so that as vacant parcels develop and improved properties redevelop they do so in the manner we envision?
- 4.) Should we be more proactive in advocating the redevelopment of the shopping centers?
- 5.) How do we encourage more mixed uses?
- 6.) Language of the plan and the reality of the built environment with our residential subdivisions

The Commission felt as though this was a great way to start moving forward.

There being no further business the meeting was adjourned at 4:00 p.m. by motion of Mr. Atwood, seconded by Mr. Dell.

Respectfully submitted,

Stacie S. Rice
Planning Secretary