

MINUTES OF THE
March 9, 2015 Meeting of the
Easton Planning & Zoning Commission

Members Present: Members, Dick Tettelbaum, Chairman, Debbie Renshaw, Don Hilderbrandt, Terry Dell and Talbot Bone.

Members Absent:

Staff Present: Lynn Thomas, Town Planner, Brett Ewing, Current Planner and Stacie Rice, Planning Secretary.

Mr. Tettelbaum called the meeting of the Planning & Zoning Commission to order at 4:00 p.m. The purpose of this meeting is to consider matters from the Agenda of the Commission's February 19th meeting which was cancelled for lack of a quorum. Mr. Tettelbaum welcomed to the Commission the newest member Talbot Bone.

The first item of business was the approval of the January Planning Commission minutes. Upon motion of Mrs. Renshaw, seconded by Mr. Dell the Commission voted 5-0 to approve the minutes as prepared.

The next order of business was the **Election of a Chairman, and Vice-Chairman for 2015**. Upon motion of Ms. Renshaw, seconded by Mr. Bone the Commission voted 5-0 to appoint Mr. Tettelbaum as Chairman. Upon motion of Mr. Tettelbaum, seconded by Mr. Bone the Commission voted 5-0 to appoint Ms. Renshaw as Vice Chairman.

The next item of business was **Tred Avon Shopping Center Master Signage Plan**. The Commission previously approved proposed changes to the Tred Avon Square Shopping Center, which required approval for a minor addition to the Easton Eye Care Center. Mr. Bob Rauch with Rauch, Inc., is before the Commission with a signage plan for the entire center. Mr. Rauch explained as part of the efforts to renovate the shopping center they would like to update the signage for the center. The proposed sign plan indicates some smaller directional signs and four larger signs, two each along Marlboro Road and up near the building housing Subway and Easton Eye Care. They are proposing a "Center Tower" sign proposed near the western-most entrance into the Center. It is proposed to be 45 feet in height. They are proposing a "Cinema Tower" (32 feet) at the entrance to the movies. The Commission asked that the tower element on the top of the arch be removed. The Commission discussed the proposed lighting for the signs. Upon motion of Ms. Renshaw, seconded by Mr. Tettelbaum the Commission voted 4-1 to approve the Master Signage Plan with the Center Tower height of 45 feet as proposed, vertical extension on the Cinema Arch being removed, lighting for signage be consistent with the remainder of the shopping center and the "Tred Avon Square" sign be internally (back lit).

The next item on the agenda was Adoption of new **Critical Area Maps**. Mr. Thomas explained he is before the Commission with a request to approve the Critical Area Maps. He stated that the Critical Area boundary was established in the legislation creating the Critical Area Program as 1,000 feet landward of mean high tide. The State prepared the first maps indicating the limits of the Critical Area in the late 1980's. Mr. Thomas believes this was the first update

of said maps. The boundaries have been revised for two reasons. First, with 25+ years of erosion, the mean high tide line has changed. Secondly, the precision with which the limit of tide is determined is much greater today. Mr. Thomas explained that if nothing else changed in terms of erosion or sea level rise, it is possible that with just simple improved accuracy, the boundaries could change. Mr. Ewing has taken the new maps as transmitted from the State and shown the overall boundary (old vs. new) and indicated both where land is being taken out of the Critical Area and where it is being added. There is one significant area to be added, at Waterside Village. This is due to the fact that when the original map was made, rather than measuring 1,000 feet from the limit of high tide, it was apparently measured from St. Michaels Road (which was not completely uncommon at that time). The new maps follow the actual statutory requirement. The newly added land, however, has been classified by the Critical Area Commission as Intensely Developed Area so there is little real impact on the ability of this development to continue. Upon motion of Mr. Bone, seconded by Mr. Dell the Commission voted 5-0 to forward the revised Critical Area Map to the Town Council for their approval.

The next item was **809 N. Washington Street**. The owner of this property has requested a temporary POD be placed on their property. Mr. Thomas took the request to the Commission at their January meeting. At that time the Commission asked that the applicant submit a site plan demonstrating the location of the POD. The owner submitted this information. The Commission was concerned about the POD sitting near the front of the property. Upon motion of Mr. Hilderbrandt, seconded by Ms. Renshaw the Commission voted 5-0 to approve the Temporary Use through October 15, 2015 conditioned on the POD being located on the rear of the property and no more than 3 yard sales are permitted for remainder of this year.

The next item on the agenda was continued discussion on the **Draft Revised PUD Ordinance**. Mr. Thomas explained following the ongoing discussion the Commission has been holding over the course of the last few month, he has drafted a revised PUD Ordinance for their consideration. Following brief discussion, Mr. Thomas stated that he believes he has sufficient information to incorporate the latest revisions and include in the Draft Comprehensively Revised Zoning Ordinance and that the Commission can now move on to discussion of the next issue for consideration in the Update process.

There being no further business the meeting was adjourned at 4:20 p.m. by motion of Ms. Renshaw seconded by Mr. Bone.

Respectfully submitted,

Stacie S. Rice
Planning Secretary