

MINUTES OF THE  
March 17, 2016 Meeting of the  
Easton Planning & Zoning Commission

Members Present: Members, Dick Tettelbaum, Chairman, Talbot Bone, Don Cochran, Terry Dell and William Frost.

Members Absent:

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

Upon motion of Mr. Frost, seconded by Mr. Dell the Commission voted 5-0 to approve the March minutes as submitted.

The first item on the agenda was **Galloway Meadows** with a request to establish PUD District Zoning and Sketch Site Plan review to construct 6 apartment buildings consisting of a total of 72 dwelling units and a 2,596 sf community building on a 5.84 acre site. The applicants were before the Commission at their March meeting. At that time, the Commission reviewed the proposal and asked the applicant for additional information/revised drawings. Eden Roberts with Delaware Valley Development Co., Don Bibb, Partner, and Bob Rauch, Engineer were present at the meeting. The property is currently split zoned consisting of R10-A Residential and CG-General Commercial zoning. The applicant is back before the Commission with revised architectural drawings and site plan. The Commission was pleased with the progress and modifications that the applicant has made. Upon motion of Mr. Cochran seconded by Mr. Bone the Commission voted 5-0 to approve the revised application as submitted and forward a favorable recommendation to the Town Council with the following conditions:

1. The community space within the community building should be expanded to accommodate more residents.
2. The applicant shall depict no parking (with signage or another method) in the 18' wide vehicle drive aisle location so not to encumber emergency vehicle traffic.
3. The applicant shall add a restriction in the community covenants that will prohibit the conversion of garages to livable space.

The next item on the agenda was **700 Port Street** requesting Sketch Plan Review for a 6,700 square foot Community Building. Mr. Bill Stagg with Lane Engineering and Jake Laureska with Atelia 11 were present at the meeting. Mr. Stagg explained that in 2007 the Town Council approved Planned Healthcare District, Phase IV of the Londonderry Retirement Community. This phase included 41 single family /duplex units on 10.5 acres of property located on the south side of Port Street and west of the previously developed Londonderry Community. Mr. Thomas has determined the proposed project to be a "non-material change" not requiring a modification to the original HC district approval. Mr. Laureska explained that the activity/community center would be used for the residents of Londonderry. Mr. Laureska explained that the building elevations are consistent with the existing Londonderry architecture. Mr. Stagg stated that 34 parking spaces are required and they are providing 11, therefore he is requesting a waiver of 23 spaces. Upon motion of Mr. Frost seconded by Mr. Bone the Commission voted 5-0 to approve the sketch site plan and parking waiver as requested.

The next item was the **Updated Floodplain Ordinance**. Mr. Thomas provided the Commission with a memo explaining that new Floodplain maps have been prepared by FEMA and will take effect on July 20, 2016. The Floodplain Ordinance, which enforces the Maps must be updated to reflect things like effective dates, and references. Upon motion of Mr. Bone seconded by Mr. Frost the Commission voted 5-0 to forward a favorable recommendation to the Town Council for adoption.

The next item from staff was **ALDI Sidewalk**. The staff wanted to provide clarification regarding the installation of sidewalks at ALDI. The Planning Commission required sidewalks at their October 2015 meeting. Subsequent to that meeting, the State Highway Administration informed the applicant that sidewalks would be constructed SHA within the next several years. Therefore, the applicant is not required to construct said sidewalks. The Commission agreed and voted 5-0 to allow the fee-in-lieu of sidewalks.

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

Respectfully submitted,

Stacie S. Rice  
Planning Secretary