

**MINUTES OF THE  
August 18, 2016 Meeting of the  
Easton Planning & Zoning Commission**

Members Present: Members, Dick Tettelbaum, Chairman, Talbot Bone, Don Cochran and Bill 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 Engineer.

Upon motion of Mr. Bone, seconded by Mr. Cochran the Commission voted 4-0 to approve the June minutes as submitted.

The next item was a **Zoning Text Amendment to Permit Roof-Mounted Solar Panels in Non-Residential Zoning District**. Brynja Booth, Esq., was before the Commission representing an applicant who proposes a zoning text amendment to allow roof mounted solar panels as an accessory use in all zoning districts. Currently the ordinance only allows roof mounted solar panels as accessory uses in residential and government zoning districts. The applicant included specific language that the energy consumption shall be used onsite only, staff prefers this regulation as the accessory use process is with a building permit only. Larger projects that propose off-site sale of energy would be classified an array and need a special exception from the Board of Zoning Appeals.

Upon motion of Mr. Bone seconded by Mr. Cochran the Commission voted (4-0) to approve the request as submitted and forward a favorable recommendation to the Town Council.

The first item of business was **Galloway Meadows**. The applicant is before the Commission with a request to amend the Sketch Site Plan and PUD to construct six (6) apartment buildings consisting of a total of 72 dwelling units and a 2,596 sf community building on a 5.84 acre site. All six buildings will consist of 12-units with two different unit breakdowns (Building Type 1 and Type 2). The project is to construct and operate “work-force” housing at reasonable rates. The applicant has modified the site layout and building unit break down/ design. Parking: Garages are not included in the new building design allowing for a reduction of building size. The applicant has distributed the parking throughout the site to reduce the distance from parking spaces to the buildings; Refuse Location: Refuse areas are not distributed throughout the community to allow easier access from residents. The total cubic yards meets the industry standard; Vehicular Circulation: All interior drive aisles have been increased to a minimum 24’ wide; Architecture: The applicant revised the building interior layout to create six 12-unit buildings. The overall density onsite has not changed from 72 proposed units.

The Commission voted (4-0) to recommend approval of establishing the PUD district and approval of the PUD sketch site plan as the application is consistent with and supported by the Easton Comprehensive Plan with the following recommendations:

- The community space within the community building shall be expanded to accommodate more residents.

- The applicant shall revise and add architectural elements to the Rt. 328 side of buildings 5 and 6. The elements can be similar to the front elevations of the proposed buildings but pedestrian access to the buildings shall remain on the north side of these buildings.
- Refuse Areas shall be modify to allow for better trash truck maneuvering.
- The applicant shall increase the number of plantings within the 40' bufferyard along Rt. 328 above the minimum Zoning Article X standards.
- Trees shall be located within parking bays so that no more than 10 parking spaces from an uninterrupted row.
- Street trees on private roads shall include one (1) deciduous shade/ canopy tree per 25' of street centerline length.
- The applicant shall create community covenants and restrictions, in a form approved by the Town Attorney, to assure compliance with said conditions or with any of the provisions of the Ordinance.

The next item was **RE Michael** requesting sketch site plan review for a 6,240 square foot warehouse addition. Bill Stagg with Lane Engineering explained that the property is located at 29506 Dover Road. Mr. Stagg explained that the original 11,000 sf building was constructed in 2000. The proposed architecture of the building will match the existing building. The applicant is proposing additional landscaping.

Upon motion of Mr. Frost seconded by Mr. Cochran the Commission voted 4-0 to approve the Sketch Site Plan subject to all staff comments being addressed.

The next item was a **Comprehensive Plan Amendment/Map Amendment** for property located property located along Ocean Gateway and owned by Alvin LaPidus. Mr. Showalter provided the Commission with a picture of the Future Land Use Map "Area 6" which represents the large undeveloped area on the west side of Route 50, south of Chapel Road. Mr. Showalter stated that given its location, it is perhaps the parcel with the greatest development potential, in terms of the number of options for development. Due to the shape of the property, it may preclude a true neighborhood style development, but something along that line modified to accommodate the size and shape of the property seems in order. The northern portion adjacent to Chapel Farms would be logical for continued single-family housing. The portion of the property that borders the RTC Park seems ideally suited for residential facing the park. A small area for commercial development to serve the users of the Park is appropriate as well. Mr. Showalter stated that access to the Park from Route 50 should be provided across Area 6. The southern portion of the site could serve as a combination of transient commercial, offices and/or apartments. The Commission was favorable to the concept and is to schedule a Public Hearing.

The item was **Easton Point Annexation** totaling 6.528 acres. The property is located at Easton Point and portion of Port Street (7 parcels). Ryan Showalter explained that at this time Talbot County does not want to be included in the annexation. Mr. Schroder a property owner stated he has a vision of what Easton Point could be. Mr. Showalter stated that this property has been slowly redeveloped and is the location of the County's Public Works Facility and expansion of the Londonderry Retirement Community. He stated that more mixed-use project(s) are envisioned with open space and public access to the waterfront, commercial uses along the water. Mr. Showalter stated that the Town of Easton's former Public Works has not been sold. The Town has retained the property and

there are plans to eventually develop the site as a waterfront park. Mr. Showalter stated that a CG Zoning Classification would be appropriate.

Upon motion of Mr. Tettelbaum seconded by Mr. Bone the Commission voted 4-0 to find the Annexation in Compliance with the Comprehensive Plan and in Compliance with the Municipal Growth Element of the Plan. Upon motion of Mr. Tettelbaum seconded by Mr. Cochran the Commission voted 4-0 to recommend the proposed zoning of CG. Upon motion of Mr. Tettelbaum seconded by Mr. Frost the Commission voted 4-0 to forward a favorable recommendation to the Town Council.

The next item was discussion of **Easton Village Architecture**. Mike Burlbaugh with Elm Street Development and Ryan Showalter were present at the meeting. Mr. Showalter explained that the developer is seeking six (6) specific changes, which range in nature from clarification of a standard to relatively minor revisions to current standards/practice. Easton Village is governed by complicated, multi-layered set of rules/guidelines/standards when it comes to architectural features. The project was approved as a PUD which contained a host of conditions, some of which pertained to the architecture of the development, intended to insure that what was represented to the Council in terms of appearance and quality of the development, would in fact be what was built. The Town Council approved the Architectural Guidelines. Mr. Showalter stated that the mechanism by which these guidelines more directly influence architectural elements of Easton Village is the Pattern Book, which was review and approved by the Planning Commission. Elm Street would like the ability to consistently change from what is suggested by the Pattern Book. The Staff believes it is in everyone's best interest to have the Commission approve such modifications. Mr. Burlbaugh explained the proposed modifications. 1.) **Brick stoop, lead walk, and sidewalks** (*from brick to concrete with framed finish*). 2.) **Brick foundation all sides** (*proposing brick clad foundations on all front elevations, and side elevations on corner lots*) 3.) **Synthetic (Paint Grade) Exterior Trim** (*Propose to paint grade synthetic trim on all elevations on the first floor, vinyl and pre-finished aluminum trim above the first floor*) 4.) **Hardi Plank Siding** (*Propose cementitious siding on all first floor elevations. High-grade vinyl shake and/or lap siding of complimentary color and texture above the first floor*) 5.) **Rear Loading House Designs on Front Loaded Lots – Side Load** (*Side loaded homes with shared driveways and parking courts. IE – Two homes with a common driveway placed on the property line which then creates a parking court that side-loads into both homes. An easement and maintenance agreement would be created prior to sale of these homes so that each homeowner's responsibilities are clearly defined. By side loading the houses with parking courts, no garage doors would open directly on to the front street*). 6.) **Rear Loading House Designs on Front Loaded Lots – Front Load** (*Propose where possible, side-loaded homes with shared driveways with parking courts would be preferred. In some instances, it may be preferable to front load one home that shares a driveway with an adjacent lot that is side loaded. This arrangement would mean the front loaded garage would be less visible front the public street*).

**Mr. Brennan** – Resident of Easton Village – Stated that modifying the materials would change the look of the homes.

**Mr. Winegarden** – Resident of Easton Village – Big change to development, feels that the residents of Easton Village have been blindsided by not being made aware of the changes

**Ms. Stolfus** – Upset that the resident were not notified.

The Commission discussed the proposed modifications and suggested that Mr. Burlbaugh meet with the residents of Easton Village and return to the Commission.

The next item was from staff concerning **Short Term Rentals**. Mr. Thomas explained that a couple of months ago the Commission discussed Short Term Rentals. The Council has reviewed and felt that Short Term Rentals should go through the Special Exception process and be granted approval to operate. Upon motion of Mr. Tettelbaum seconded by Mr. Bone the Commission voted to allow the Special Exception process.

The next item was from staff. Mr. Thomas explained that the **Plum Street PUD** was approved by the Commission and the applicant is looking for a 12 month extension to give him additional time to complete the work. Upon motion of Mr. Tettelbaum seconded by Mr. Cochran the Commission voted 4-0 to approve a 12 month extension.

The next item from staff was the Port Street Small Area Plan. Mr. Thomas explained that a plan has been submitted and asked the Commission to schedule a public hearing.

There being no further business the meeting was adjourned at 2:15 p.m. by motion of Mr. Cochran seconded by Mr. Bone.

Respectfully submitted,

Stacie S. Rice  
Planning Secretary