

MINUTES OF THE  
December 15, 2016 Meeting of the  
Easton Planning & Zoning Commission

Members Present: Members, Dick Tettelbaum, Chairman, Don Cochran, Bill Frost, Paul Weber and Tal Bone.

Members Absent:

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

The Commission voted unanimously to approve the October and November minutes as written.

The first item on the agenda was **Easton Village**. Ryan Showalter and Mike Burlbaugh were present at the meeting. Mr. Showalter explained they are back before the Commission to discuss the proposed modification to the architecture in Easton Village. Mr. Burlbaugh provided the Commission with a site plan showing the existing and future lead walks. Mr. Burlbaugh provided the Commission with sample product materials. They are proposing foundry shake siding and vinyl product for the 2nd floor only. Soffit materials, trim materials etc. Sidewalks around the park would have the brick accents. Mr. Cochran was concerned about the sidewalk pattern and differences. He felt that taking away the brick sidewalks does change the character of the development overall. Reed Mulligan, President of the RAB stated they are concerned about the material changes and how it would affect the look of the development. The Commission made no action on this matter as the applicant will return to the Commission with the actual written language to be added to (or revised in) the Pattern Book at the January 2017 meeting.

The next item was **Lidl** requesting sketch site plan review to construct a 35,962 square foot grocery store on a 3.73 acre site. Mr. Showalter stated that Lidl is back before the Commission with a request to construct a Lidl Grocery Store. The applicants have modified the architecture and building materials. The original PUD for Waterside Village approved three 10,000 sf building for this site. The applicant has decided to not build three buildings but one 35,000 square foot building. The Commission preferred three buildings instead of one and felt the location of the proposed Lidl wasn't appropriate. The Commission spent considerable time discussing the merits of the application with regard to the site layout, architecture, the overall amendment requesting a major retail use and the consistency with the Town's Comprehensive Plan. Chris Mondoro with Bohler Engineering explained they have enhanced the landscaping, have added a knee wall along Marlboro Avenue adjacent to the parking lot with landscaping to help buffer the building. They have set the building back as far as they can from Marlboro and St. Michaels Rd. He stated that the parking meets the Town's requirements. John Pedusa with Gansler Architects explained they have made significant changes to the architecture. They are proposing brick, stucco and

a wood soffit. They are proposing a large glass feature along the St. Michael's Road side. Mr. Weber stated he is not against the Lidl Store but is not favorable of the proposed location. Feels that a big box building isn't appropriate at this location. He felt as though three (3) smaller buildings would be more appropriate. Zach Smith on behalf of Standard Fuzee asked the Commission to consider a provision of granting an easement for connectivity for the properties fronting on St. Michael's Road. Residents of Easton Village spoke and shared their concerns. Those concerns were the location, the architecture and the additional traffic impacts.

Upon motion of Mr. Tettelbaum seconded by Mr. Bone the Commission voted 4-1 to not approve the PUD Amendment application finding that the plan is not consistent with the Comprehensive Plan.

The next item was **Allied Lumber** with a request to expand the existing outdoor storage. Andrew Worm and Kris Turner were present at the meeting. Mr. Worm explained that their business is growing and they would like to expand the material storage area into the front yard. The building was approved as site plan SP-201 in 2002. The current tenant has been operating from this location since 2006. They have requested to expand the material storage area into the front parking spaces eliminating the use of 16 spaces. 16 additional spaces will remain for parking use. Mr. Worm explained they are proposing a 6' chain-link fence with slats with barbed wire on the top for security reasons. The Commission asked that the storage materials are not stacked higher than the fence. He stated they have chain link fencing in the rear, and they also have a small chain link storage area out front. Mr. Ewing suggested the applicant provide plantings around the fence.

Upon motion of Mr. Weber seconded by Mr. Bone the Commission voted 5-0 to approve the application. The applicant is to install a chain-link fence, with slats and landscaping around the fence.

The next item was from staff regarding **Zoning Ordinance Amendments**. Mr. Thomas explained that what is before the Commission at this meeting is a Draft Ordinance reflecting actual proposed language based on the Commission's consensus during the more conceptual discussion at the November meeting. He also added that he was given a copy of a letter from the Executive Director of Talbot Interfaith Shelter to the Mayor, which suggested a couple of revisions to how we treat the use "homeless shelter" in the Ordinance. This should have been included in the November discussion but was inadvertently omitted. However, the proposed revisions were very straightforward and Mr. Thomas suggested they could be easily added to the Draft Ordinance if the Commission were supportive of the requested revisions.

At the start of the discussion Mr. Weber stated that he felt it appropriate to recuse himself from the Homeless Shelter discussion. The rest of the Commission then determined that they felt it appropriate to add the proposed Homeless Shelter Amendments as suggested by Talbot Interfaith Housing. The Commission also noted that they had decided to not support the amendment to allow for the inclusion of a logo on Directional Signs and thus, that proposed amendment should be deleted. Thereafter, the

Commission voted 5-0 to forward the proposed amendments (as revised per discussion above) to the Town Council with a recommendation for approval.

There being no further business the meeting was adjourned at 3:25 p.m. by motion of Mr. Cochran seconded by Mr. Bone.

Respectfully submitted,

Stacie S. Rice  
Planning Secretary