

MINUTES OF THE
February 18, 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 and Sharon VanEmburch, Town Attorney.

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

The first item of business was **132 S. Harrison Street** requesting a parking waiver. Mr. Perry, Owner of the Chaffinch House explained he is scheduled to go before the Board of Zoning Appeals seeking Special Exception approval to open a Bed & Breakfast which is located at the corner of Harrison & Brookletts. Mr. Perry stated he is before the Commission with a parking waiver request. Mr. Perry stated they are proposing to have four (4) guest rooms. The applicant would like to utilize the existing parking on site. He stated that the property has a gravel parking area for two cars on the Brookletts Avenue side, and on the back alley the garage is usable and there is room for another spot, for a total of four parking spaces. He stated there is on-street parking, especially along Brookletts, which isn't congested and can handle parking.

Upon motion of Mr. Bone seconded by Mr. Dell the Commission voted 5-0 to approve the parking waiver as requested.

The next item was a discussion for a residential PUD located on **Hammond and Dover Streets**. Mr. Hoppy Stafford, Owner was present at the meeting. Mr. Stafford discussed his plans for a residential PUD subdivision. He has provided the Commission with an architectural rendering and several lot layouts. He stated there is one house on the lot which he rents. He is looking to construct workforce housing approximately 600 square feet. Mr. Bone suggested Mr. Stafford look into constructing a duplex or triplex. The Commission gave Mr. Stafford feedback and suggestions to help him more forward with the project.

The next item on the agenda was a **Petition for Annexation for Route 33, LLC and Standard Fusee Corporation**. Mr. Zach Smith with Armistead, Griswold, Lee & Rust was present at the meeting. Mr. Smith explained he was before the Commission at their January meeting with the annexation request. He is back before the Commission for further consideration of the Annexation request. At last month's meeting there were a number of issues and concerns raised, as a result of a 2-2 vote on the only motion made in the matter, there was no action, and Mr. Tettelbaum requested additional information for various "parties" in the form of Legal Memoranda. Mr. Smith stated they are looking for a recommendation from the Commission to the Town Council. He stated that if the property is not annexed and remains in the County development will still occur. They would like to redevelop with the Town Regulations versus the County.

Public Comment

James Brennan – Village Lake Way – People are against the annexation.

Catherine Jones – Travelers Rest Circle – St. Michael's Road traffic, Commission needs to address traffic concerns at the Easton Bypass and Route 33.

Eileen Deymier – Emmanuel Street – President of TPA, not time for the annexation to occur.

Doug Slokin – Dixon Creek Lane – Against the annexation, changes the possibilities of what can be built there.

Barbara Winegarten – Wants some traffic certainties before the annexation.

Mr. Bone and Mr. Cochran both stated that annexation is consistent with the Comprehensive Plan. Mr. Cochran feels there are so many unknowns and feels as though annexation at this time is premature. Mr. Dell wasn't in favor of delaying the annexation until a later date.

Mr. Cochran made a motion to defer the annexation to allow the Commission more opportunity to review traffic issues. The motion failed as there was not a second.

Upon motion of Mr. Frost seconded by Mr. Bone the Commission voted 5-0 finding it in compliance with the municipal growth element except for matters of zoning.

Upon motion of Mr. Frost seconded by Mr. Dell the Commission voted 5-0 with recommended zoning of BC.

Upon motion of Mr. Dell seconded by Mr. Bone the Commission voted 3-2 to recommend that the annexation be approved, with the two voting against the motion not so much being opposed to the annexation per se, but rather it occurring at this time.

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