

MINUTES OF THE
January 21, 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 Rick VanEmburch, Town Engineer.

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

The first order of business was the **Election of a Chairman, Vice-Chairman and Chairman Pro Tem for 2016**. Upon motion of Mr. Bone, seconded by Mr. Dell the Commission voted 5-0 to appoint Mr. Tettelbaum as Chairman. Upon motion of Mr. Dell, seconded by Mr. Cochran the Commission voted 5-0 to appoint Mr. Bone as Vice Chairman.

The first item discussed was **Meredith Smith** with a discussion of electric golf carts in the Town of Easton. Mr. Smith explained he resides in the Easton Club. He stated he wanted to discuss the possibility of making golf carts street legal. He stated they are better for the environment and quieter than vehicles. He thinks golf cart communities would be great for the Town of Easton.

The next item on the agenda was **9375 Jet Lane** requesting sketch site plan review for a 7200 s.f. hangar. Mr. Tim Glass with Lane Engineering on behalf of Easton Hangar LLC was present at the meeting. Mr. Glass explained that the new hangar would be hooked up to local water and sewer. The parking requirements have been met. Due to FAA Regulations no landscaping is required. There will be no open water facilities. Proposed building will be a pre-engineered metal building which will be similar to other hangars at the Easton Airport.

Upon motion of Mr. Cochran seconded by Mr. Bone the Commission voted 5-0 to approve the sketch site plan as submitted

The next item on the agenda was **Lot 3, Dover Road** requesting a sidewalk waiver and architectural review. Mr. Tim Glass with Lane Engineering was present at the meeting. Mr. Glass explained he is requesting a sidewalk waiver and architectural review associated with the construction of a 4,200 sf non-residential building. This project is not subject to sketch site plan review. The Lot is identified as Tax Map 105, Parcel 2844, Lot 3. The project is not subject to sketch site plan review as the proposed building does not exceed 5,000 sf of gross floor area. The required sidewalk (120 to 140 foot sidewalk) is along Dover Road. Mr. Glass stated due to State Highway and the amount of traffic in the area he is asking for a sidewalk waiver. He stated there are no other sidewalks in this area. He stated that State Highway has some long range plan to incorporate pedestrian/sidewalks at the intersection of Route 50 and Dover Road. Mr. Glass explained that the proposed architecture would be brick with a cupola. Mr. Cochran had some concerns with the north

elevation (facing Dover Road) and felt that real windows would be more appropriate rather than false. The proposed use is unknown at this time. Rick VanEmburch, Town Engineer stated if the Commission required the fee-in-lieu, that funding could be used for several new sidewalk projects in the Town at this time. Mr. VanEmburch stated he agrees with Mr. Glass that sidewalks on the subject property are not appropriate at this time.

Upon motion of Mr. Cochran seconded by Mr. Bone the Commission voted 4-1 to approve a fee-in-lieu of sidewalks and conditioned on the staff reviewing final architecture of the north elevation (Dover Road side) of the building.

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 that the properties are located at 28272 and 28320 St. Michaels Road. He explained that this request was submitted to the Town Council in December and, in accordance with Annexation procedures, they have referred the matter to you for an initial review. Ultimately the issue of whether or not to add the parcels to the Town will be decided by the Council. Mr. Smith explained he is requesting CG Zoning for the property. Mr. Smith stated that CG Zoning is consistent with the Town's Comprehensive Plan which classifies the parcels as "Future Commercial". He stated there are three possible choices of Commercial Zoning. In addition to the CG that is requested, there is also CR and CL. He stated that both properties are shown on the Future Land Use Map as Priority 1 for annexation. He stated that the current manufacturing uses are no longer appropriate at this location. He stated that 50 years ago the properties were surrounded by farm fields. (At this point in the meeting Mr. Frost left the meeting). Today, those farm fields have been developed with housing and commercial structures. He stated that the manufacturing facilities would be more appropriate in the I1 Zoning District. He stated at this time the Commission is charged with deciding whether or not the annexation is appropriate. He stated that if and when the property is developed the Town would then have the opportunity to review any development that occurs on this site. He stated that Fusee is currently on Town water but not Town sewer. Fusee is experiencing issues with the existing sewer system and hooking up to the Town's sewer system would be beneficial. Mrs. VanEmburch, Town Attorney explained that a Zoning waiver from the County may be required. A representative with Fusee explained the current operations of the Fusee building at this time. He stated that Fusee headquarters will remain at this location for the time being. He stated that manufacturing no longer occurs.

Public Comment

Mr. Tom Alspach on behalf of Talbot Preservation Alliance doesn't feel it is the right time for annexation of these properties at this time. He showed the Commission an overall Master Plan of Waterside Village. He thinks it would be more appropriate to wait until Waterside Village is built out and a traffic signal is constructed at the intersection of Marlboro and Route 33. He stated that if the properties are zoned commercial they will be developed.

Mr. VanEmburch stated that the State Highway is looking to install the light at the intersection in the fall (2016).

Charlie Bone, Fort Stokes Lane – Concerned with traffic, more retail use; *Bonnie Morro* – Easton Village – Impacted by any future development, against additional commercial and

postpone annexation; *Doug Sloken* – Ratcliff Manor – Postpone annexation, traffic issues, Town already has enough commercial zoning; *Grace Stolfus* – Easton Village – No value to the people of Easton annexing this property. Flooding and the Town doesn't need more commercial zoning. Increased density; *Tim Miller* – Easton Village – Former President of the HOA, lived here for 8 years, traffic concerns, increase of traffic, traffic light needs to be installed ASAP. The Town should know what is going to happen with the properties once annexed; *Doug Webb* – Easton Village – Moved here from Virginia which is very congested. When he purchased he was un-aware of the expansion of Waterside Village. Plenty of retail; *James Brennan* – Easton Village – Moved here from Philadelphia. Doesn't feel like annexation is necessary. Property should remain as is. Traffic impacts; *Jane Wathis* – Easton Village – Moved from DC, concerned with traffic.

Mrs. VanEmburch explained to the Commission their role in the annexation and their options. Mr. Cochran explained that the matter at hand is a recommendation to the Town Council. He feels as though there are two major developments under review at this time surrounding this property. Feels that traffic is a major concern. He is personally not convinced that this property has to be annexed today. He feels the timing is not right. Mr. Bone stated that he feels the annexation is in compliance of the Comprehensive Plan as well as the zoning is in compliance. If and when it would be annexed the developer would have to do a traffic study.

Mr. Cochran made a motion to deny the annexation. The motion was seconded by Mr. Dell vote was 2-2. Mr. Tettelbaum would like Mrs. VanEmburch to prepare a legal memorandum prior to the next meeting and the Commission will then have 5 members.

The next item was from staff concerning **Brant Court**. Mr. Ewing explained that Brant Court's site plan is due to expire. Mr. Glass is before the Commission with a request to approve an extension of Brant Court for 1 year. Upon motion of Mr. Dell, seconded by Mr. Tettelbaum the Commission voted 3-1 to approve a one year extension.

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