

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 February minutes as submitted.

The first item of business was **First Choice Garage Doors, Inc.** requesting sketch site plan review for a 9,000 square foot wholesale storage building. Bill Stagg with Lane Engineering was present at the meeting. He stated that the property is located within the Carlton Business Park (Lot 61). He stated that drainage in Carlton Business is not good. Proposed drainage will occur on the front of the site. Mr. Stagg is working with the Town Engineer to resolve the issues. Mr. Stagg explained that the proposed building would be metal and be compatible with the other buildings in the Park. He stated that all parking requirements have been met. Mr. Stagg is requesting a sidewalk waiver or fee-in-lieu of. Mr. Ewing suggested a fee-in-lieu of so the Town can construct comparable sidewalks in another location.

Upon motion of Mr. Bone seconded by Mr. Frost the Commission voted 5-0 to approve the sketch site plan as submitted. Upon motion of Mr. Frost seconded by Mr. Cochran the Commission voted 3-2 to construct the sidewalk.

The next item was the **Town of Easton**. Mr. Lynn Thomas explained he is before the Commission with proposed Critical Area Map Amendment to reclassify portion of parcels in Talbot Commerce Park as IDA on land that was recently added to the Critical Area as a result of the Statewide Remapping Initiative. Mr. Thomas stated that the State of Maryland is in the process of remapping the boundaries of the Critical Area throughout the State. Mr. Thomas stated that the County and Town adopted the new Critical Area Maps, around the same time that the Talbot Commerce Park Annexation was being processed. This is one area in the Town where, as a result of the remapping, the Critical Area boundary shifted across the rear of two parcels in Talbot Commerce Park. Mr. Thomas explained that these parcels went from not being in the Critical Area at all, to now having maybe 20'-30' slivers of land in the Critical area. To correct this situation the Town will need to reclassify these slivers as Intensely Developed Areas (IDA's) as a simple Program Map Amendment through the Critical Area Commission.

Upon motion of Mr. Tettelbaum seconded by Mr. Frost the Commission voted 5-0 to approve the map amendment to change the slivers of land from RCA to IDA.

The next item was proposed **Zoning Ordinance Amendment** to permit establishment of new IDA's of <20 acres in the Town of Easton under certain specific circumstances. Mrs. VanEmburch provided the Commission with an Ordinance Amending the Critical Area Growth

Allocation Requirements regarding locating new intensely developed areas. The Commission voted 5-0 to recommend to the Town Council approval of the Draft Ordinance.

The next item 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. 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. Ms. Roberts stated they are proposing apartment units with garages. Ms. Roberts stated there will be a community building that will house offices. Mr. Rauch explained the project and addressed the Town's comments for the proposed project. Mr. Ewing discussed with the Commission the Staff Report and Development Standards for a PUD. The Town Staff feels as though many requirements of the PUD have not been addressed. Mr. Rauch stated they are working with the State Highway Administration and a Traffic Impact Study will be done. Mr. VanEmburch stated that wetlands surround a portion of the site. The Commission discussed at length the proposed open space. Mr. Cochran would like to see the open space be more "usable" to the residents of the complex. He would like to see more recreational areas. The Commission had concerns with the 40' buffer yard not being addressed on the plans along Route 328 (Matthewstown Road). After much discussion on the proposed project the Planning Commission voted unanimously to Table the application to allow the applicant to revise the drawings to address their comments.

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