

MINUTES OF THE
July 20, 2017 Meeting of the
Easton Planning & Zoning Commission

Members Present: Richard Tettelbaum, Chairman, Tal Bone, Don Cochran, Paul Weber and Philip Dinkel.

Staff Present: Lynn Thomas, Town Planner, Stacie Rice, Administrator, Rick VanEmburch, Town Engineer and Sharon VanEmburch, Town Attorney.

The Commission voted unanimously to approve the June minutes.

The first item was **22 Plum Street**. Randy Walbridge with Walbridge Real Estate Investments was before the Commission with a request for a one (1) year extension of Amended PUD Approval. Mr. Walbridge explained he has been extremely busy this year renovating other properties and hasn't had the manpower to move forward. Mr. Walbridge stated he plans to commence work by early 2018.

Upon motion of Mr. Weber seconded by Mr. Bone the Commission voted 5-0 to approve a one (1) year extension for 22 Plum Street.

The next item on the agenda was **The Country School**. Bruce Armistead with Armistead, Lee, Rust and Wright, Neil Mufson with the Country School and Barry Griffith with Lane Engineering were before the Commission requesting sketch site plan review for an expansion to the Country School. Mr. Griffith explained that the proposed addition would create approximately 25,000 square feet of new floor area. Mr. Mufson stated that the addition would allow the school to create new classrooms and a new entry area. Mr. Griffith explained that the project will also involve the renovation of approximately 9,500 square feet of the existing structure. Mr. Griffith explained there are proposed site improvements including changes to the parking and site access and the addition of a new sign, fence and landscaping. Mr. Griffith stated at the July 11th Board of Zoning Appeals meeting the Board approved the Special Exception and Variance. Site Plan has been modified to allow a 2-story addition to the school and significantly improve the overall parking and ingress/egress to the site. Streetscape will be enhanced with additional landscaping and a fence. The applicant is also proposing a sidewalk along Goldsborough Street from the First Wesleyan Church to CVS. Mr. Griffith stated that the new traffic pattern will enhance traffic flow. They are proposing 117 total parking spaces. Currently the school has about 70. They are requesting a waiver of 10 spaces. All SWM requirements have been addressed as well as landscaping requirements. Mr. Don Kemp, Project Architect explained that the school will gain 24,000 square feet of additional space. He stated that the proposed architecture is compatible with Easton and downtown structures. He stated that the tower structure will be moved slightly to be more in line with the buildings.

Upon motion of Mr. Bone seconded by Mr. Weber the Commission voted 5-0 to approve the sketch site plan and a waiver of 10 parking spaces.

The next item on the agenda was **Rise Up Coffee** requesting a Planned Unit Development and Sketch Site Plan approval. Mr. Tettelbaum recused himself from the review and Mr. Bone was acting Chairman. Zach Smith with Armistead, Lee, Rust and Wright, Tim Cureton, Owner of Rise Up Coffee and Casey Rauch with Rauch Inc., were present at the meeting. Mr. Smith explained that the subject property is surrounded by,

and in close proximity to a variety of land uses including residential, commercial, industrial and institutional. Mr. Smith explained that Rise Up started in 2005 and has grown a successful business and now has the need to expand their business. Mr. Cureton has purchased the property across the street and is looking to build a new structure which would house the café, sit down and carry-out services. The existing building will be used for roasting and manufacturing for Rise Up. Mr. Rauch stated that ingress/egress to the site will be via two entrances. He stated they are providing 53 parking spaces (which meets the Town's requirements). He stated that Rise Up currently has 28 parking spaces. After discussion with the Commission the dumpster pad will be moved to the interior of site instead of closer to Oswald Alley. Mr. Rauch explained they are proposing two bio-retention areas. Also proposing a gravel retention area at the rear of the site. The Commission had some concerns of the parking spaces located at the entrance to the site. Mr. Cureton stated that the proposed building would be two-story with some brick, Stone and wood siding. He stated they have proposed a large number of windows to allow natural light into the building. Hillary Holzer, resident on South Street stated that Rise Up is the best thing that has happened to the South Street neighborhood. She stated that the neighborhood has been turned around thanks to Rise Up and is in favor of the project.

Upon motion of Mr. Weber seconded by Mr. Dinkel the Commission voted 4-0 to approve the PUD/Sketch Site Plan and forward a favorable recommendation to the Town Council with four conditions.

1. Waive three parking spaces (that were shown as first three spaces on right as you enter eastern-most entrance).
2. Dumpster to be relocated to the interior to property.
3. Install "green barrier" along rear of property.
4. Include landscaping in the micro bio retention area.

The next item was Discussion concerning Scope of Work and Timeline for Completing **Port Street Small Area Plan** and Associated Comprehensive Plan and Zoning Ordinance Amendment. Small Area Plan. Mr. Thomas discussed with the commission the timeline for Completing the Port Street Small Area Plan and Comprehensive Plan and Zoning Ordinance Amendments. The Commission scheduled a special meeting for Thursday, July 27th at 9 a.m.

There being no further business the meeting was adjourned at approximately 3:15 by motion of Mr. Weber seconded by Mr. Cochran.

Respectfully submitted,



Stacie S. Rice
Planning Secretary