



MINUTES OF THE
September 20th, 2018 Meeting of the
Town of Easton Planning & Zoning Commission

Members Present: Richard Tettelbaum - Chairman, Paul Weber and Vicky McAndrews

Members Absent: Talbot Bone and Don Cochran - Vice Chairman

Staff Present: Lynn Thomas - Town Planner, Sierra Crist - Current Planner/GIS Analyst, Sharon VanEmburch - Town Attorney, Rick VanEmburch - Town Engineer, Katie Reedy – Assistant Town Engineer, Trevor Newcomb – Planning and Zoning Manager, Don Richardson – Town Manager.

Upon Motion of Mr. Weber and seconded by Ms. McAndrews, the Commission voted 3-0 to approve the 2018-8-16 meeting minutes as submitted.

Rise Up Coffee PUD Approval Extension

Zach Smith

1:00 PM

Mr. Zach Smith was present on behalf of the request to extend the approval for the Rise Up Coffee PUD. Mr. Smith submitted a formal request to the Commission on 2018-9-7. The request is for the PUD approval, which expires 2018-10-23, to be extended to December 31st. 2019. Rise Up intends to begin construction this spring and plans to have completed construction prior to this extension date.

Mr. Tettelbaum added that he has connections with Rauch Inc. who designed the site. Rauch Inc. is no longer involved in the project. The Town Attorney found and agreed that no conflict of interest should prevent him from reviewing and voting on the request to extend the approval.

Upon motion of Mr. Weber Seconded by Ms. McAndrews, the Commission voted 3-0 to approve the request to extend the PUD approval for Rise Up Coffee to 2019-12-31.

9240 Centreville Road Clow Storage Discussion Item

Brett Ewing

1:01 PM

Mr. Ewing was present on behalf of the discussion item request. Mr. Ewing explained the proposed project is for a two-phase design. Phase one, which will be seeking approval in the near

future, is for a 30,000square foot storage building to be located behind the existing building. Phase two, which does not have a set time frame for development is a proposed 20,000 square foot building. Mr. Ewing stated that when they return for formal review, the approval requested will include all site engineering as if the phases were combined, but that the site will only have a proposed footprint for phase two. Phase two may return to the Planning Commission at a later date for architectural review only.

Mr. Ewing described in detail the plan for Phase one. The building will be 16' tall with a 3' brick water table around the frame. Only 1/3 of the building will be visible from Centreville Road as 2/3 of the building will be directly behind the existing building. Mr. Ewing indicated that the site will be heavily landscaped and all details will be submitted during the formal site plan review.

Mr. Tettelbaum voiced his concern about the design of the building, stating it appears starkly industrial. Mr. Ewing responded that the purpose of the design is to match the existing building. Mr. Tettelbaum asked Mr. Ewing to include architectural renderings that included the landscaping in his next submission.

Ms. McAndrews asked about the total lot coverage. Mr. Ewing replied that they are proposing 37% coverage in a zone that permits 50%.

Mr. Weber added that he feels that architecture on industrial style buildings is difficult to accomplish, but with what is proposed the main visual concern is in regards to Phase two which will be more visible from Centreville road and that the architecture for this building is not proposed at this time. Mr. Ewing added that the site will be extensively landscaped and screened from Centreville road. Mr. Weber responded that the landscaping should not be designed with the intent to hide a building, rather the applicant should propose an appealing project which would otherwise be able to stand on its own.

Mr. Van Emburgh stated that his main concern after hearing Mr. Ewing's description of the project is that he would voice caution to the applicant in regards to storm water management practices. Mr. Van Emburgh states that the Town enforces the State MDE requirements for storm water management and that those standards may change over time. There is a period of time in which grandfathering of a practice may be eligible, but that if a different standard is required at the time that Phase Two is proposed, the Town will be required to enforce that. Mr. Tettelbaum requested Mr. Van Emburgh to elaborate on this in his report of the project when it is reviewed for a formal submission.

The discussion of 9240 Centreville road concluded at 1:16 PM.

Staff Item: MXW Discussion

1:16

Mr. Thomas presented the latest version of the development provisions for the revised MXW Zoning District. Discussion then ensued between the Commission and Mr. Thomas, Mrs. VanEmburch and Mr. Richardson regarding various aspects of the proposal. Everyone

expressed the belief that we are close to having a document that is ready for public review and comment at a Public Hearing.

Mr. Weber suggested that we drop the alternative for developers to build and provide amenities rather than pay the per square foot fee He suggested that instead, we add a provision that would allow the developer to take a credit for the value of any such amenities from the assessed fee. Mr. Thomas stated that he thought this was a good idea but would add some kind of provision whereby the Town would have to agree to accept the amenity that was being offered. Mr. Richardson added that we should keep the options open to allow such a credit for the provision of any amenity, not just the ones previously identified in the draft provisions.

The Commission asked if the \$9.50 fee seemed to be within the range of what other jurisdictions imposed. Mrs. VanEmburch described what different cities assessed for in fees to provide affordable housing and the proposed fee was in line with those fees.

There being no further business the meeting was adjourned at 1:46 p.m. by motion of Ms. McAndrews seconded by Mr. Weber.

The Commission will meet again at their next regularly scheduled meeting on Thursday October 18th, 2018 at 1:00 PM.