

1 MINUTES OF THE

2
3 October 18, 2007 Meeting of the

4
5 Easton Planning & Zoning Commission

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7 Members Present: John Atwood, Chairman, and members, Steve Periconi, Linda Cheezum,
8 Dan Swann and Tom Moore.

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10 Members Absent: None.

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12 Staff Present: Tom Hamilton, Town Planner, Lynn Thomas, Long Ranger Planner, Zach
13 Smith, Current Planner, and Stacie Rice, Planning Secretary.

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15 Staff Absent: None.

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17 Mr. Atwood called the meeting of the Planning & Zoning Commission to order at
18 1:00 p.m. The first order of business was the approval of the minutes of the Commission's
19 meeting of September 20, 2007. Upon motion of Mr. Periconi, seconded by Mrs. Cheezum,
20 the Commission voted 5-0 to approve the September minutes.

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22 The first item discussed was **Lot 6 & 7 Caulk Lane** requesting sketch site plan
23 review for a one-story medical office building. This site is located on the north side of
24 Idlewild Avenue East side of Caulk Lane. The applicant's agent, Bill Stagg, explained they
25 are proposing to construct a one story medical office building on 2 vacant lots on Caulk
26 Lane. The proposed office is 11,225 square feet. Proposed building is to have a brick face.
27 They are incorporating dormer features, windows, window details, arches, entrance features
28 and a hip roof. The Zoning Ordinance requires 75 parking spaces, the applicant is
29 proposing 62 spaces, and requesting a waiver of 13 spaces. Upon motion of Mr. Periconi,
30 seconded by Mr. Swann the Commission voted 5-0 to approve the sketch site plan and
31 waive 13 parking spaces.

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33 The next item discussed was **545 Cynwood Drive** requesting HC Planned
34 Healthcare review for William Hill Gardens facility amending previous approval. The
35 applicant's agent, Bill Stagg explained they plan to revise the approved building footprint and
36 reduce the beds to 88. They plan to add an additional duplex cottage and relocate and
37 enlarge the maintenance facility. This requires an amendment to the CM plan which is now
38 known as HC. Donna Taylor on behalf of William Hill Gardens explained that this would
39 be an assisted living facility which would cater to dementia and alzheimer's patients. Upon
40 motion of Mr. Swann, seconded by Mr. Periconi the Commission voted 5-0 to approve the
41 HC site plan sending positive recommendation on the HC zoning amendment to the Town
42 Council.

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44 The next item discussed was **207 Marlboro Avenue (existing Lowe's)** discussing
45 new traffic pattern and parking layout for proposed **Belk**. The Planning Commission
46 recently approved the proposed amendments to the Easton Marketplace shopping center
47 replacing the old Lowe's store with a Belk Department Store. The Commission's approval
48 was conditioned on the applicant's working with the staff to redesign traffic flow at and
49 around the center. The Commission reviewed the revised traffic pattern and felt as though
50 the proposed modifications would create a better traffic flow. The Commission was also
51 pleased with the revised architecture. Upon motion of Mr. Periconi, seconded by Mrs.
52 Cheezum the Commission voted 5-0 to approve the revised architecture with the additional
53 windows.

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5 The next item discussed was **Thorogood Lane Townhouses** requesting Planned
6 Unit Development review for four residential units. In July of this year the Planning
7 Commission reviewed a PUD site plan/subdivision for 4 residential units on Thorogood
8 Lane, just south of Dover Street. The Commission supported the project, however had
9 some conditions. Mr. Stagg, the applicant's agent, explained that he has been to the Historic
10 District Commission and as a result has modified the plan. The number of units has not
11 changed. The architecture has been enhanced with brick and additional detailing. The major
12 change to the project is the location of the units. In order to preserve 3 existing trees on the
13 site the applicant has shifted the buildings to the east 13 feet from where they were originally
14 proposed. The unintended consequence of preserving the trees is the loss of 4 parking
15 spaces. The staff pointed out that the applicant has not fully addressed the following
16 conditions from the previous submittal. *1.) Existing overhead utility lines should be relocated*
17 *underground, 2.) Parking area should be constructed using pervious pavers, 3.) Consider offering a*
18 *contribution to the affordable housing fund as a condition of approval.* The Commission discussed the
19 issue of the power lines being placed underground and it seemed as though there was a
20 miscommunication with Easton Utilities Commission as to whether or not the lines could be
21 placed underground. The Commission wanted the staff to clarify whether or not the power
22 lines could be placed underground. The Commission was also concerned with the loss of
23 parking spaces. After much discussion the Commission voted 5-0 upon motion of Mr.
24 Periconi, seconded by Mrs. Cheezum to table the application until the November meeting.
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26 The next item was from staff concerning **204 N. Washington Street**. Mr. Webb is
27 the contract purchaser and developer for a proposed downtown revitalization effort at 204
28 N. Washington Street. Mr. Webb explained his extensive plans to revitalize the site. Mr.
29 Webb is planning to construct a 4 story building that would have first floor retail/offices
30 with 3 stories of residential apartments. The architecture would be similar to downtown
31 Easton. The Commission was very favorable to the revitalization project that Mr. Webb is
32 proposing.
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34 The next item on the agenda was an item from staff concerning a request to amend
35 the **Zoning Ordinance**. Mr. Thomas explained that the request was very straightforward.
36 Christine Dayton had submitted a letter to the Town Council requesting that the Zoning
37 Ordinance be amended by revising the Table of Permissible Uses to indicate that a Grocery
38 Store is Outright Permitted ("P") in the CR Zoning District. It is currently classified as
39 prohibited ("P-"). Mr. Thomas indicated that Ms. Dayton represents a client who is
40 redeveloping a downtown property and would like to open a series of specialty food stores
41 within the redeveloped building. While this might not exactly be the image we generally
42 have of a grocery store, it would likely fall into this use classification. He also mentioned
43 that we have an existing grocery store in the CR in the Safeway. Mr. Smith also pointed out
44 that we would still maintain a certain level of design control because any building in excess
45 of 25,000 square feet in the CR requires a Special Exception. At this point upon motion of
46 Mr. Periconi, seconded by Mr. Swann, the Commission voted 5-0 to recommend that the
47 Town Council approve this request.
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49 The next item from staff was an Amended **Hospital Campus Signage Plan** at 219
50 S. Washington Street. Mr. Smith explained to the Commission that the Hospital is
51 proposing to reface existing signs. Generally the replacement signs are the same size as the
52 existing. In a few instances a few signs were slightly larger or smaller than existing.
53 Upon motion of Mr. Swann, seconded by Mrs. Cheezum the Commission voted 5-0 finding
54 that this is not a significant change.
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The next item from staff was **505 South Street (Solid Tops)** requesting a revision to the approved PRD. The applicant is asking for a reduction in parking. They currently demonstrate 29 parking spaces and would like to reduce to 27 parking spaces. The applicant feels as though 27 spaces will be adequate. Upon motion of Mrs. Cheezum, seconded by Mr. Swann the Commission voted 5-0 to approve the request.

There being no further business the meeting was adjourned at 3:40 p.m. by motion of Mr. Periconi, seconded by Mrs. Cheezum.

Respectfully submitted,

Stacie S. Rice
Planning & Zoning Secretary