

1 MINUTES OF THE

2
3 August 17, 2006 Meeting of the

4
5 Easton Planning & Zoning Commission

6
7 Members Present: John Atwood, Chairman, and members Linda Cheezum, Dan Swann,
8 Steve Periconi, and Tom Moore.

9
10 Members Absent: None.

11
12 Staff Present: Tom Hamilton, Town Planner and Lynn Thomas, Long Range Planner.
13 and Stacie Rice, Planning Secretary.

14
15 Staff Absent: Zach Smith, Current Planner.

16
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 July 20, 2006. Upon motion of Mr. Swann, seconded by Mrs. Cheezum, the
20 Commission voted 5-0 to approve the July minutes.

21
22 The first item on the agenda was a sketch site plan review for **Lot 24, Brooks Drive**.
23 The application has been tabled until the next Planning Commission meeting to give the
24 staff time to meet with the applicant.

25
26 The next item discussed was **Caldwell's Crossing, Phase 2** requesting an expansion
27 of PR overlay district. The applicant is requesting to expand the boundaries of the PR
28 district to include the Cannery Square Apartments (6.107 acres). The applicant, Elm Street
29 Development, is proposing to redevelop this area replacing the older apartments with new
30 residential structures. The applicant discussed the future proposed project which involves a
31 vacant parcel and indicated that a traffic impacts study had been completed for the entire
32 project. Upon motion of Mr. Swann, seconded by Mr. Periconi, the Commission voted 5-0
33 to forward a favorable recommendation to the Town Council.

34
35 The next item was **Waterside Village** requesting architectural review of **Target**
36 **Store**. Mr. Clemmer explained to the Commission the recent changes to the architecture.
37 Upon motion of Mr. Periconi, seconded by Mrs. Cheezum, the Commission voted 5-0 to
38 approve the Target architecture.

39
40 The next item was from staff concerning **Black Anchor Tattoo**. At last months
41 Planning Commission meeting the Commission forwarded a recommendation on this
42 application to the Board of Appeals. Mr. Hamilton explained that the vote of 2-1 did not
43 constitute a favorable recommendation as the rules and regulations adopted by the
44 Commission require three votes to approve any application. During the Board of Appeals
45 hearing, Mr. Hamilton explained the Planning Commissions vote.

46
47

5 The next item was from staff concerning **Dixon Square**. Mr. Hamilton explained
6 that the original approval included the paving of Dixon Street at a width of 26 feet. The
7 Commission asked the developer at that time to try and protect the Nellie Stevens hollies,
8 which were planted by Basil Harrison on the west side of Dixon Street. The 26 foot wide
9 right-of-way would encroach onto the tress and therefore they are requesting a reduction in
10 street width from 26 feet to 24 feet. Upon motion of Mr. Periconi, seconded by Mrs.
11 Cheezum the Commission voted 5-0 to approve the street width reduction.
12

13 There being no further business the meeting was adjourned at 2:30 p.m. by motion
14 of Mr. Periconi, seconded by Mrs. Cheezum.
15

16
17
18
19
20
21
22
23

Respectfully submitted,

Stacie S. Rice
Planning & Zoning Secretary