

1 MINUTES OF THE

2
3 October 19, 2006 Meeting of the

4
5 Easton Planning & Zoning Commission

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

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10 Members Absent: None.

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12 Staff Present: Tom Hamilton, Town Planner and Lynn Thomas, Long Range Planner.
13 Zach 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 21, 2006. Upon motion of Mr. Swann, seconded by Mr. Moore, the
20 Commission voted 5-0 to approve the September minutes.

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22 The first item on the agenda request to amend the architecture approved for the
23 **Locust Commons PUD**. The applicant, Doug Milburn, of William Douglas Homes
24 explained that Locust Commons is an approved PUD located on the north side of Salmon
25 Avenue adjacent to east side of Locust Lane. William Douglas Homes purchased the project
26 and would like to build a different product that what was previously approved. After much
27 discussion the Commission determined that they would not approve the revised architecture
28 and instructed the applicant to revise his drawings incorporating some of the elements from
29 the previous approval such as the broken roof line and reintroducing the side access to end
30 buildings. The applicant was to modify his architecture and return for further review.

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32 The next item discussed was from **Waterside Village** requesting the review of entry
33 features and building architecture for buildings not previously approved. The applicants,
34 Michael Clemmer, and Peter Clelland explained that they are looking for approval of the
35 architectural of buildings "C" and "I", which are to be part of phase one. They would also
36 like approval of modifications to the entrance features which were previously approved by
37 the Commission incorporating signage into these features. Upon motion of Mr. Periconi,
38 seconded by Mr. Swann, the Commission voted 5-0 to approve the architectural design of
39 the entrance features/signage. Upon motion of Mr. Periconi, seconded by Mr. Moore, the
40 Commission 4-1 (Mrs. Cheezum) opposed to approve architecture for buildings "C" and "I"
41 subject to adding brick element(s) to building "C".

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43 The next issue discussed was a request from Joe Riccio for a one year extension for
44 his approved PRD site plan at **8 S. Aurora Street**. That project previously approved by the
45 Commission in January 2005 included two buildings which were to be office/commercial on
46 the first floor and residential on the second floor. The approvals were to expire in
47 November. Upon motion of Mr. Moore, seconded by Mr. Periconi, the Commission voted
48 5-0 to give Mr. Riccio a one year extension which would expire November 25, 2007.

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5 The Commission next discussed a memorandum prepared by Mr. Thomas
6 concerning possible **amendments to the Zoning Ordinance**. Mr. Thomas first explained
7 that he hoped this would become an annual or semi-annual process in the future so that it is
8 somewhat easier to maintain the Ordinance online, at Laser Letters, at the Library and for
9 staff and Commission members.

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11 The memorandum contained suggested Ordinance language for eight possible amendments.
12 The Commission supported each of these without revision. A ninth issue was presented for
13 discussion. That was the issue of how to address the specific uses “tattoo parlor” and “mall”
14 in the Ordinance. The staff and Commission discussed the various options for each of these
15 uses which included identifying a zoning district or districts in which to permit the uses,
16 either outright or via Special Exception, adding Supplemental Standards which would apply
17 wherever the use might be permitted, and not allowing the use at all by listing it in the Table
18 of Permissible Uses and indicating that it was prohibited in every zoning district, or
19 alternative to note that it would be allowed only via PUD. In both the case of the use
20 “tattoo parlor” and “mall” the Commission decided that these uses should be prohibited
21 throughout the Town. In the case of the tattoo parlor, the Commission felt that the recent
22 public hearing on this issue demonstrated that it is not a desirable use in Easton and in the
23 case of the mall the Commission felt that this use is inconsistent with our Comprehensive
24 Plan’s call for no Regional Scale shopping centers. Mrs. Van Emburgh is to research the
25 legality of totally prohibiting such uses. The general thought was that we could do so. Mr.
26 Thomas stated that he knew some uses, such as adult entertainment, were protected by First
27 Amendment Free Speech provisions and cannot be totally prohibited but he did not think
28 the same protections were afforded to either of the proposed uses.

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30 Next Mr. Thomas presented the Commission with a map of a small area running east of the
31 intersection of Aurora and Dover Street which the staff suggests might be better suited as
32 CR as opposed to its current CG zoning. He pointed out that the Commission previously
33 made just this suggestion during the Comprehensive Rezoning process. The Commission
34 reaffirmed their support of this request.

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36 Finally, Mr. Hamilton raised the issue of whether or not we might want to prohibit mini-
37 warehouse facilities from the CG zoning district. The Commission decided to table a
38 decision on that issue and to revisit it, along with any other possible amendments the staff or
39 Commission members may have at the November meeting. They also hope to hear from
40 Mrs. Van Emburgh concerning the legality of prohibiting certain uses at that time.

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42 There being no further business the meeting was adjourned at 3:25 p.m. by motion
43 of Mr. Moore, seconded by Mr. Periconi.

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Respectfully submitted,

Stacie S. Rice
Planning & Zoning Secretary