

MINUTES OF THE  
June 17, 2010 Meeting of the  
Easton Planning & Zoning Commission

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

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

Mr. Atwood called the meeting of the Planning & Zoning Commission to order at 1:00 p.m. The first order of business was the approval of the minutes of the Commission's May 20, 2010 meeting. Upon motion of Mr. Swann seconded by Mrs. Cheezum the Commission voted 5-0 to approve the minutes.

The first item of new business was **Westport Commons** a Planned Unit Development (PUD) review for 193 residential units and 3,500 square feet of commercial space to accommodate the continued operations of the radio station on the premises, including one 75' -100' monopole antenna. Ryan Showalter of Miles & Stockbridge explained that the PUD seeks to entitle the development (redevelopment) of the WCEI Radio Station property located at 306 Port Street. Christina Vagen, with The Michael's Organization explained that the proposed development includes 144 rental apartments and 49 for sale townhomes. The plans indicate that all housing products are intended to provide affordably priced housing. This property is currently zoned CG (General Commercial). Bill Stagg of Lane Engineering explained that the application proposes to change the zoning to PUD, which could permit the proposed development that would not be permitted otherwise. The plan proposes 344 surface parking spaces configured as a mix between internal parking lots and newly created on-street parking opportunities. Mr. Stagg stated that there would be one radio antenna at the rear of the site. Tim Glass, of Lane Engineering explained that the plan proposes 2 SWM features located along Port Street. The western most of these 2 areas is large and has the potential to contribute more positively to the streetscape either as façade wall and/or well designed open space.

Robbie Waldon with Waldon Studio and Jennifer Martella, AIA Architect explained they have provided architectural elevations for all of the buildings proposed within the development. They have also included 2 pages of "architectural precedents" that they believe supports the design choices that have been made relative to Easton's traditional architectural character. Mr. Smith explained that the traffic study for this project was submitted on Friday just before the packets were sent out. The document is included but has not been thoroughly reviewed by staff. Mr. Showalter explained that at the next meeting he would have the traffic engineer present to answer any questions that the Commission may have.

Mr. Smith stated that the project proposes a .321 acre park area as well as some common sitting areas throughout the site for passive recreation. The Staff feels as though prospective users of the site could benefit from additional recreational areas. Because this is a true infill site and recreational amenities exist in close proximity there may be some opportunities to use and improve these amenities to capture some or all of this perceived deficit. Specifically the east west portion of the Rail Trail is planned to adjoin this site to

the west. A portion of this trail was built by the Douglass Landing developers and the current applicant is proposing to extend the trail across the frontage of the property. The staff believes that this developer should be required to extend the trail south to South Washington Street and west across MD. 322. The staff believes that when Easton Point is redeveloped Port Street will also be redeveloped as a corridor connecting downtown to Easton Point. The development proposed with this application depicts massing and building heights that staff believes are appropriate for the anticipated redeveloped corridor.

Mr. Swann stated that he would like to see more decks/porches on the units and possibly more open space. Mr. Atwood stated that he was not in favor of the townhouse and the repetition. Mrs. Cheezum was concerned with the parking on site and if it was adequate.

*The following were comments from the public.*

- **Roger Bollman, Easton Resident**, asked if any rental statistic studies had been done for this project, and also expressed traffic concerns.
- **Mike Thielke, Douglass Landing Resident**, explained that he is not opposed to the proposed project, but recommends improvements be made to Port Street suggested the tree line remain between Douglass Landing and the proposed project was in favor of the rail trail extension but concerned about the density.
- **Harry Bowie, Douglass Landing Resident**, concerned with the proposed Storm Water Management, felt as though the density was large and was concerned about the traffic impacts.
- **Ernest Heinmueller, Douglass Landing Resident**, was concerned about the traffic impact on Port Street, welcomed affordable housing/rental in the Town of Easton stating that it is needed.
- **Don Sevalis, Douglass Landing Resident**, was concerned about the width of the proposed street and the ability of emergency vehicles/snow plows to access the streets.

After much discussion and feedback the Commission asked the applicant to return to the Commission at their July meeting with revised plans. The Commission will be holding a Special Meeting on Thursday, July 1<sup>st</sup> at 7:00 p.m. to give the public another opportunity to hear about the proposed project.

The next item was from staff concerning a temporary use event for a **State Championship Barbecue Competition** to be held behind Target in the Waterside Village Shopping Center. Lisa Hayes on behalf of Easton Church of God explained the event would be family friendly with games, rides and food. She is working with the Police Department, Health Department and other agencies to coordinate the event. The event will be held July 23<sup>rd</sup> and 24<sup>th</sup>. Upon motion of Mr. Swann, seconded by Mr. Periconi the Commission voted 5-0 to approve the temporary use event.

The next item was from staff concerning the final plat for **Easton Village, Phase 7**. Mr. Hamilton asked the Commission to authorize their Chairman to sign the plat. Upon motion of Mrs. Cheezum, seconded by Mr. Moore the Commission voted 5-0 to authorize Mr. Atwood to sign the plats for Easton Village, Phase 7.

There being no further business the meeting was adjourned at 4:10 p.m. by motion of Mr. Periconi, seconded by Mr. Atwood.

Respectfully submitted,

Stacie S. Rice  
Planning Secretary