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## MINUTES OF THE September 15, 2011 Meeting of the Easton Planning & Zoning Commission

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

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Members Absent:

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Staff Present: Lynn Thomas, Town Planner, Zach Smith, Deputy Town Planner, and Stacie Rice, Planning Secretary.

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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 August 18, 2011 meeting. Upon motion of Mrs. Cheezum seconded by Mr. Periconi the Commission voted 5-0 to approve the minutes.

The first item was **29009 Information Lane (Eastcor Engineering)** requesting sketch site plan review for a 27, 730 square foot one-story manufacturing facility. Mr. Bill Stagg of Lane Engineering and Greg Torchio of Torchio Architects were present at the meeting. Mr. Stagg explained they are proposing two separate buildings. The primary building is proposed generally in the center of the site with a small parking lot in front of the building. The other building would be located to the east north-east of the primary building. Both buildings will be connected by a breezeway. Proposed landscaping is in accordance with the Town's standards. Mr. Torchio stated the proposed buildings would be metal with stucco finishes. The Easton Technology Center architectural review committee has begun discussions on the proposed building. All outside storage will be contained inside the fence. Upon motion of Mr. Swann, seconded by Mrs. Cheezum the Commission voted 5-0 to approve the sketch site plan as presented.

The next item discussed was **Locust Commons** requesting a PUD Amendment to modify previous approval to permit 8 single family detached homes rather than 13 attached townhomes. Mr. Doug Milburn, applicant explained his request and stated that a majority of the sites infrastructure work has been completed, however construction activity associated with the actual housing units has never commenced. Mr. Milburn submitted a booklet to the Commission which provided examples of houses that are representative of what he feels is appropriate and to provide a basic framework for shaping the development on each of the individual lots. Two adjoining neighbors one of which being the president of the Dixon Square Home Owners Associations (HOA) were favorable the project was moving forward on this site, but had concerns with the style, size and proposed architecture. After discussion the Commission tabled the application asking Mr. Milburn to return to the Commission with more detailed architectural plans.

The next item was proposed **Zoning Ordinance Amendment** regarding **wineries**. Mr. Thomas explained he recently met with the owners of Far Eastern Shore Winery and the Executive Director of the Maryland Wineries Association concerning the possibility of opening a winery in Easton. Far Eastern Shore Winery is a home-based business currently being conducted from a garage within South Beechwood. . Due to the wineries success they would like to continue growing their business and open more of a traditional, commercial-scale winery.

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6 Mr. Thomas stated there is nothing in the Zoning Ordinance to cover this use; therefore Mr.  
7 Thomas drafted language to add this use to the Zoning Ordinance which included a definition,  
8 supplemental standards, and the addition of the use to the Table of Permissible Uses. Mr. Kevin  
9 Atticks spoke to the Commission regarding Mr. Thomas's proposed definition and suggested a  
10 few minor changes which would go hand in hand with the Maryland Wineries Associations rules  
11 and regulations. The Commission discussed the proposed changes and feels this would be a  
12 great addition to the Zoning Ordinance. Mr. Thomas will revise and forward to the Town  
13 Council for their review.

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15 There being no further business the meeting was adjourned at 2:25 p.m. by motion of Mr.  
16 Periconi, seconded by Mr. Swann.

17 Respectfully submitted,

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20 Stacie S. Rice  
21 Planning Secretary