

MINUTES OF THE
August 21, 2014 Meeting of the
Easton Planning & Zoning Commission

Members Present: Dick Tettelbaum, Chairman, and members, John Atwood and Terry Dell.
Members Absent: Debbie Renshaw and Don Hilderbrandt
Staff Present: Lynn Thomas, Town Planner and Brett Ewing, Current Planner.

Mr. Tettelbaum called the meeting of the Planning & Zoning Commission to order at the special time of 6:00 p.m.

The first item on the agenda was **210 Marlboro Avenue** requesting Planned Unit Development (PUD) Amendment/Site Plan Review for Easton Eye Care Expansion. Mr. Thomas explained that Tred Avon Shopping Center is contemplating a general facelift/upgrade involving the following changes. (Façade improvements to all buildings, Expansion to Easton Eye Care, Parking improvements, Hardscape and Landscape enhancements, Drainage inlet survey, a new entrance sign tower, and replacement of Legal Aid building with a Dunkin Donuts). Mr. Thomas further explained that of this list of revisions, all but two can be reviewed at a staff level. One of those is the sign tower which will be addressed at a future date. The other is the proposed expansion of Easton Eye Care, which requires Planning Commission review and Town Council action as a material amendment to an approved PUD.

The applicant, Bob Rauch, explained that the proposed expansion to Easton Eye Care consists of 2,338 square feet. The proposed addition is to be constructed over what is predominately an internal walkway today. Mr. Thomas stated that while this seems like a fairly insignificant expansion in the overall scope of the shopping center, the Ordinance is clear in requiring that any addition of non-residential floor space be considered a material change to a PUD. Mr. Thomas and the Commission then discussed the possibility of revising the Ordinance in the future to provide slightly more flexibility in this regard.

Mr. Rauch and representatives from Easton Eye Care then described the cope of the proposed changes and the need for them. Upon motion of Mr. Atwood, seconded by Mr. Dell, the Commission voted 3-0 to approve the sketch site plan and recommend to the Town Council that they approve the Planned Unit Development amendment as submitted, finding it to be consistent with the Comprehensive Plan.

There being no further business the meeting was adjourned at 6:40 p.m. by motion of Mr. Atwood, seconded by Mr. Dell.

Respectfully submitted,

Lynn B. Thomas, Jr.
Town Planner