

MINUTES OF THE
December 17, 2015 Meeting of the
Easton Planning & Zoning Commission

Members Present: Members, Dick Tettelbaum, Chairman, Talbot Bone, Don Cochran, Terry Dell and William Frost.

Members Absent:

Staff Present: Lynn Thomas, Town Planner, Brett Ewing, Current Planner, Stacie Rice, Planning Secretary and Rick VanEmburch, Town Engineer.

Upon motion of Mr. Dell, seconded by Mr. Bone the Commission voted 4-0 to approve the November, August and October minutes as submitted.

The first item on the agenda was **Lot 14, Talbot Commerce Park** requesting sketch site plan review for a 24,162 s.f. two-story office building. Mr. Bill Stagg with Lane Engineering and Doug James, Owner were present at the meeting. Mr. Stagg explained that the property was annexed into the Town December 2014. The proposed parking would be more than adequate for the use. All Storm Water Management requirements have been met. Proposed architecture would have a masonry base, dryvet exterior with a flat roof. He feels as though the architecture will be compatible in the business park. The applicant is proposing two access points from Mary's Court (a public R-O-W). The staff suggested the applicant align the eastern most entrance with the access for the parcel across the street. There is a requirement for sidewalks to be constructed along any public right-of-way or request a waiver. Mr. Stagg stated they are proposing a sidewalk that goes to the street. Mr. Stagg stated there are no sidewalks in Talbot Commerce Park or along Glebe Road.

Upon motion of Mr. Bone seconded by Mr. Frost the Commission voted 5-0 to approve the sketch site plan as submitted conditioned on new legislation being enacted to allow a complete waiver of the sidewalk; or the applicant pays a fee-in-liu for sidewalk; or the applicant constructs comparable sidewalk off-site. Certificate of Occupancy will be held until such time one or the other occurs.

The next item on the agenda was **Lot 18, Commerce Drive** requesting sketch site plan review for a 9,935 s.f. one-story car wash. Mr. Ryan Showalter with Miles & Stockbridge, Mr. Bill Stagg with Lane Engineering and John Sovero were present at the meeting. Mr. Stagg explained that a large storm water management pond exists on site and encumbers a large percentage of area. He stated that the parcel is developable and has no open space or SWM restrictions. They are proposing two full lanes of stacking area. They will have outdoor vacuum stations. They are providing two possible locations for parking. One location is off-site on an adjacent parcel easement area and the second location is on-site. They are providing an ADA parking space south of the proposed building. Mr. Stagg stated there will be three tanks (buried under ground) to recycle the water. The water does not go into the Town water/sewer system nor does it flow into the waterways. All landscaping requirements have been met as well as SWM requirements. They are providing landscaping/screen along Commerce Drive and next to the neighboring doctor's office. Mr. Stagg stated the sign would be located on the 322 frontage. He stated that the proposed architecture would be brick. Mr. Bone stated he would like to see the applicant

add dormers/gables to the building. The applicant was in agreement. Mr. Cochran had some concerns with the east elevation. Mr. Stagg stated he could add some brick/architectural detail to the east elevation to help soften it. Mr. Stagg also stated he could add some dormers/gables. Mr. VanEmburch, Town Engineer has reviewed the conceptual Storm Water plans. He stated if approved, there will be additional review. He stated he is charged with reviewing the storm water for the site following the MDE, State regulations and Storm water ordinance.

Mr. Tettelbaum stated that the Town has received letters from neighboring property owners/occupants concerned with storm drainage issues.

Susan Delean-Botkin – 8579 Commerce Drive - Adjacent property owner stated during a rain storm there is flooding and is a major problem. She was concerned with the location of the egress being so close to her egress location and the amount of traffic on the street.

Mr. VanEmburch stated that there has been a history of drainage issues in this location. He stated he has been working with Public Works to resolve the issue. Mr. VanEmburch stated this is a business park and is meant to have traffic.

Upon motion of Mr. Bone seconded by Mr. Frost the Commission voted 5-0 to approve the sketch site plan as submitted conditioned on the applicant adding a false dormer or gable like feature to break up the roof line, provide architecture treatment to the eastside of the building, trees along Commerce Drive labeled “to be removed” shall remain, vehicle travel lanes onsite shall be striped with directional arrows.

The next item was the **RTC Park Master Plan**. Lorraine Gould, Town of Easton Parks and Recreation Director and was present at the meeting. Ms. Gould showed the Commission a Conceptual Park Master Plan showing the location of the dog park within the overall park. She stated that the Town of Easton Parks Board has approved the conceptual plan. The Board and the Town of Easton is looking into making access to the park off of Route 50. Mr. Cochran expressed his concerns with the location of the dog park on the site. He feels it is too far removed from parking. He thinks the park is a great idea and will be well received in the Town of Easton. The parking, ingress-egress and storm water management will have to be approved by the Town of Easton.

Upon motion of Mr. Cochran seconded by Mr. Frost the Commission voted 5-0 to approve the proposed conceptual RTC park plan, finding in consistent with the Comprehensive Plan and forwarding a favorable recommendation to the Town Council.

The next item on the agenda was **Fairfield Inn & Suites**. The Commission approved 93 parking spaces. Only 92 spaces were constructed. In order for Fairfield Inn to obtain their occupancy permit they must have the required 93 spaces. Due to the cold season the asphalt plant is closing and they are unable to construct the space at this time. Mr. Stagg is before the Commission with a request to waive the one space so they hotel can get occupancy. Upon motion of Mr. Frost seconded by Mr. Dell the Commission voted 5-0 to waive the one parking space in Phase 1 of construction with the understanding that if and when Phase 2 is constructed the owner must provide the one parking space.

The next item was Ryan Showalter on behalf of **Weems Brothers, Inc.** Weems Brothers Inc. Weems Brothes, Inc., owns a property off of Black Dog Alley in the County. They are looking into the process of annexing their property into the Town of Easton. Mr. Showalter described the location of the parcel in question and noted that there are two options for connecting the parcel to the current Town Boundary. He was present at this meeting to see if the Commission had a preference as to which option to pursue if/when formal application is submitted. The Commission stated that they thought either option would work, but the one that incorporated public land probably made the most sense.

There being no further business the meeting was adjourned at 3:20 p.m. by motion of Mr. Bone seconded by Mr. Tettelbaum.

Respectfully submitted,

Stacie S. Rice
Planning Secretary