

MINUTES OF THE  
February 16, 2017 Meeting of the  
Easton Planning & Zoning Commission

Members Present: Members, Dick Tettelbaum, Chairman, Tal Bone, Don Cochran and Paul Weber.

Members Absent: Bill Frost.

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

The Commission voted unanimously to approve the January minutes as amended.

The first item on the agenda was **Michael's Crafts** requesting a sketch site plan review for a 16,860 square foot Michael's Crafts. Bill Stagg with Lane Engineering and Pete Clelland with BET Investments were present at the meeting. Mr. Stagg explained they are back before the Commission for a third time with revised architecture. He stated they have modified the architecture to address Planning Commission and Staff concerns. The site plan has not changed. Mr. Stagg explained they are modified the roof and added windows. The Commission asked the applicant to provide more brick to the building.

The Commission voted 4-0 to approve the sketch site plan and building architecture with the following conditions:

- 1.) Revise architecture per hand sketch submitted at PC meeting:
  - a. Add glass windows along second floor east and west elevations
  - b. Add glass door with awning on west elevation (facing Commerce Drive).
  - c. Incorporate additional brick on the eave line on south elevation (facing Marlboro Avenue) as indicated on the hand sketch prepared at the PC meeting.

The next item on the agenda was **Cannery Square Apartments Expansion**. Barry Griffith with Lane Engineering, Greg Torchio with Torchio Architects and Dave and Maria Douglass, Owners of the property were present at the meeting. Mr. Griffith explained he is before the Commission with a PRD Sketch Site Plan to expand the existing Cannery Square Apartments. They are proposing to construct three (3) 3-story apartment buildings totaling 30 dwelling units through the Planned Redevelopment (PR) Overlay District standards. Mr. Griffith stated that a similar PRD application consisting of three buildings totaling 30 units was reviewed and approved in 2004 by the Planning Commission. The project ultimately expired due to lack of activity. Mr. Griffith explained that this project would provide market rate housing. He stated they are proposing one and two bedroom units. They are proposing curb and gutter along North Street and street widening. Stormwater Management has been addressed and reviewed by the Town Engineer. All landscaping requirements have been met. Mr. Cochran had concerns that there was no

open space/recreational areas. Mr. Torchio explained they are proposing 10 units per building. Building height is under 35'. They are proposing brick and vinyl siding with cedar impressions. Brick at grade. Mr. Healy, Project Manager for Traffic Concepts stated he did a traffic count study. He stated that the traffic is operating at a level "C" and traffic mitigation would not be necessary.

### **Public Comment**

*Kevin Bateman* – Resident on Goldsborough Street. Concerned about the flow of traffic, asked if there were any plans to upgrade the existing streets.

*Catherine Baron* – Resident at the corner of Elizabeth and North Streets – Was favorable to the project and had concerns about the increased traffic.

*Ted Leeson* – Resident on Parris Lane. In favor of the proposed apartments. Asked the applicant to construct a fence along property line to stop pedestrian cut through.

Upon motion of Mr. Bone seconded by Mr. Weber the Commission voted 4-0 to approve the sketch planned redevelopment site plan with the following conditions:

1. The applicant shall construct a 6' privacy fence along the entire east and west property line boundaries. The east side fence shall remain outside the 30' wide utility easement.
2. The applicant shall enhance the landscape buffer along the east and west property lines with additional plantings and evergreens.
3. The applicant shall relocate the proposed dumpster to the west side of the project as described at the Planning Commission meeting.
4. The applicant shall provide two access points to the Rails to Trails public area. The access along North Street shall be striped similar to a crosswalk as discussed at the Planning Commission meeting.
5. The plan shall be revised to incorporate landscape islands in front of buildings "1" and "2". *Trees shall be located in parking bays so no more than 10 spaces form an uninterrupted row.*
6. The applicant shall execute a public works agreement or bond for improvements within the Town ROW in a format acceptable to the Town Attorney.
7. The applicant shall provide community covenants for Town review. This document shall discuss perpetual maintenance of SWM, private roadways and common areas.
8. All easements proposed including but not limited to the shared parking easement along the north property line shall be executed and recorded prior to final approval.
9. The applicant shall address all staff, staff report and Planning Commission comments prior to Development Plan submittal.

The next item on the agenda was **BJ's Fuel Facility**. Bill Stagg with Lane Engineering was present at the meeting. Mr. Stagg stated he is before the Commission with a request to amend the PUD Master Plan for Waterside Village Phase 2D to construct a Fuel Facility with eight fueling stations and a 400 square foot gas attendant kiosk. Mr. Stagg stated that the proposed amendment is consistent with the Comprehensive's Plan general theme of commercial

development for the subject property. Mr. Stagg stated that the present phase 2D designation of Building U as a 5,000 square foot building was mere placeholder until a more specific site plan was developed. The Commission felt as though a fuel facility at this location was inappropriate as the original PUD approval proposed a retail use in this location. The Commission felt as though this use was not part of the overall vision for Waterside Village. The Commission, by a vote of 4-0 found the Amendment to be inconsistent with the Town's Comprehensive Plan and did not recommend approval to the Council.

The next item was **Hearthstone Fitness Center** requesting a Parking Waiver from the required 58 parking spaces to allow 40 spaces associated with a proposed 4,563 square foot Fitness Center building expansion. Bill Stagg with Lane Engineering and Mr. Tuthill with Hearthstone were present at the meeting. Mr. Stagg provided the Commission with a Parking Analysis for Hearthstone demonstrating the parking demands.

Upon motion of Mr. Weber seconded by Mr. Bone the Commission voted 4-0 to approve a parking waiver of 18 spaces.

Tim Cureton with **Rise Up Coffee** was before the Commission to introduce himself. Mr. Cureton explained that Rise Up has purchased properties on Dover Street and explained his plans to demolish the houses and to construct a new two-story Rise Up Coffee building. He is anticipating construction to start 2018. His plans include to move the retail portion of the business to the new location and the roasting will remain at the current location.

There being no further business the meeting was adjourned at 3:25 p.m. by motion of Mr. Cochran seconded by Mr. Bone.

Respectfully submitted,



Stacie S. Rice  
Planning Secretary