

MINUTES OF THE
June 22, 2017 Meeting of the
Easton Planning & Zoning Commission

Members Present: Richard Tettelbaum, Chairman, Tal Bone, Don Cochran, Paul Weber and Philip Dinkel.

Staff Present: Lynn Thomas, Town Planner, Stacie Rice, Administrator, Rick VanEmburch, Town Engineer and Sharon VanEmburch, Town Attorney.

The Commission voted unanimously to approve the May minutes.

The first item on the agenda was a **Text Amendment**. Willard Parker on behalf of Postal Building Limited Partnership is seeking a text amendment to Article II, Section 202 "Table of Permissible Uses" (Table 2.1) to add the following as a permitted use in the I-1 Select Industrial District. Fitness Centers/Sports Training Facilities/Health Spa/Figure Salon and adding to Section 1008, "Supplemental Use Standards", a new subsection 1008.2 A (26) Fitness Centers/Sports Training Facilities/Health Spa/Figure Salon. Mr. Parker explained that Hearthstone is considering renting a building on Commerce Drive (16,000 square feet) and wants to operate a fitness center/sports training facility/health spa/figure salon. The Staff was supportive of the request submitted by the applicant.

Upon motion of Mr. Weber seconded by Mr. Bone the Commission voted 5-0 to forward a favorable recommendation to the Town Council.

The next item on the agenda was **The Country School**. Barry Griffith with Lane Engineering was before the Commission seeking a recommendation to the Board of Zoning Appeals for a Special Exception. Present at the meeting was Neil Mufson, Headmaster of the Country School and Bruce Armistead, Attorney for the applicant. Mr. Armistead explained that the request is to amend a previously approved Special Exception to permit an addition to the Country School. The proposed addition would create approximately 25,000 square feet of new floor area. Mr. Mufson stated that the addition would allow the school to create new classrooms and a new entry area. Mr. Griffith explained that the project will also involve the renovation of approximately 9,500 square feet of the existing structure. Mr. Griffith explained there are proposed site improvements including changes to the parking and site access and the addition of a new sign, fence and landscaping. Mr. Armistead stated that they sent letters to neighboring property owners and held a meeting to make them aware of the project. He stated only six people attended the meeting and there was no objections to the proposal. Mr. Thomas explained that should the applicant successfully obtain a SE approval from the BOZA, they will be back before the Commission for formal Site Plan review/approval.

Upon motion of Mr. Weber seconded by Mr. Dinkel the Commission voted 5-0 to forward a favorable recommendation to the Board of Appeals finding it consistent with the comprehensive plan.

The next item was the 2016 Annual Report. Mr. Thomas presented the Commission with the Annual Report. The Commission had no comments regarding the report. Upon motion of Mr. Bone seconded by Mr. Weber the Commission voted 5-0 to approve the 2016 Annual Report.

The next item on the agenda was members of the Easton Economic Development Corporation. Tracy Ward and Herb Miller were present at the meeting. Ms. Ward gave the Commission an update on the Port Street Small Area Plan and Implementation options. Rose Potter, EEDC Board Member stated she was in support of small area plan and represents the residents who reside on Port Street. She stated the Port Street project will offer employment opportunities and will be good for the community. Ms. Ward provided the commission with a packet of information and stated there are studies that need to be done to continue moving forward on the project. The Commission discussed the plan at length and scheduled a workshop for Thursday, June 29th to further discuss.

There being no further business the meeting was adjourned at approximately 3:15 by motion of Mr. Weber seconded by Mr. Cochran.

Respectfully submitted,



Stacie S. Rice
Planning Secretary