



MINUTES OF THE
August 16th, 2018 Meeting of the
Town of Easton Planning & Zoning Commission

Members Present: Richard Tettelbaum - Chairman, Don Cochran - Vice Chairman, Talbot Bone, Paul Weber, Vicky McAndrews and Jake Laureska - Alternate.

Staff Present: Lynn Thomas - Town Planner, Sierra Crist - Current Planner/GIS Analyst, Sharon VanEmburch - Town Attorney, Rick VanEmburch - Town Engineer, and Nancy Pinkney - Administrator.

At 11:02 A.M. the Commission met for an open workshop discussion for the MXW small area plan. All members were present.

The Commission voted to adjourn for lunch at (12:13) made by motion of Mr. Weber and seconded by Mr. Bone for a vote of 5-0.

The Commission returned at 1:00 P.M. for the regularly scheduled meeting.

The Commission voted unanimously to approve the July 19th meeting minutes as written.

The first item on the agenda was a proposed housing development for **24 & 26 Port Street**. This project includes 9 residential net-zero multi-family units proposed on three parcels. Mr. Tim Glass, Mr. Don Bibb and Mr. John Miller were present to address the application. Mr. Glass went through all staff comments and addressed the highlighted concerns.

Mr. Glass stated that the proposed street and site trees would meet the landscaping requirements as shown both on and off the property. The Commission agreed to accept the landscaping as shown, of which plantings are displayed off the property and in the Town right of way, to count towards the site's landscaping calculations.

The next discussion was regarding the stairs that are shown off of the property and in the Town right of way. Ms. McAndrews requested the applicant to modify the site to accommodate these stairs by means of adjusting the porch to be indented or building location be altered so that the stairs are within the property lines. The Commission discussed the supplemental standard regarding the façade of the building fronting West Street. The Commission decided that the design is acceptable as shown.

Mr. Glass then addressed the site lighting concerns and clarified that no site lighting was proposed. Mr. Thomas clarified that site lighting is a requirement in the supplemental standards and could not be waived. The Commission requested the applicant provide site lighting as well as bike racks into the design.

Mr. Glass addressed the parking and orientation of the project. Mr. Glass clarified that parking is not required in the CR zone though he feels that adequate parking and ADA stalls are available to the tenants. Mr. Glass indicated that there is potential in the design for loading and unloading to occur adjacent to the buildings prior to a car being parking in a proper parking stall.

The Commission asked about stormwater management to which Mr. Van Emburgh added that he had not received a complete report or any documents which would indicate that the stormwater requirements would be met. Mr. Glass added that they may require a stormwater quantity waiver. Mr. Van Emburgh addressed that a waiver of quantity is unable to be granted. Mr. Bone offered the suggestion to revise the parking design to be one way and diagonal parking to reduce the amount of impervious surface proposed. The Commission requested that the applicant satisfy the Stormwater requirements with the Town Engineering office. Any modifications to the site design that are needed to satisfy the stormwater requirements may be required to return to the Commission for approval under staff's discretion.

Mr. John Miller provided examples of color schemes and solar panel examples for the Commission to review.

There was one public comment that was concerned about tenants stopping on Port Street for drop off purposes. The public comment recommended the one-way parking lot design.

Upon motion of Mr. Bone, seconded by Mr. Cochran, the Commission voted to approve the site plan 5-0 with the following conditions:

1. The stormwater requirements must be met and satisfied. Applicant must work with the Town Engineers office to provide the information they need.
2. The stairs that front West street must be located entirely within the subject property. The applicant shall adjust the building or porch to accommodate this.
3. The landscaping and fencing is approved as shown.
4. The flat façade fronting West Street is approved as shown.
5. Bike rack must be included.
6. Include lighting as required by the Supplemental Standards for Multi-family units. Any modification to the site plan which staff feels may represent an amendment to the approval is required to return to the Commission for review.

The Commission scheduled a workshop meeting for Thursday, September 13th at 1:00pm. The Planning Commission will meet again Thursday, September 20th for their regularly scheduled meeting.

There being no further business the meeting was adjourned at 2:07 p.m. by motion of Ms. McAndrews seconded by Mr. Weber.