

MINUTES OF THE
June 21, 2018 Meeting of the
Easton Planning & Zoning Commission

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

Members Absent: Vicky McAndrews.

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

The Commission voted unanimously to approve the May minutes as written.

The first item on the agenda was **JDoliver, LLC** requesting sketch site plan review for a 27, 300 square foot truck repair center. Property is located at 9433 Ocean Gateway and is Zoned CG. Mr. Showalter and Brendan Mullaney on behalf of the owner is requesting approval of the site sketch plan for a parcel that was recently annexed into the Town. The Commission reviewed this application at their May meeting at which time the Commission asked the applicant to revise the architecture and return. Mr. Mullaney stated that the parcel received a special exception for the use of Automotive Repair at the time of annexation to permit the existing building to operate as it was. The applicant received an amendment to that special exception in April 2018 to permit the existing building to be demolished and reconstructed. Proposed building would have ten (10) bays and would be used for service and maintenance of large vehicles. Mr. Showalter stated that they have little need for storage. The applicant has revised the architecture of the proposed building (pre-engineered metal building) and has added landscaping in the front of the building as well. Additional windows and glazing has been added to the building. The Commission was pleased with the revised architecture. Upon motion of Mr. Weber seconded by Mr. Cochran the Commission voted 5-0 to approve the site plan/architecture as submitted.

The next item discussed was 106 Marlboro Avenue. Mr. Zach Smith with Armistead, Lee, Rust & Wright was before the Commission with an Amendment to the Marlboro Plaza Shopping Center PUD. Mr. Smith was before the Commission with a request to subdivide the Marlboro Plaza PUD property located at 106 Marlboro Avenue. He stated that the property was recently the subject of a PUD amendment application approved by the Town Council and entitling the construction of eighteen (18) new residences. Mr. Smith stated that Marlboro Plaza Business Trust proposes to subdivide Lot 5 in two (2) lots, one lot containing the existing commercial building and associated site improvements and the other containing the eighteen (18) new residences (Lot 8). Mr. Smith stated that no further changes are proposed and there will be no physical changes to the site relative to what was approved previously. He stated that the subdivision is needed to address financing requirements associated with the construction of the new residences. Upon motion of Mr. Bone seconded by Mr. Weber the Commission voted 4-0 to approve the request as submitted. Mr. Tettelbaum abstained due to the fact that he cast the lone dissenting vote on the original application and in his view the amendment does nothing to change his opinion about the project.

The next item was from staff concerning **211 Port Street, PRD Subdivision Plat**. Ms. Crist stated that this property is located within the PRD (Planned Redevelopment Overlay District), which is a way to provide an opportunity for redevelopment, rehabilitation and improvement throughout areas in Easton. She stated that Habitat for Humanity is in the process of improving this area of Port Street and their plan involves subdividing the lot into two parcels on which they intend to build two new homes. This will provide two new housing units within close proximity to downtown. The applicant has received Historic District approval for the two new houses. Ms. Crist stated that Habitat is requesting to modify the minimum lot size and side setback standard for both lots. Upon motion of Mr. Lareska seconded by Mr. Weber the Commission voted 4-1 to approve the request as submitted. Mr. Bone voted in opposition because he believed that it would be more appropriate to require a greater front setback than proposed in the event that the Town ever decides to widen Port Street.

The next item from staff was Zoning Ordinance Amendment for **Tattoo Studios**. Mr. Thomas explained he received a letter from the Law Offices of Steven D. Cox, LLC., requesting an amendment to Article II of Permitted Uses to allow Tattoo Parlors in the Town of Easton. The applicant was unable to be at the Commission meeting and asked that the Commission discuss the amendment when he is present at a later date. The Commission asked the staff to look into other municipal regulations of said use.

The next item was **MXW discussion**. Mr. Zach Smith stated that his client would like to provide the Commission with a plan/vision of the Port Street property. The Commission was favorable.

The Commission scheduled a workshop for Thursday, July 5th at noon.

There being no further business the meeting was adjourned at 2:15 p.m. by motion of Mr. Cochran seconded by Mr. Weber.

Respectfully submitted,



Stacie S. Rice
Planning Secretary