



MINUTES OF THE
November 21, 2019 Meeting of the
Town of Easton Planning & Zoning Commission
Public Hearing

Members Present: Talbot Bone – Chairman, Paul Weber – Vice Chairman, Don Cochran, Vicky McAndrews, Dick Tettelbaum and Jennifer Dindinger (Alternate)

Staff Present: Lynn Thomas - Town Planner, Will Chapman – Attorney, Rick Van Emburgh – Town Engineer; Katie Reedy – Assistant Town Engineer, Joe Mayer – Plan Reviewer – Nancy Pinkney – Administrative Specialist, Sierra Crist – Environmental & GIS Program Manager

Approval of Minutes

Upon Motion by Tettelbaum and second by Ms. McAndrews the Commission voted 5-0 to approve the September 19, 2019 with changes entered into the record.

Upon Motion by Tettelbaum and second by Mr. Cochran, the Commission voted 5-0 to approve the October 17, 2019 meeting minutes.

Willow Construction

Joe Buckley

Joe Buckley of Willow Construction and Brendan Mullaney of McAllister, Detar, Showalter and Walker, were present on behalf of J.D. Oliver requesting approval of revisions to the approved architecture for the Easton Truck Center replacement building. Mr. Mullaney stated that the revised water and sewer line location increased the project cost, therefore, modifications to the architecture are necessary. The interior mezzanine is no longer part of the design, therefore facade of the building has changed with some windows eliminated and/or changed.

Mr. Weber asked the applicant to address the material and if it is proposed to be corrugated metal. The applicants stated that the materials for the design are shadow wall and will be corrugated metal. Mr. Buckley said they are using the same panels as what is on the recently constructed BAAM building on Jowite Street. Ms. Dindinger asked if the south elevation changed in anyway other than taking out second floor windows. Mr. Buckley stated they are taking out second floor windows and extending the canopies, the height has not changed.

Ms. McAndrews asked the applicants to address the size of trees that will be planted. Mr. Mullaney said the landscaping plan was previously approved other than the facade of the building and the site plan has not changed. The landscaping plan has a planting schedule that requires oak trees to be installed at roughly 8 to 10 ft. at install, shrubs need to be installed in three gallon containers and Canadian Serviceberry trees will be installed at 1 ½-inch caliper, intended to landscape the front of the building. Mr. Weber said there had been discussion about planting of trees in front parcel in the initial review. Ms. Crist added that when the request for planting or a wall for the

front of the parcel that fronts Ocean Gateway was discussed in 2018, SHA restrictions were identified that prohibited plantings or a wall be located in that area. Ms. McAndrews asked how the landscaping will be monitored in the event that any landscaping dies. Mrs. Reedy noted that most of the trees are in the SWM feature which will be inspected by the Town every three years and if any trees are removed it will be commented and trees will have to be replanted. Mr. Mayer said the trees in the SWM are going to be bonded. The Commission discussed that in lieu of the modified architecture, increased landscape stock be installed in front of the building.

Upon Motion by Mr. Weber and seconded by Mr. Tettelbaum, the Commission voted 5-0 to approve the architectural change with consideration of the seven trees in front of the west elevation being somewhere in the range of four inch to six inch caliper trees.

J.L. Gannon (Brooks Farm)

The next item was Mr. J.L. Gannon concerning the Brooks Farm. Mr. Gannon was not present, as a result, the item was not discussed.

Comprehensive Zoning Ordinance Update

The topic of today's meeting are requests for consideration of rezoning. An advertisement was run in the Star Democrat. Mr. Thomas received requests from Mr. Tim Miller, Mr. Ryan Showalter for the Laepides Property and Zach Smith for a couple of properties on South Washington Street near the Eastern Shore Land Conservancy. Mr. Thomas suggested re-advertising the Notice and contacting Lane Engineering, Rauch, etc., who may have clients who are interested in doing something different with their properties. Mr. Tettelbaum suggested having a hard deadline. Mr. Bone said the comprehensive plan has to be completed by March 2023 and we will not receive information from Census until April 2022. He stated some members of Town Council felt Planning Commission should not be handling zoning changes at this time, rather to handle it as part of the update to the Comprehensive Plan. Mr. Thomas thought the Commission should proceed, but obtain more input.

Mr. Thomas suggested delaying future consideration until January 16, 2020. Mr. Thomas will run an additional advertisement and contact Board of Realtors. The Commission agreed with Mr. Thomas' suggestion.

Clarification of Recommendations to Town Council - Comprehensive Plan Amendment

The discussion item for the clarification of recommendations to Town Council concerning the Comprehensive Plan Amendment. Mr. Thomas explained concerning the Council's Public Hearing that the Council voted 3-2 to approve what the Planning Commission presented to them. Mr. Greg Gannon's 11-1/2 acre parcel that was recommended for commercial has been changed on the Comprehensive Plan Growth Area Map. Mr. Ford suggested the Planning Commission react to Mr. J.L. Gannon's request. Mr. Thomas suggested this could be done with a revised letter to Council, adding a paragraph that addresses Mr. Gannon's property specifically. Regarding the Zoning Ordinance, Mr. Bone asked Mr. Thomas to have someone come in and talk to the Commission concerning form base codes. Mr. Thomas said he will check with someone from the

Maryland Department of Planning. Mr. Bone asked to set up meeting for developers sometime in January.

ADJOURNMENT

There being no further business the meeting was adjourned at 2:25 p.m. by motion of Mr. Tettelbaum and second by Mrs. McAndrews.