



MINUTES OF THE
October 17, 2019 Meeting of the
Town of Easton Planning & Zoning Commission

Members Present: Talbot Bone – Chairman, Paul Weber – Vice Chairman, Don Cochran, Vicky McAndrews and Dick Tettelbaum

Member Absent: Jennifer Dindinger

Staff Present: Lynn Thomas - Town Planner, Sharon VanEmburch - Town Attorney, Rick VanEmburch - Town Engineer, Katie Reedy – Assistant Town Engineer, Joe Mayer – Plan Reviewer

Approval of Minutes

Upon Motion by Mr. Bone, the Commission voted to make corrections to the September 19, 2019 meeting minutes before approval.

New Business:

NO NEW BUSINESS

Discussion Items:

Rick Van Emburch presented a citizen request from resident who would like to put a driveway at an entrance on Locust Street. The resident will have to provide a site plan for future meeting. Mr. Van Emburch will contact the resident.

Sign Regulations and PUD Article

Mr. Tettelbaum asked Mr. Thomas if he has received any feedback on this topic which will be the subject of a special meeting and public hearing on October 22, 2019. Mr. Thomas said he has not received any comments from general public as a result of the advertisement and no comments from the direct mailing. Mr. Weber asked Mr. Thomas to send a final copy.

Request for Miscellaneous Ordinance Changes

Mr. Thomas provided a list that Ms. Crist has been maintaining of various issues that may require revision as part of the Comprehensive Ordinance Update.

Mr. Thomas stated that at this meeting he is basically looking for answers to the following questions: (1) Is there anything on list that should not be, (2) Is there anything that needs to be addressed that is not on the list and (3) Which, if any, of these issues you would the Commission like to see again and discuss separately as opposed to reviewing as part of the revised draft Zoning Ordinance as a whole.

Mr. Thomas then went through the list and identified the issues he thought the Commission would likely want to review again before it becomes part of the Ordinance as a whole. Discussion then ensued on several of the issues.

Mr. Thomas and Mrs. Van Emburgh will look at various uses related to medical cannabis and will present to Commission for their consideration.

Mr. Cochran asked a question concerning Physical Therapy. He questioned whether it needs to be part of the use “medical service” or should it be stand alone. Mr. Tettelbaum rephrased the question by asking can you get physical therapy without getting a medical prescription. Mr. Thomas responded that based on the current construct of the Ordinance, he interprets physical therapy to be a medical service.

Mr. Thomas mentioned a few additional items to the Commission that should come back for further discussion, including: possible architectural standards for garages, seasonal sales (i.e., Walmart and Lowes), and RV and boat storage/parking. Mrs. McAndrews noted to discuss duration or context/restriction in size, because there are persons living in these for some period of time. Mr. Thomas said there are regulations where you store a RV, boat or tiny home, but parking and storage may not necessarily be the same thing.

Mr. Weber asked if there have been any requests for tiny homes. Mr. Mayer responded yes.

Mrs. McAndrews suggested in landscaping to make sure promoting/requiring native planting.

PUD Infill and PRD Overlay District

Mr. Tettelbaum asked if we still need the PRD Overlay District. Mr. Thomas responded that he has been deliberating the same question in light of the potential PUD changes. One possible advantage to maintaining the PRD would be to establish a tiered system of relief/review. For example, if you are in the Planned Redevelopment district one might be able to take advantage of flexibility and/or administrative review for certain things without going through the cost, time and burden of PUD which cost around \$5,000, whereas the PUD would remain an option for larger-scale or more significant changes.

Open up to general public for mapping changes

Mr. Thomas stated that an important component of a Comprehensive Zoning Ordinance Update is to solicit and consider requests for mapping amendments (rezonings). Mr. Bone suggested putting on November Planning Commission meeting. Katie suggested preparing a form.

Letter from Mr. Grant Mayhew from HDC

Mr. Grant Mayhew of the Historic District Commission sent a letter to the Planning Commission. Katie Reedy mentioned that the Historic District Commission members are concerned about enforcement, particularly for actions that do not require a building permit but does require Historic

District Commission approval. The Historic District Commission is looking for guidance for Zoning Ordinance Section 7.

Mr. Bone asked if the Commission is proposing changes to Article 7. Mr. Thomas said there would be.

Mr. Bone suggested that the Historic District Commission submit changes to Article 7 and the Planning Commission will consider them and go from there.

Dates

October 21st at 7:15 PM – Town Council meeting will consider Comprehensive Plan Amendment submitted by Commission.

November 14th at 7:00 PM – Salisbury State Class Project – Update of the AKRF Downtown Plan

ADJOURNMENT

There being no further business the meeting was adjourned at 2:26 p.m. by motion of Mr. Tettelbaum and second by Mr. Weber.