



MINUTES OF THE
January 16, 2020 Meeting of the
Town of Easton Planning & Zoning Commission
Public Hearing

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

Staff Present: Lynn Thomas - Town Planner, Sharon Van Emburgh – Attorney, Rick Van Emburgh – Town Engineer; Katie Reedy – Assistant Town Engineer, Joe Mayer – Plan Reviewer – Nancy Pinkney – Administrative Specialist

Approval of Minutes

Upon Motion by Mr. Cochran and second by Mr. Tettelbaum, the Commission voted 4-0 to approve the December 19, 2019 meeting minutes. Mr. Bone abstained since he was not present at the December meeting.

Election of New Officers

The Commission voted to establish a policy whereby terms of officers would generally be limited, but the Chairperson of Planning Commission would serve two terms and Vice Chairman of Planning Commission would thereafter become Chairperson after two terms. Upon agreeing to this change, the Commission voted to maintain Mr. Bone as Chair and Mr. Weber as Vice-Chair for another term.

Mistletoe Hall Farm

Ebie Fink and Rick Van Emburgh

Ms. Ebie Fink of Fink, Whitten and Associates and Rick Van Emburgh, Town of Easton Engineer, spoke requesting a nine lot subdivision with a new road, forest conservation, stormwater management and open space areas and also with a waiver to permit a wetland and associated buffer to be located on individual lots. The Town received an EDA grant for road construction and to create the subdivision. Mr. Tettelbaum asked about the requested waiver. Mr. Van Emburgh responded that no protected area or its associated buffer shall be located on any building lot according to provisions of the Subdivision Regulation. However, that provision is eligible for a waiver from the Commission. Mr. Van Emburgh explained that the wetlands on the new lots would remain wetlands, unless a subsequent property owner successfully obtains the State/Federal permits necessary to fill them.

Mr. Van Emburgh stated they created a potential situation for Lots 7 and 8 adjacent to the taxiway at the Easton Airport for an Amazon, FedEx and UPS facility on one of those lots. The property will have Town water and sewer.

Upon Motion by Mr. Tettelbaum and seconded by Mr. Weber, the Commission voted 5-0 to approve the subdivision request for nine lot subdivision request and requested wavier.

Aspen Dental

Tim Glass, Lane Engineering

Mr. Tim Glass of Lane Engineering and Mr. Jeff Smith spoke on behalf of Rise Partners requesting architectural approval for 3,500 sq. ft. dental office at 213 Marlboro Avenue. Mrs. Reedy mentioned it was a prominent location and Staff wanted Planning Commission to review the architecture. Mr. Glass is looking for architectural approval.

Mr. Smith stated the lot was purchased in March 2019. He would like it to be an attractive shopping center. Mr. Tettelbaum asked if Aspen Dental is a chain. Mr. Smith responded yes. Mr. Smith said there is a pattern book. Aspen Dental will look the same as the Aspen Dental in Salisbury, MD. Mr. Tettelbaum is concerned with the color scheme of the building.

Mr. Cochran asked the applicant to consider changing the brick and stone on the building. Mr. Tettelbaum suggested lightning up the brick. Mr. Smith will get actual color of red brick for Staff. Mr. Cochran stated that the bottom trim stone appears to be a foreign element in the elevation. Mr. Cochran thinks it should be brick all the way down. Mr. Cochran asked why the applicant did not make a front entrance on Marlboro Avenue. Mr. Glass responded that it would have been difficult to put a sidewalk on that side of the building. Mr. Glass and Mrs. Reedy will work on sidewalk changes. Mr. Smith would like to compromise and keep the same material with the stone but use a different color that is less contrasting. Mr. Bone asked that on the window transparency, it will be at least 30 percent on each side. Mr. Smith said they are all glass. Mrs. Reedy said some are spandrel glass.

Upon Motion by Mr. Tettelbaum and seconded by Mr. Weber, the Commission voted 5-0 to approve the architectural plans be approved subject to the submission of new color schemes for the brick and stone portion that are acceptable to Staff.

DISCUSSION ITEM:

Site Plan for Aspen Dental

Following architectural approval for Aspen Dental, the Commission and Staff had an open discussion about the site plan. Mr. Bone has a problem with the stormwater management pond and where it is. Mr. Bone's concern is a safety hazard. Mrs. Reedy said they are bio-retention features that do not hold water. Mr. Bone asked why the building is angled to Marlboro Avenue. Mr. Bone said it should be parallel to the shopping center.

Mr. Weber asked if the applicant cannot increase the bio-retention area to the rear building and not have the one to the side. Mrs. Reedy said they have limits on impervious areas that can be drained to a stormwater management feature so it may not be able to be any bigger. Staff is currently working with property owners and require maintenance agreements to insure that the features are maintained correctly. If not, the Town can maintain through the requirements of the stormwater management ordinance.

Mr. Bone asked about staff concerns with the site plan. Mrs. Reedy said she will have a conversation with Mr. Glass concerning stormwater management features. Mrs. Reedy said the Town is working on inspecting these features and how they are maintained. Mr. Bone would like

Staff to make sure that future stormwater management is not between buildings and the main access road.

ADJOURNMENT

There being no further business the meeting was adjourned at 2:45 p.m. by motion of Mr. Tettelbaum and second by Ms. Weber.