



MINUTES OF THE

May 21, 2020 Meeting of the

Town of Easton Planning & Zoning Commission

Virtual Public Hearing Held Via Zoom Conference Call

Members Present: Tal Bone – Chairman, Paul Weber – Vice Chairman, Don Cochran, Dick Tettelbaum, Vicky McAndrews 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, Sierra Crist – Environmental/GIS, Nancy Pinkney – Administrative Specialist

Approval of Minutes

Upon Motion by Mr. Weber and second by Mr. Cochran, the Commission voted to 5-0 to approve the February 20, 2020 meeting minutes.

Scratch Free Packaging

Brian Fitzgerald and Michael Weller

Mr. Tettelbaum recused himself from this agenda item.

Brian Fitzgerald of Rauch Inc. and Michael Weller of Scratch Free Packaging Company were present requesting Site Plan approval of a one-story, 10,000 square foot manufacturing facility; and associated landscaping, parking areas and SWM site improvements. The applicant is also requesting approval of a waiver request for parking spaces. Mr. Weller said they manufacture non-abrasive bags and pouches.

Mr. Cochran asked Mr. Weller to provide an explanation for the reduced number of parking spaces. Mr. Weller explained they do not have any visitors, only 3 employees and feels he only needs seven parking spaces. Their products are shipped by UPS and FedEx. Ms. Dindinger asked Staff if they are still waiting for MDE approval for non-tidal wetlands. Mr. Mayer replied that MDE approval will be obtained prior to Site Plan approval. Ms. Dindinger mentioned the applicant is proposing to use arborvitae planting and suggested substituting to native planting.

Upon Motion by Mr. Cochran and seconded by Mrs. McAndrews, the Commission voted 5-0 to approve of application including waiver of parking spaces. (**Bone – Yes; McAndrews – Yes; Weber – Yes; Cochran – Yes; Dindinger – Yes**)

28915 & 28933 Information Lane

Brett Ewing, Lane Engineering Scott Wagner and RE Land Design Gary Scott and Bill McNaney

Brett Ewing of Lane Engineering, LLC, Scott Wagner, Owner of Easton Sunrise Partners, LLC and Gary Scott and Bill McNaney were present requesting Site Plan approval of a one-story, 23,100 square foot building (2,000 square foot office and 21,100 sq. ft. warehouse/storage) for Lot 53 and a one-story, 26,000 sq. ft. building (2,000 sq. ft. office and 24,000 sq. ft.) warehouse/storage) for Lot 54 and associated landscaping, parking areas and SWM site improvements. The applicant is also requesting approval of a waiver request for parking spaces to install 4 less parking stalls per building.

Mr. Scott Wagner gave background on project. Mr. Wagner has developed similar warehouses in York, PA. Mr. Ewing mentioned they still have to submit for FAA approval because of cone of influence. Mr. Ewing said the warehouse will be used for material storage and not for wholesale or retail customers. Mr. Ewing stated that the owner is requesting a waiver of four parking spaces on each lot. He said it should be around 16 to 17 proposed spaces. Mr. Cochran asked question concerning outside lighting. Mr. Wagner mentioned that there are wall packs around building for lighting. Mr. Weber asked Mr. Ewing if there will be a loading dock area. Mr. Ewing responded no. Mrs. McAndrews asked how does your landscape mature and what will we see? Mr. Ewing responded canopy and evergreen trees. Trees should reach 30 feet at maturity. Mr. Wagner said they will bring in mature trees from 10-12 feet tall. Ms. Dindinger recommended that the elevation exhibits would be much easier to comprehend if they had cardinal directions.

Upon Motion by Mr. Tettelbaum and seconded by Mr. Cochran, the Commission voted 5-0 to approve application including waiver of parking spaces. **(Cochran-Yes; Tettelbaum-Yes; McAndrews-Yes, Weber-Yes and Bone-Yes)**

DISCUSSION ITEMS:

Brant Court PUD Extension Request

Brendan S. Mullaney, McAllister, Detar, Showalter and Walker, LLC

Brendan Mullaney is requesting an extension of the Brant Court PUD approval. Planning Commission approved August 17, 2018 and a PUD and site plan with a 5-0 vote as an extension. Because of the COV-19, has made it difficult for owner to move forward with construction. Mr. Weber asked are there any limitations on extensions? Mr. Thomas replied applicant may apply for and Planning Commission may grant extensions of at least one year but not to exceed an extension of two years.

Upon Motion by Mr. Tettelbaum and seconded by Mr. Weber, the Commission voted 5-0 to approve requested extension for one year period of time from last extension date. If the Applicant comes back again, they will have to come back to Planning Commission for full site plan review. **(Cochran – Yes; Tettelbaum-Yes, McAndrews-Yes; Weber-Yes and Bone-Yes)**

Proposed Text Amendment – Home Improvement Center

Zach Smith and Greg Gannon

Zach Smith and Greg Gannon presented a conceptual plan that shows how a home improvement center on lands owned by Mr. Gannon. This was done pursuant to discussion with the Planning Commission at the February Meeting when the applicants appeared before the Commission to ascertain whether they would be open to considering possible revisions to the Town's Major Retail Restrictions. The plan is merely an example, not necessarily the basis for a plan that may actually be proposed if the Town amends the code as requested.

Mr. Smith said the Town code states that a home improvement center building cannot be 65,000 sq. ft. unless adjacent to existing shopping center. Mr. Smith is asking Planning Commission to consider the request to amend the code. Mr. Smith asked Planning Commission to add to the list of exceptions to the Major Retail size limitations, the use "hardware store, home improvement centers and building supplies." Mr. Cochran said he would like to hear from Staff concerning any Comprehensive Plan issues. Mr. Thomas explained the options for an amendment to the Zoning Ordinance: 1) remove or raise size limits; 2) keep location requirements but in some kind of way that would allow additional sites for consideration; or 3) add home improvement stores to the list of for excluded uses (per Mr. Smith's suggestion). Mr. Cochran asked Mr. Thomas when he anticipates the Comprehensive Plan update to start. Mr. Thomas said the deadline for adopting a new Comprehensive Plan is 2023 and that likely means kicking-off that process sometime in 2021.

Mr. Thomas Alspach spoke on behalf of Talbot Preservation Alliance. Mr. Alspach stated that the possible Zoning Amendment being discussed would not be consistent with the current Comprehensive Plan and should be done as an amendment to the Comprehensive Plan or as part of the next update to the Plan. Mr. Alspach feels this request should be reviewed and crafted by the community as a whole and asked the Commission not to approve this request at this time.

Mr. Smith stated that he hopes the Planning Commission would make changes that would simply allow the applicant to come and show them Mr. Gannon's plan. Mr. Gannon said he has tried to present this with as little consequences as possible.

Upon Motion by Mr. Cochran and seconded by Mrs. McAndrews, the Commission voted 4-1 to defer this project to be considered during the comprehensive plan rewrite. **(Cochran-Yes; Tettelbaum-No; McAndrews-Yes; Weber-Yes and Bone-Yes)**

Zach Smith and Eric Milholland of Willow Construction

Zach Smith and Eric Milholland of Willow Construction were present requesting to change to the approved architecture/elevations for the new Saints Peter and Paul High School facility. The requested change would allow for cost-savings. It involves switching from a smooth-faced surface to a textured finish siding. Saints Peter and Paul accepts the change.

Upon Motion by Mr. Tettelbaum and seconded by Mr. Weber, the Commission voted 5-0 to approve the change to insulated panel type for Saints Peter and Paul. **(Cochran-Yes; Tettelbaum-Yes; McAndrews-Yes; Weber-Yes and Bone-Yes)**

ADJOURNMENT

There being no further business the meeting was adjourned at 3:42 p.m. by motion of Mr. Tettelbaum and second by Mrs. McAndrews.