



MINUTES OF THE
October 15, 2020 Meeting of the
Town of Easton Planning & Zoning Commission

Hybrid Public Hearing Held Via Zoom Conference Call and In-Person

Members Present: Paul Weber – Vice-Chairman, Don Cochran, Victoria McAndrews (Attended via Zoom), Dick Tettelbaum (Attended via Zoom) and Jennifer Dindinger (Attended via Zoom)

Member Absent: Tal Bone – Chairman

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. Tettelbaum and second by Mrs. McAndrews, the Commission voted 5-0 to approve the September 17, 2020 meeting minutes.

OLD BUSINESS

501 Glebe Road

Nina Stewart

Mr. Todd Simmons of Freeland and Kauffman, Inc. and Travis Spicer of Lowes were not present. Ms. Nina Stewart, Assistant Manager of Lowes, was present to request a permanent location for the temporary seasonal storage and screening for future years.

Mr. Weber asked Mrs. Stewart if the screening will be vegetative or fence. Ms. Stewart responded it will be all vegetative for a cleaner look and it will be year round.

Mr. Weber opened floor to public for comments. There were no comments.

Upon motion by Ms. Dindinger and second by Mr. Tettelbaum, the Commission voted 5-0 to approve the use of parking spaces for temporary use for outside storage for seasonal items to remain for a period of three years, with the condition that the applicant submits a detailed Site Plan, for Staff level review, depicting the location of landscape and/or screening buffers.

8155 Elliott Road

Ms. Tia Mason

Mr. Michael Lorah of Walmart was not present. Ms. Tia Mason, new store manager of Walmart, was present to request the continuation of temporary seasonal storage area in front of the garden center and back of the loading area.

Mr. Weber opened floor to public for comments. There were no comments

Upon motion by Mr. Tettelbaum and second by Mr. Cochran, the Commission voted 5-0 to approve the temporary use of parking spaces for outside storage for seasonal items to remain for a period of three years, with the condition that the applicant submits a detailed Site Plan, for Staff level review, depicting the location of landscape and/or screening buffers.

1210 S. Washington Street

Zach Smith and Eric Mulholland

Mr. Zach Smith of Saints Peter and Paul and Eric Mulholland with Willow Construction were present on behalf of Saints Peter and Paul School to request an architectural revision to the concession building at St. Peter and Paul High School.

Mr. Smith said there will be no change to the function of the building nor the layout. The change would involve revising the roof line to a gable style over the concession building and a smaller overhang.

Mr. Weber asked if the siding will be similar to what was previously approved. Mr. Smith said it is a metal siding. Mr. Mulholland said the color of the siding will be blue at the bottom and tan with metal siding at the top.

Mr. Weber opened floor to public for comments. There were no comments.

Upon motion by Mr. Cochran and second by Mr. Tettelbaum, the Commission voted 5-0, approving the proposed architectural plans for the Concession & Maintenance Building, with the condition that the applicant submits Site Plan, for staff level review, depicting the location and associated changes.

NEW BUSINESS

315 South Lane

Laurence Claggett

Mr. Laurence Claggett was present to request reduced front yard setbacks for the property located at 315 South Lane. The property is located within the Planned Redevelopment Overlay district and therefore, pursuant to Article VI, Section 28-601-B7, the setback, lot size, lot coverage, height and yard requirements shall be established for each individual project by the Planning Commission for new infill development projects.

Mr. Thomas mentioned part of what the Planning Commission is being asked to approve is a deviation from the required minimum lot size which for a duplex is 50 percent more than the underlying zoning. The lot size does not satisfy the minimum lot size required.

Mr. Weber opened floor to public for comments. There were no comments.

Upon motion by Mr. Tettelbaum and second by Ms. Dindinger, the Commission voted 5-0 to approve the site plan as submitted.

DISCUSSION ITEMS

213 Marlboro Avenue

Tim Glass

Mr. Tim Glass of Lane Engineering was not present to request an extension of a temporary use for a construction sign, either 4'x4' or 4'x8' vinyl banner, on the existing construction fencing at the Aspen Dental site to remain until the perimeter fencing is removed by Willow Construction. The sign is white with green transit logo and states "*Site Design by Lane Engineering, LLC*". He asked Mr. Thomas to bring request to Planning Commission. Mr. Thomas has given a temporary approval for 30 days.

Mr. Weber opened floor to public for comments. There were no comments.

Upon motion by Ms. Dindinger and second by Mr. Cochran, the Commission voted 5-0 to approve as submitted.

975 Port Street

Easton Point Yacht Club, LLC

Ms. Lyndsey Ryan was present via Zoom to discuss the possible text amendment(s) relating to the use of Yacht Club and/or Outdoor Recreation Area.

Mr. Tettelbaum recused himself from the meeting.

Ms. Ryan said the Easton Point Yacht Club was looking for ways to more fully use the property. Consistent with the Port Street Small Area Plan, they are looking for opportunities to add outdoor activities for persons to enjoy the water.

Ms. Ryan said they are not opening any restaurant. They would like to serve beer and wine to the Yacht Club members or anyone who would like to join.

Mr. Weber asked about membership, noting that he did not see total number of members and annual dues, etc. Mr. Weber also asked how they propose to accommodate parking? Mrs. Ryan said they do not have any plans to add parking beyond the eight spaces required per the code. Mr. Cochran said the parking is an issue. He said the existing parking is for boats and trailer for public use and a few slips for parking spaces so anytime you go in the area it is very difficult to get through. It is an issue that needs to be considered very carefully. Mrs. McAndrews asked about the feedback from the Talbot County Department of Health. Ms. Ryan referenced that the property has onsite holding tank which was permitted in 2007.

Mr. Thomas suggested that the issue for the Commission to consider was whether to keep things the same in ordinance in terms of treating a yacht club as part of the more general use "Outdoor Recreation Area" or to treat yacht clubs separately with possible uniquely appropriate standards.

Mr. Weber said there are three options as a Commission to consider: 1). no changes in the uses permitted under outdoor recreation areas; 2). take a look at existing outdoor recreation area use and supplemental standard and modify them or 3). decide to set up a separate or distinct use for yacht clubs and if so, then the Commission will have to come with a definition, decide what

component uses are permitted and how, and consider issues such as lot size and building size. Mr. Weber said the Commission does not have to make decision today. It can be decided in the future.

Mr. Weber opened floor to public for comments.

Mr. Mike Simonsen, resident of Talbot County, does not represent private entity or group. He has been a customer of the Easton Point Marina since 2013. Mr. Simonsen presented google map overlays. This project is prosperity. Mr. Simonsen said he is supporting prosperity. Mr. Simonsen said in his opinion he thinks it is okay to make a decision to support this request.

Mr. Paul Connolly lives on Avon Court. He said there were parties in the area and they can hear the noise and that is one of the concerns. Mr. Connolly said his objection is the live music is very invasive. They do not have adequate parking or sewage. He could live with it by limiting the outdoor live performances.

Mr. Zach Smith spoke on behalf of the Blue Water Renaissance, owners of 846 Port Street. His client has concerns and questions. Mr. Smith said parking is a huge concern. This site cannot accommodate off-street parking. Mr. Smith asked the Commission to consider parking, sewage and food service with any alcohol service when making their decision.

Upon motion by Mrs. McAndrews and second by Mr. Cochran, the Commission voted 4-0 to not take any action at this time. The Planning Commission, at a future meeting pursuant to the Comprehensive Update of the Zoning Ordinance, can decide whether or a yacht club should be pulled out as a separate and distinct use with its own set of parameters.

STAFF ITEM

Mr. Thomas and Staff had a meeting with Rise Up Coffee and Casey Rauch of Rauch Engineering regarding the proposed new Rise Up establishment. They would like to make a slight modification to what has been presented in that they would now like to proceed as a phased project. Rauch is proposing to build all of infrastructure as proposed. They want to place a kiosk similar to what they have in St. Michaels to provide drive thru service from both directions and offer throughout duration of building construction. Applicant have all water and sewer connections.

Mr. Cochran suggested having applicant to issue a bond to move forward.

This was Mr. Cochran's last meeting. Commission and Staff expressed appreciation to Mr. Cochran for his contributions to the Town during his tenure on the Commission.

ADJOURNMENT

There being no further business the meeting was adjourned at 3:17 p.m. by motion of Mr. Tettelbaum and second by Mr. Cochran.