



Planning Commission MEETING AGENDA

Thursday, April 20, 2023 - 1:00 PM
Council Chambers, Easton Town Office
14 S Harrison Street

1. Call to Order

2. Approval of Minutes.

- a. Approval of the Draft Decision Summary from the March 16, 2023 meeting.
- b. Approval of the Draft Comprehensive Plan and Zoning Code Workshop Summary from February 2, 2023.
- c. Approval of the Draft Zoning Code Amendment Workshop Summary from March 2, 2023.

3. Old Business

- a. **Applicant:** Rise Up Dover Road LLC
File No.: 2023-0874
Agent: Rise Up Coffee Roasters c/o Zachary A. Smith
Location: 625 Dover Road
Tax Map 103, Grid 0EA, Parcel 0990
Zoning District: R-7A
Nature of Request: Amendment to a previously approved Temporary Use Permit to include temporary approval for the addition of a kitchen facility.

4. New Business

- a. **Applicant:** Benjamin and Patricia Philips
File No.: 2023-0908
Location: 710 Lomax Street
Tax Map 103, Grid 0EA, Parcel 0866, Lot 85
Zoning District: R-10A
Nature of Request: Supplemental Waiver Request of one (1) parking space for a proposed

handicap ramp to be located over a portion of the existing driveway.

- b. **Applicant:** Catherine Joyce
 File No.: 2023-0903
 Location: 220 S. Harrison Street
 Tax Map 105, Grid 0EA, Parcel 2107

 Zoning District: R-10A
 Nature of Request: Site Plan approval to request a parking space waiver.
- c. **Applicant:** Callahan Signs
 File No.: 2023-0912
 Agent: John Callahan
 Location: 28464 Marlboro Avenue
 Tax Map 034, Grid 003, Parcel 0020, Lot 5

 Zoning District: PUD
 Nature of Request: Signage permit approval to allow a business wall sign to occupy one building with a common entrance.
- d. **Applicant:** Easton Utilities Commission
 File No.: 2023-0882
 Agent: Madeline Selick Barbalance
 Location: 8670 Commerce Drive
 Tax Map 101, Grid 002, Parcel 004, Lot 3

 Zoning District: BC
 Nature of Request: **The Applicant is requesting a continuance of the application to a future meeting.**
- e. **Applicant:** Naima Ventures, LLC
 File No.: 2023-0914
 Applicant: Kendrick Daly
 Location: 22, 30, 36 & 44 Jowite Street
 Tax Map 104, Grid 0EA, Parcels 1369, 1370, 1371, 1372

 Zoning District: R-7A, with PRD overlay
 Request: Site Plan approval to redevelop parcels 1369, 1370, 1371 and 1372; and Sketch Stormwater Management approval for

the construction of new residential structures.

5. Discussion Item

6. Adjournment.