



Planning Commission MEETING AGENDA

Thursday, February 15, 2024 - 1:00 PM
Council Chambers, Easton Town Office
14 S Harrison Street

1. **Call to Order**

2. **Approval of Minutes.**

- a. Approval of the Decision Summary from the January 18, 2024 meeting.

3. **Old Business**

- a. **Applicant:** Shoregate of Cannery Commercial LLC
File No.: 2023 - 996
Location: 108 North East Avenue
Tax Map 103, Grid 0EA, Parcel 0753
Zoning District: BC
Nature of Request: Architectural approval of three (3) multifamily residential buildings and an amenity building.
- b. **Applicant:** Habitat for Humanity
c/o William B. Stagg
File No.: 2024 -1109
Location: 310 South Street
Tax Map 104, Grid 0EA, Parcel 1864, Lot 10
Zoning District: R-7A
Nature of Request: Amendment to a previously approved Planned Redevelopment (PR) Overlay application for a reduced side-yard setback. In July of 2022 the applicant received site plan approval for the development of five (5) single family detached units, and is now seeking a reduction of the western building restriction line from 6' to the proposed 5' building setback.
- c. **Applicant:** Armistead, Lee, Rust, & Wright, P.A. c/o Zachary A. Smith Esq.

File No.: 2021 - 473
Location: 29659 Matthewstown Road - Gannon Range
Tax Map 026, Grid 0020, Parcel 0045
Zoning District: PUD with a base zoning district of A-1
Nature of Request: Request for an extension of a previously approved Planned Unit Development (PUD) application through December 31, 2024 for the development of a mixed-use subdivision. The project was approved by the Town Council pursuant to Ordinance No. 773, with an effective date of March 13, 2022.

4. New Business

- a. **Applicant:** Rise Up Dover Road LLC
File No.: 2023 - 1079
Location: 618 Dover Road - Rise Up Coffee
Tax Map 105, Grid 0EA, Parcel 1021
Zoning District: CB
Nature of Request: Sketch Site Plan and Architectural approval to construct a one-story addition to the rear of the existing building located within the Planned Redevelopment (PR) Overlay District at 618 Dover Road.
- b. **Applicant:** GLMV Architecture LLC
c/o Rosa Paddock
File No.: 2024 - 1120
Location: 8091 Ocean Gateway - Taco Bell
Tax Map 105, Grid 000, Parcel 2844, Lot 2
Zoning District: CG
Nature of Request: Architectural approval for reconstruction to the exterior of the property destroyed by a structure fire in October of 2023. The proposed reconstruction includes new signage, updated lighting and drive-thru equipment, and new furnishings in the dining area.

5. Discussion Item

- a. Continued discussion of New Town Design Guidelines.

- b.** Draft review of the Inclusionary Zoning Ordinance.
- c.** Attainable Housing Task Force.

6. Adjournment.