



Board of Zoning Appeals MEETING MINUTES

Tuesday, July 20, 2021 - 9:00 AM
Council Chambers, Easton Town Office
14 S Harrison Street

Call to Order

At 09:00 AM, Chair Cotter called the meeting to order.

Board of Zoning Appeals Members Present:

Chair Peter Cotter
Vice Chair Gary Molchan
Mr. Zak Krebeck
Mr. Michael O'Keefe

Staff Present:

Katie Reedy
Joseph Mayer
Casey Ortiz

Approval of Minutes.

Upon motion by Vice Chair Molchan seconded by Mr. O'Keefe and carried unanimously, minutes of the 6/15/2021 meeting was approved as written.

Application: V-785 / V-21-08

Location: 705 Dover Road

Applicant: Pennrose, LLC

Owner: Housing Commission of Talbot

Request: Applicant filed for a variance request to allow a building height of forty-one (41) feet in lieu of the maximum allowed thirty-five (35) feet in a R-7A zoning district for the center section of proposed Buildings B, C and D., to allow the minimum dimension of width or depth of living units to be less than the minimum eighteen (18) feet for proposed Buildings A and E, to allow more than six units to be constructed in one building at first floor level for proposed Buildings A & E, to allow facades of units to be varied by changed front yards of less than five (5) feet for proposed Buildings A & E and to allow a side yard setback of thirty-seven (37) feet in lieu of the required fifty (50) feet for multi-family units adjacent to a single family detached residence for proposed Building C.

Pennrose, LLC was present on behalf of the 705 Dover Road variance application.

It was discussed that the property at 705 Dover Road closes for construction, residents will be moved to properties nearby until construction is finished. It was discussed that when the variance of the proposed project would be needed to allow the town homes to maintain an aesthetically appealing appearance.

Hillary Holser of 627 South Street, was present to discuss traffic concerns, square footage, and the size of the proposed apartments and town houses.

Al Silverstein was present to discuss the positive impact of the proposed project.

Upon motion by Mr. Cotter second by Mr. O'Keefe and carried unanimously, Application:V-785 / V-21-08 Location: 705 Dover Road was approved as submitted but contingent on the applicant being compliant with state, federal, and local jurisdictions.

Application: SE-815 / SE-21-06

Location: 705 Dover Road

Applicant: Pennrose, LLC

Owner: Housing Commission of Talbot

Request: Applicant filed for a special exception request to allow the use of multi-family dwellings in a R-7A zoning district for the demolition of 9 existing multi-family apartment buildings and construction of 5 new 2- and 3-story multi-family apartment buildings with 64 affordable dwelling units.

Pennrose, LLC was present on behalf of the 705 Dover Road variance application.

It was discussed that multi-family homes in the area would be in-kind with the development that has already occurred in the lot.

Upon motion by Mr. Cotter second by Mr. O'Keefe and carried unanimously, Application:SE-815 / SE-21-06 Location:705 Dover Road was approved.

Meeting Adjournment

At 9:53 AM, upon motion by Chair Cotter seconded by Mr. O'Keefe and carried unanimously, Chair Cotter adjourned the regularly scheduled meeting.