



Planning Commission MEETING AGENDA

Thursday, October 21, 2021 - 1:00 PM
Council Chambers, Easton Town Office
14 S Harrison Street

1. Call to Order

2. Approval of Minutes.

- a. Approval of Revised Minutes of previous meeting: 2021-08-19 Meeting Minutes.
- b. Approval of Minutes of previous meeting: 2021-09-16 Meeting Minutes.

3. Old Business

- a. None.

4. New Business

- a. **Applicant:** Brock Parker - Parker & Associates, Inc.
Owner: Nistazos Holdings LLC
Location: 8461 Ocean Gateway - Dunkin' Donuts
Nature of Request: Supplemental Waiver Request for fewer parking spaces.
- b. **Applicant:** Scott Shust - JTS Architects
Owner: NLA Easton, LLC c/o Andrew Goodman
Location: 220 Marlboro Avenue
Nature of Request: Supplemental Waiver Request for fewer parking spaces.

5. Discussion Item

- a. **Applicant:** Ryan D. Showalter
Owner: 5001 SHR, L.C.
Location: Oxford Road
Nature of Request: Discuss proposed residential PUD Subdivision with 109 Single Family Units, 138 Villa Townhomes, 192 Workforce Housing Units (439 Total)

Units), 23.6 Ac. Community Park Area, 13 Ac. Maintained Forest Area, 2.5 Ac. Buffer yards, 21.3 Ac. Public Open Space, 16.6 Ac., Private Open Space and 5.42 Ac. Commercial Area.

- b. Applicant:** Zach Smith - Armistead, Lee, Rust & Wright, P.A.
Owner: Char-Min Enterprises LLC & Keith A Parks ETAL
Location: Dutchman's Lane, Parcels 32 & 58
Nature of Request: Discuss the possible annexation of two (2) parcels located off of Dutchman's Lane that are shown as Parcels 32 and 58 on Talbot County Tax Map 43. The properties consist of undeveloped land currently located just outside of the Town of Easton, but within the Town's planned " growth area" as defined by the 2010 Comprehensive Plan, and are specifically slated for residential development. The current Plan shows parcel 32 as a Priority 2 Growth Area and Parcel 58 as a Priority 3 Growth Area.
- c. Workshop discussion concerning Subdivision Regulations.**

6. Adjournment