



Planning Commission MEETING MINUTES

Thursday, September 16, 2021 - 1:00 PM
Council Chambers, Easton Town Office
14 S Harrison Street

Call to Order

Members Present:

Mr. Paul Weber - Chairman, Ms. Jennifer Dindinger - Vice Chairperson, Mr. Talbot Bone and Mr. William Ryall

Staff Present:

Mr. Lynn Thomas - Town Planner, Ms. Katie Reedy - Director of Site Development, Ms. Sharon Van Emburgh - Town Attorney, Mr. Rick Van Emburgh - Town Engineer, Mr. Joseph Mayer - Plan Reviewer, Mr. Casey Ortiz - Planner 1

At 01:00 PM, Chairperson Weber called the meeting to order.

Approval of Minutes.

Approval of Minutes of previous meeting: 2021-09-16 Meeting Minutes

Upon Motion by Mr. Bone and second by Mr. Ryall, the Commission voted 4-0 to approve the revised July 15, 2021 minutes.

Upon Motion by Ms. Dindinger and second by Mr. Bone, the Commission voted 4-0 to approve the August 19, 2021 minutes with corrections.

Old Business

Applicant:	Lane Engineering, LLC c/o Brett Ewing
Owner:	Clow Ventures, LLC
Location:	9240 Centerville Road
Nature of Request:	Architectural Approval for Clow, Armored Self-Storage, Phase Two.

Mr. Brett Ewing, Lane Engineering, LLC, Mr. Josh Clow, Clow Ventures, LLC and Mr. Ryan Clauson, Paul J. Gorman Architects were present to discuss architectural approval for Clow, Armored Self-Storage, Phase Two. Mr. Ewing discussed that the Site Plan was approved in 2019 and the proposed structure is three stories, with a footprint of 20,000 SF and a floor space of 60,000 SF. Mr. Weber asked if there would be an elevator in the building. Mr. Ewing replied yes. Mr. Clauson described the architecture: a three-story building with insulated metal panels that have a stucco-like exterior finish. Red panels were placed horizontally to break up the facade.

Per the request from Mr. Weber and Ms. Dindinger, Mr. Clauson elaborated that the elevation with the red panels faces Centerville Road. The south elevation, seen from the road, would be screened with trees. Mr. Ewing amplified the description, stating there are existing trees heavily covering the south elevation with an existing SWM Facility, providing extra screening. The west elevation faces the airport and the east elevation faces the full front of the road. The north elevation is visible from the road as well. All the plants from the approved 2019 site plan are to remain in place to provide screening. Ms. Dindinger comments that the south elevation appears bleak. Mr. Weber asked if the plans showed a fair representation of the colors. Mr. Clauson replied yes and that the colors were gray and red. Mr. Ryall asked if Phase Two's colors matched Phase One. Mr. Clauson stated that the colors match per the approved Phase One plans.

Mr. Clauson stated that there are real windows on the east elevation, allowing the doors of the units to be seen. There's one main point of entry into the building for security purposes and multiple doors for exit. The entry door is twelve feet wide and is sufficient with the current setup of the facility. Mr. Ryall was concerned that the two elevations facing the road looked very monolithic and there was no symmetry between different parapets on the elevations. Ms. Dindinger stated that the existing trees located in the island and SWM area would screen the homogenous natures of the two elevations. Mr. Bone would like to see the south elevation match the north elevation. Mr. Ewing stated that the applicant would be willing to make changes to the south elevation.

Upon motion by Mr. Bone and seconded by Mr. Ryall, The Commission voted 4-0, approving

the Architecture subject to adding panels on the south side, similar to those on the north side.

Applicant:	Lane Engineering, LLC c/o Tim Glass
Owner:	Estate of Norris E. & Joyce W. Taylor, c/o Jeff Goodman.
Location:	8480 Ocean Gateway
Nature of Request:	Architectural Approval for Burger King and Parking Waiver request.

Mr. Tim Glass, from Lane Engineering, LLC was present, Mr. Robert Zappula, Architect and Ms. Claire McLane from Land Development Consulting Regulatory Process Management, attended via Zoom, represented the applicant, Burger King Fast Food Restaurant and the Developer's Agent, Mark James. Ms. McLane discussed the Parking Waiver request for 26 parking spaces to reduce the required 62 parking spaces to a total of 36 proposed parking spaces. She referenced from her report The Institute of Transportation Engineers (ITE) parking ratios described for this setting. Proposed values of 36 parking spaces and 56 dining seats would not match 15 spaces per 1000 SF (58.5 spaces) but would correlate with 0.6 spaces per seat (33.6 spaces). Hence, their proposal is in line with historical indicators for appropriate parking. In addition, she referenced the existing Burger King restaurant that demonstrates that walk-in traffic has generally been lighter compared to the drive-through traffic and through the owner's observation, the parking spaces for this restaurant have never been completely occupied, even during peak hours.

Mr. Bone inquired if the inside of the building would accommodate the proposed double drive-through lanes. Mr. Zappula replied that the food prep is directed more towards the drive-through. Ms. Dindinger requested clarification of the required parking spaces and the stacking spaces. Mr. Thomas explained that the required proposed spaces are separate from the stacking requirements. Ms. Dindinger asked Ms. McLane how the parking spaces were derived from the requirements. Ms. McLane pointed out an extrapolation of the data from the existing 53 surrounding restaurant sites for parking demand in a general urban setting correlates with the 0.6 spaces per seat. Ms. Dindinger also asked if the summer beach traffic impacts the restaurant. Mr. James commented that the parking lot was never full during those times.

Mr. Zappula described how the architectural changes were based on the downtown area. They tried to make use of the architecture in that area, making the building look a little more like where it was found and we placed a Burger King in it. They redesigned everything to add more detail. Mr. Weber appreciated their efforts to improve the building.

The Chair opened the floor to Public Comment. There was no public comment.

Mr. Ryall asked if the two and ten-year storms were resolved. Mr. Glass replied that they hadn't gone to the level of design detail.

Upon motion by Mr. Bone and seconded by Mr. Ryall, the Commission voted 4-0 to approve the Site Plan, Architecture and Parking Waiver request.

New Business

Applicant:	Lickel Architecture, P.C. c/o Frank Shahlari
Owner:	Robert W. Schaefer Trustee c/o DAVCO Restaurants, Inc.
Location:	8275 Ocean Gateway
Nature of Request:	Architectural Approval for renovation of Wendy's restaurant.

Mr. Frank Shahlari from Lickel Architecture, P.C. was present to represent Wendy's and Robert W. Schaefer Trustee c/o DAVCO Restaurants, Inc. Mr. Shahlari discussed the request for architectural approval for the exterior renovation of the Wendy's restaurant. They propose modernizing the store and improving the look of the building. Most of the existing

brick is to remain. The existing yellow-corrugated metal will be replaced with bronze and there will be a red blade on the back of the store that will have the Wendy's logo. They are also painting the exterior freezers to match the bronze and placing a canopy over the drive-through window.

Mr. Weber requested an orientation of the elevations. Mr. Shahlari indicated that the west elevation overlooks Route 50. Ms. Dindinger asked if the existing building had the logo, "Quality is our recipe". Her preference was to not have that logo on the building. Mr. Ryall commented that the building lacked detail and was monolithic. Mr. Shahlari pointed out the location of the bronze metal and the red blade. Mr. Weber asked if the bronze corrugated metal was going around the freezers. Mr. Shahlari indicated that the freezers are going to be painted to match the bronze. Mr. Ryall asked if the air-conditioning units were being changed. Mr. Shahlari confirmed there are two existing AC Units and those units are not shown on the elevations. He also added that the bronze panels are corrugated metal with a factory baked finish.

The Chair opened the floor for Public Comment. There were no public comments.

Upon motion by Ms. Dindinger and seconded by Mr. Bone, the Commission voted 4-0, approving the architecture with the condition that the applicant removes the slogan, "Quality is our recipe", from the paneling.

Discussion Item

The Commission discussed the revised Subdivision Regulations presented by the Staff and provided comments for revision.

Adjournment

Meeting ended at 3:31 PM