



Planning Commission MEETING MINUTES

Thursday, June 17, 2021 - 1:00 PM
Council Chambers, Easton Town Office
14 S Harrison Street

Call to Order

Members Present: Paul Weber – Chairman - Jennifer Dindinger – Vice Chairperson, Victoria McAndrews, and William Ryall

Member Absent: Talbot Bone

Staff Present: Lynn Thomas - Town Planner, Katie Reedy – Director of Site Development, Joseph Mayer – Plan Reviewer, Sharon Van Emburgh - Town Attorney, Rick Van Emburgh - Town Engineer and Casey Ortiz-Planner 1

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

Approval of Minutes of 2021-05-20 Meeting.

Discussion Item

Old Business

New Business

Applicant:	Town of Easton
Owner:	Town of Easton
Location:	Lot 6 & 7 of Mistletoe Hall Farm Commerce and Business Park
Nature of Request:	Subdivision Plat Approval for the Re-subdivision of lots 6A, 6B, 6C, 7A, 7B, & 7C in the Town-owned Mistletoe Hall Farm Commerce and Business Park.

The applicant has requested to change the current 9 lot subdivision to add 4 additional lots. It was noted by Ms. Dindinger that the proposed lots include non-tidal wetlands on the lots and the Sub-division regulations require wetlands to not be on the lots. Staff noted that the intention of the sub-division regulations was to protect the wetlands. It was discussed with the applicant that the property lines for 6B, 6C, and 7A should be adjusted slightly so there are no non-tidal wetlands on the individual lots.

Upon motion by Vice Chair Dindinger second by Mr. Ryall and carried unanimously, the subdivision request for Mistletoe Hall Farm lots 6 & 7 was approved, contingent that the property lines are adjusted so that individual lots do not contain designated non-tidal wetlands.

Applicant:	Rauch, Inc. c/o Virginia Richardson
Owner:	Rise Up Dover Road, LLC
Location:	625 Dover Road - New Rise-Up Location
Nature of Request:	Temporary Use Approval for Tent

Ms. Richardson presented the request for a temporary use for a tent. The Commission discussed with the applicant an email received from Anne Morse at the Health Department regarding the use of the proposed temporary toilets which need to be connected to the sewer system. The applicant indicated she was aware of this concern and that it would be addressed with the Health Department and Easton Utilities.

It was also discussed that a crosswalk between this Rise Up location and the existing location was previously approved and is to be constructed as part of the current construction phase and prior to the installation of the tent.

A timeline was discussed for the tent to be removed on or before November 30, 2021 and any future re-installation of the tent would need to be approved by the Planning Commission.

Upon motion by Mr. Ryall second by Vice Chair Dindinger and carried unanimously, the

temporary use was approved contingent on approval from the health department, contingent of the crosswalk being complete prior to the installation of the tent, and that the approval expires November 30, 2021.

Applicant:	Lane Engineering, LLC, c/o Brett Ewing
Owner:	Gannon Family, LLC (D.R. Horton-Contract Purchaser)
Location:	29659 Matthewstown Road
Nature of Request:	Planned Unit Development Review for proposed mixed-use development consisting of 202 single family detached units and a 2.0 acre commercial parcel.

Currently zoned A-1 annexed into the Town in 2001, this was originally part of the Two Oaks PUD that was approved by the Town Council and ultimately vetoed by the Mayor due to traffic concerns. Later a different subdivision was approved but was never built. The Comprehensive Plan currently supports housing in this location.

A 202 lot subdivision with a 2 acre commercial parcel was proposed. PUD includes 9 acres of forestation. Green alleys are located between the rear lot lines.

35 foot tree planting buffer is proposed between the proposed subdivision and the neighboring properties. Sidewalks and street trees are shown along both sides of the street. Mr. Weber asked about the proposed access roads and what the plan was for them. Zach Smith, Armistead, Lee, Rust & Wright, P.A. responded that they recognize that the Town prefers connectivity which is why the access points were provided, but the developer does not own the rest of the property that would be required to connect to Swann Haven and the proposed extended road from Hunter's Mill.

Mr. Weber asked what the plan is for the commercial property. Zach Smith indicated that there are no specific plans currently for the commercial site. If the site is included in the PUD then it would need to be further defined or a PUD amendment would be required for the future development of the property

Mr. Weber asked for an explanation of the green alleys. Mr. Smith indicated that at this price point they feel that a larger backyard is more desirable than rear access that would limit the size of the backyard with the garage and driveway.

It was also discussed that the proposed changes to the Zoning Ordinance would not allow some of the proposed architecture that has a garage that sits forward of the front plane of the house.

Ms. Dindinger asked who was responsible for the maintenance of the Green Alleys. It was stated by Mr. Smith that this would be maintained by the builder until it was turned over to the Homeowner's Association. It was asked where people would park who used the park but did not live in the community, Mr. Smith responded that the parking would be on the adjacent street.

It was also discussed that Staff had concerns about the street widths and that even though the street widths meet the subdivision regulations there are current roads in the town of this width in subdivisions that are a constant concern about parking on the street and not being able to back out of driveways or that emergency vehicles would have difficulty traversing the roads.

Tim Glass, Lane Engineering spoke about the proposed "green alley" and how the proposed stormwater management feature would work. Both as a buffer and to manage stormwater. Randy Decker of Matthewstown Road spoke to encourage the green alley concept for both stormwater management and access, and that this can be established with a turf stone paver. He also spoke of concerns for the added traffic and the additional entrance onto Matthewstown Road. Also spoke of concern with the commercial parcel.

John Transak lives near the entrance to Hunter's Mill, he had concerns about the entrance and the tie-in to Camac Street increasing traffic on Camac. He also asked what the expected build out time frame would be for this development. It was stated that a 3-5 year build out would be expected.

Nick Driven - Lenhart Traffic - spoke about the traffic study that was completed for the project. He stated that the results of the study showed that the traffic would remain at level of service A. He also stated that when the commercial parcel is developed and the use is known that the traffic study should be updated.

Keasha Haythe, 8671 Camac Street, had concerns about traffic on Matthewstown Road and the increased load on other community services.

Derrick Daly, Aspire Outdoors, owns the adjacent property, and spoke briefly about future plans for the property and the potential access between the proposed subdivision and the property Aspire Outdoors owns.

Robert Bridge, from Swann Haven Road, asked for clarification of the buffer and clarification if Swan Haven would then be forced to annex. It was stated that this project would not force

annexation.

Upon motion by Mr. Ryall and second by Ms. McAndrews, the Commission voted 4-0 to Table the project with the applicant returning with additional information concerning alleys and architecture.

Adjournment