Planning Commission
MEETING MINUTES

Thursday, December 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, Ms. Victoria McAndrews, 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 and 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: 2021-11-18.

Upon motion by Mr.Bone and seconded by Mr. Ryall, the Commission voted 5-0 to approve the November 18, 2021 minutes with corrections.

Old Business

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.

The application was removed from the agenda. The Parking Waiver Request is not required under the new Zoning Ordinance.

New Business

Applicant:	Lane Engineering, LLC c/o Brett Ewing
Owner:	Bayleigh Chase Inc. c/o Dave Deisterhoft
Location:	501 Dutchman's Lane
Nature of Request:	Site Plan Review and Architectural Approval for a proposed 8,385 SF building addition to the existing main campus building, improvements to road circulation within the campus, and associated improvements.

Mr. Brett Ewing, from Lane Engineering was present, and Mr.Brett Hallacher from RLPS Architects, who was present via speaker phone, represented Mr. David Deisterhoft. from Bayleigh Chase Inc. Mr. Ewing discussed the improvements to the existing campus, which includes an 8,385 SF building addition to the main campus building, improvements to road circulation within the campus and associated improvements, such as a dining area, an exercise room and outdoor courtyard. The applicant is requesting Site Plan and Architectural approval.

Mr. Deisterhoft elaborated on the proposed amenity spaces within the dining area and exercise room. This project would also be an upgrade for their rehabilitation program. Mr. Hallacher discussed how the proposed architecture would fit in with the existing structures. The design is intended to mimic the use of the existing brick and improve the overall look of the campus with future improvements to facade upgrades on certain buildings. The proposed structure is intended to tie in with some of the existing venecular and introduce more of a coastal venecular to the facility. Materials, such as brick, are being used at the water table.

A tan/beige colored hardieplank will be used as the background element of the siding. In addition, teal colored hardieplank will be used under the gables. Ms. McAndrews liked the architectural design. Mr. Bone inquired if there was a required exit route going through the courtyard for emergencies. Mr. Hallacher stated that they are required to have an exit through the building. In addition, any location within the courtyard would be required to be within 75' of an exit door that exits through the building. Mr. Deisterhoft informed the Commission that the courtyard is for independent living residences. Mr. Bone also inquired if the proposed shingles would match the existing roof. Mr. Hallacher stated that, in the end, all the shingles would match after completion of all projects. Mr. Weber asked if SWM had been addressed. Mr. Van Emburgh replied yes.

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

Upon motion by Ms. McAndrews and seconded by Mr. Ryall, the Commission voted 5-0 to approve the application as submitted.

Discussion Item

Workshop discussion concerning Subdivision Regulations.

The Commission discussed revisions to the Subdivision Regulations in two contexts. One was a specific proposed amendment by Mr. Zach Smith from Armistead, Lee, Rust, Wright, P.A. Mr. Thomas reported that Mr. Smith had presented the proposed amendment at a recent Town Council meeting in association with the review of the Gannon Estates PUD. Mr. Smith requested that the Commission forward a recommendation to the Town Council regarding the proposed revision of Section 501 - Subdivision Design Requirements (b) Alleys (2) by adding the language 'Notwithstanding the foregoing, The Town Council may waive or otherwise modify this requirement for a PUD subdivision that will be adjacent to existing residential subdivisions that are not served by alleys" to theend of that subsection.

Upon motion by Ms. Dindinger, seconded by Ms. McAndrews, the Commission voted 4 -1 (Mr. Bone opposed) to recommend approval of the proposed amendment with the following rewording of what was suggested:

Notwithstanding the foregoing, the Town Council may waive or otherwise modify this requirement for a PUD subdivision that abuts an existing residential subdivision not served by alleys. A proposed PUD subdivision that abuts, or is directly across a right-of-way from an existing subdivision with alleys, shall include alleys.

The Commission then moved on to a continued discussion concerning an overall update of the Subdivision Regulations. Mr. Thomas indicated that the document the Commission had reflected all of the changes they indicated they would like to make as stated at the first Workshop. There were a few unanswered questions. The Commission then reviewed the proposed changes and indicated they were satisfied with the document, subject to additional research regarding how other jurisdictions address a handful of issues. Minimum park space requirements and the amount for a park dedication fee-in-lieu were the main subjects that the staff were directed to research and report back on.

Mr. Weber noted that there was a meeting held with key community groups in relationship to the Comprehensive Plan. Also, the second survey is now online. The next item the Commission has to address, in terms of community involvement, is the meeting with the four election wards. Available schedules for the Council Meetings will be determined at a later date.

Adjournment.
The meeting ended at 3:45 pm.