



Planning Commission MEETING MINUTES

Thursday, March 17, 2022 - 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, Mr. William Ryal, and Mr. Philip Toussaint

Member Present (via zoom)

Ms. Victoria McAndrews

Staff Present:

Mr. Lynn Thomas-Town Planner, Ms. Katie Reedy-Director of Site Development, Mr. Joseph Mayer-Plan Reviewer, Nicolas Johnson-Planner 1

Staff Not Present:

Mr. Rick VanEmburch-Town Engineer and Ms. Sharon VanEmburch-Town Attorney

Approval of Minutes.

Approval of Minutes from previous meeting: 2022-02-17 Meeting Minutes.

Upon motion by Mr. Bone and seconded by Mr. Ryall, the Commission voted 5-0 to approve the February 17, 2022 minutes with corrections.

New Business

Applicant:

Rauch, Inc. c/o Brian Fitzgerald

Owner:

BAAM Academic Center

Location:

31 Jowite Street

Nature of Request:

Applicant requests Site Plan and Architectural approval. In addition, approval of building setbacks is requested. The proposed site includes the demolition of the existing school, proposed infrastructure improvements and construction of a new school.

Mr. Paul Rogers, Mr. Brian Fitzgerald and Ms. Virginia Richardson from Rauch Inc., Mr. Derick Daly from Polaris Ministries & Polaris Academies, Ms. Dina Daly and Mr. William Ryan from BAAM LLC, Mr. Kendrick Daley, President of Naima Ventures, Mr. Chris Daley, Project Manager of Jack Construction, and Mr. Romont Fletcher, Construction Assistant from Naima Ventures were present to represent the request of Naima LLC. The request was for site plan review and approval. The Applicants also requested the establishment of unique setbacks under the provisions of the Planned Redevelopment Overlay District. The site is within the PR Overlay.

Mr. Rogers opened the discussion by reviewing the proposed site and its architectural design. The site includes the demolition of the existing school, proposed infrastructure improvements and construction of a new school. The Commission discussed architecture, parking requirements, building codes, after-school activities and outdoor recreation. Projections for the number of staff and students, trash pad location, utility connections, building height and proposed setbacks were also discussed.

Upon motion by Ms. Dindinger and seconded by Mr. Bone, the Commission voted 5-0 to approve the PR Site Plan, architectural design and setback request with the following conditions: the red, green and yellow stripes should only extend up to the height of the awning on the east side of the building, the front setback is approved at 15', the rear setback is approved at 5' and the side setbacks are approved at 8', the building height is to be set at 55' and verify that all proposed landscaping will be native plants.

Old Business

Applicant:

Rauch, Inc. c/o Brian Fitzgerald

Owner:

Naima Ventures, LLC

Location: 35 & 43 Clay Street
Nature of Request: Establish building setback lines for the redevelopment of both parcels.

Mr. Paul Rogers, Mr. Brian Fitzgerald and Ms. Virginia Richardson from Raugh Inc., Mr. Derick Daly from Polaris Ministries & Polaris Academies, Mr. Kendrick Daly, President of Naima Ventures, Mr. Chris Daly, Project Manager of Jack Construction, and Mr. Romont Fletcher, Construction Assistant from Naima Ventures was present to represent Naima LLC. This request was a follow-up from a previous meeting and sought approval of uniquely established setbacks under the flexibility offered via the Planned Redevelopment Overlay District development standards. The subject property is within the PR Overlay.

The Applicant and Commission discussed the need for reduced setbacks, fence location and notification of a 5' setback to adjacent owners.

Upon motion by Ms. Dindinger and seconded by Ms. McAndrews , the Commission voted 5-0 to approve the request for a 5' side yard setback.

Applicant: Lowe's Home Centers, Inc. c/o Laura Grissinger
Owner: Lowe's Home Centers, Inc.
Location: 501 Glebe Road
Nature of Request: Request a permanent location for outside storage.

The item was withdrawn from the Agenda.

Applicant: Armistead, Lee, Rust & Wright, P.A. c/o Zach Smith
Owner: Rise Up Dover Road, LLC
Location: 625 Dover Road
Nature of Request: Temporary Use Approval for Tent

Mr. Zach Smith from Armistead, Lee, Rust & Wright, P.A. was present to represent Rise Up Dover Road LLC.

The Applicant and the Commission discussed the extension of the temporary use approval for a tent. Mr. Smith reviewed the history of this application. He explained that the extension is necessary to accommodate unforeseen delays associated with the project, most notably from the Supply Chain issues that are plaguing the country.

Upon motion by Mr. Ryall and seconded by Mr. Bone, the Commission voted 5-0 approving the request as submitted, allowing the tent to remain until November 30, 2022.

Applicant: Armistead, Lee, Rust, & Wright, P.A. c/o Zach Smith
Owner: Gannon Family, LLC (D.R. Horton-Contract Purchaser)
Location: 29659 Matthewstown Road
Nature of Request: Request approval of the revised sketch plan, as approved by the Town Council.

Mr. Zach Smith from Armistead, Lee, Rust & Wright, P.A. was present to represent Gannon Family LLC.

The Applicant and the Commission discussed the request to approve the revised sketch subdivision plat to be consistent with the PUD site plan that was approved by the Town Council. The PUD process was discussed. It was noted that additional housing products will be submitted for architectural review at a future date.

The Chair opened the floor to the public for comment.

Mr. Derick Daley from Aspire discussed the dire need for housing.

Upon motion by Ms. Dindinger and seconded by Ms. McAndrews, the Commission voted 3-2, approving the revised sketch plat, to be consistent with the PUD site plan approved by the

Town Council.

Adjournment.

Discussion Item

Workshop discussion concerning Subdivision Regulations.

The Commission discussed the agenda for the upcoming Ward 3 Neighborhood Meeting and possibly wrapping up the Subdivision Regulations for Affordable Housing during the next scheduled Planning Commission Meeting.

Adjournment:

The meeting ended at 3:27 pm.