



Planning Commission MEETING MINUTES

Thursday, April 21, 2022 - 1:00 PM
Council Chambers, Easton Town Office
14 S Harrison Street

Call to Order

Members Present:

Mr. Paul Weber-Chairman, Mr. Talbot Bone, Ms. Victoria McAndrews and Mr. Philip Toussaint

Members Not Present:

Ms. Jennifer Dindinger-Vice Chairperson and Mr. William Ryall

Staff Present:

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

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

Approval of Minutes.

Approval of Minutes from the 2022-03-17 meeting.

New Business

Applicant:	Brent Paquin
Owner:	BTHI LLC & CJ Hudson LLC
Location:	110 N Washington Street
Nature of Request:	Request approval to allow four business wall signs and one hanging entrance sign to occupy one building with a common entrance.

Ms. Kelley Dubois, from Paquin Design Build, was present to represent Paquin Design Build c/o Brent Paquin. Ms. Dubois opened the discussion by reviewing the request to allow four business wall signs and one hanging entrance sign to occupy one building with a common entrance. The Staff noted that the request reflects one of the changes to the sign regulations in the new zoning code, whereby wall signs for buildings with multiple tenants are to be approved by the Planning Commission. The Commission and Applicant discussed the painting of the door and window and sign materials. There will be no illumination of signs.

The Chair opened the floor to the public for comment. There were no comments.

Upon motion by Mr. Bone and seconded by Ms. McAndrews, the Commission voted 4-0 to approve the application as submitted with the condition the applicant receives approval from the Historic District and appropriate Building Permits.

Old Business

Applicant:	Lowe's Home Centers, Inc. c/o Laura Grissinger
Owner:	Lowe's Home Centers, Inc.
Location:	501 Glebe Road
Nature of Request:	Request approval to amend the existing approved permanent storage location by adding 16 additional spaces. In addition, the applicant is requesting a Parking Waiver for an additional 39 spaces for Seasonal Temporary Long-Term Storage.

Mr. Sean Herbst, from Lowe's Home Improvement, was present to represent Ms. Laura Grissinger, Store Manager of Easton Lowe's Home Improvement. The Staff was requested by the Commission to give an overview of the previously approved locations for outside storage. Mr. Herbst proceeded by discussing the request to amend the existing approved permanent storage location by adding the remaining 16 spaces located next to those originally approved for storage purposes. In addition, the Applicant requests a Parking Waiver

for an additional 39 parking spaces, which would be used for the Seasonal Temporary Long-term Storage.

The Commission discussed loading zones, screening options with landscaping and fence placement. Traffic concerns along the access lane were also discussed.

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

Upon motion by Mr. Bone and seconded by Mr. Toussaint, the Commission voted 4-0, requesting that the applicant return to the next available meeting and provide details for the screening barrier with elevations and profiles.

Applicant:	Wayne McPartland c/o Cooke's Hope Phase VII, LLC
Owner:	Cooke's Hope Phase VII, LLC
Location:	6965 Cooke's Hope Road
Nature of Request:	Request approval of the revised Cooke's Hope Phase VII Site Plan for 67 lots as part of PUD, Ordinance No.460.

Mr. Timothy Glass from Lane Engineering, LLC and Mr. Wayne McPartland from Cooke's Hope Phase VII, LLC were present to represent the request of Cooke's Hope Phase VII, LLC. The request was for approval of the revised Cooke's Hope Phase VII Site Plan for 67 lots as part of PUD Ordinance No. 460.

Mr. Glass opened the discussion by reviewing the proposed site layout, proposed utility location and its connection, required landscape buffer and its previous requirements from Ordinance No. 460 and addressing the Cooke's Hope Home Owners Association requests for site requirements. Mr. McPartland stated that architectural elevations will be submitted to the Cooke's Hope Homeowners Association for approval, Mr. Bill Stagg, representing the residents of Cooke's Hope, stated the terms of architectural review between the developer and the HOA are being discussed currently.

The Chair opened the floor to the public for comment.

Mr. John Strickerr commented on access to Route 50, underground utilities and the pumping station for utilities. Mr. Stagg stated that there was never permanent access to Route 50 or the By-Pass. Temporary access was being pursued for construction.

Mr. Denis Rosen, who lives in the Cooke's Hope community, had concerns about the environmental impact of the existing trails and ponds.

Mr. Chris Tilley, who lives in the Cooke's Hope community, had concerns about potential traffic problems.

Mr. Tanner, who lives in the Cooke's Hope community, had concerns about sediment erosion and access.

Mr. Jim Morran, who lives in the Cooke's Hope community, was concerned about the noise between the construction site and the pumping station. Mr. McPartland stated the construction phase of infrastructure would be within a year. Mr. Glass commented that the pumping station generators/pumps are underground and would not be heard.

Mr. Christopher Rosen, who lives in Springfield Development. Wanted to know who was financially responsible for the maintenance of the ponds and culverts. Mr. Van Emburgh stated the responsibility fell on the Cooke's Hope community.

Upon motion by Ms. McAndrews and seconded by Mr. Bone, the Commission voted 4-0, approved as submitted conditioned upon compliance of all the recommendations of the Cooke's Hope Homeowners Association as set forth in their letter to the Town of Easton Planning Commission dated April 19, 2022 and the Development Plan revision list dated April 13, 2022 attached thereto and with the condition that any previous landscaping and buffering requirements be fulfilled as specified in Ordinance 460.

Review of Proposed New Subdivision Regulations.

The Commission discussed the latest revisions to the Subdivision Regulations in regards to the amended road standards. Affordable Housing should be discussed further and could later become a stand-alone amendment. Mr. Thomas pointed out that a potential developer would like to retain some of the current road standards. Foot and bicycle traffic was discussed with concerns about safety. On-street parking, parking pads, narrow streets and the use of alleys were discussed.

Mr. Barry Griffith, from Lane Engineering, LLC, and Mr. Michael Irons, from K. Hovnanian Homes, were present to discuss an age-restricted project planned for a property in the R-10A District. Mr Griffith discussed the limited need for parking spaces within an aged restricted community with narrower travel lanes. Mr. Irons requested flexibility in the roadway width due to the unique dynamics within the age-restricted community. He also mentioned that there would be four parking spaces per lot; two car garages and parking pads. The Commission agreed that further discussions are needed. Mr. Weber asked Mr. VanEmburch to provide, at the next meeting, the best practices for bike ability standards and national standard road widths.

Discussion Item

Comprehensive Plan Workshop - Discussion concerning content and format of upcoming Comprehensive Plan Neighborhood Meetings and Town Hall Meeting

The Commission discussed the upcoming Comprehensive Plan Ward Meetings and subsequent steps in the Comprehensive Plan Update process. More discussion will be held at the next meeting to focus on the Ward meetings, the Town-wide meeting, and the surveys.

Adjournment.

The meeting ended at 4:00pm.