



Planning Commission MEETING AGENDA

Thursday, August 18, 2022 - 1:00 PM
Council Chambers, Easton Town Office
14 S Harrison Street

1. Call to Order

2. Approval of Minutes.

- a. Approval of Minutes from the July 21, 2022 meeting.

3. New Business

- a. **Applicant:** Andy Warfield - Easton Donut Shops, Inc.
Owner: Nistazos Holdings LLC
Location: 8461 Ocean Gateway - Dunkin' Donuts
Nature of Request: Architectural Approval for renovation and addition of Dunkin' Donuts restaurant.
- b. **Applicant:** Brett Ewing - Lane Engineering, LLC
Owner: Dutchman's Land Investments, LLC
Location: Ocean Gateway, Parcel 4374 - Lot 2
Nature of Request: The Applicant proposes a Climate Controlled Self-Storage building that's a 25,000 SF, 3-story building with associated parking, sidewalk and a fenced dumpster area.
- c. **Applicant:** Mike Irons c/o K. Hovnanian Homes of MD, LLC
Owner: Monahan, Sandra Brooks Trustee, et al.
Location: 29434 Dutchman's Lane
Nature of Request: The Applicant proposes a 258 single family lot subdivision with a community parcel, 55+ age-restricted active adult community. In addition, the Applicant proposes a Waiver Request that 7.107 acres of required community park land dedication be satisfied by providing

9.544 acres of privately (HOA) owned and maintained open space, not including lands in forest conservation, non-tidal wetlands or stormwater management. HOA ownership and maintenance of open space is more appropriate for this community vs. a town-owned and maintained public park. The Applicant requests Subdivision, Architectural and Waiver Request approval

4. Old Business

- a. Review and Approval of Draft Subdivision Regulations.

5. Discussion Item

- a. Supplemental growth allocation requests.

- b. Comprehensive Plan Update.

6. Adjournment.