



Planning Commission MEETING AGENDA

Thursday, September 15, 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 August 18, 2022 meeting.

3. New Business

- a. **Applicant:** Sierra Crist - Town of Easton
Owner: Town of Easton
Location: Mistletoe Drive Lot 9A
Nature of Request: The Town of Easton is relocating two buildings from 672 Glenwood Avenue (old DPW) to the lot across from the current DPW lot on Mistletoe Drive. The purpose of this request is to seek sketch site plan approval from the Town of Easton Planning Commission. The property is intended to be an extension of the Town's Public Work's facility. The site is currently improved with an entrance, improved surfaces and SWM.
- b. **Applicant:** Casey Rauch - Rauch Inc.
Owner: Town of Easton
Location: 9095 Mistletoe Drive
Nature of Request: The Applicant requests a Parking Waiver for an additional 15 parking spaces for training events.
- c. **Applicant:** Casey Rauch - Rauch Inc.
Owner: Chesapeake Community Development LLC
Location: Port Street Lot 1, Parcel 77
Nature of Request: The site is located in the **MXW District**. The Arc is proposing

affordable/workforce housing for low- and moderate-income households. Areas within the building will be reserved for job training, counseling, and behavioral health services. The building will be 3 stories high and have a square footage of 24,917 sf. A sidewalk will surround the building with 44 parking spaces and would require a Parking Waiver reduction of 14 parking spaces. A submerged gravel wetland facility will be provided to manage stormwater due to poor soil conditions. There are existing non-tidal wetlands and trees on site with a portion of them getting cleared and grubbed. Afforestation will be provided off site.

4. Old Business

a. Review and recommendations for the Subdivision Regulations.

b. **Applicant:** Mike Irons c/o K.Hovanian Homes of MD, LLC
Owner: Monahan, Sandra Brooks Trustee, et al.
Location: 29434 Dutchman's Lane
Nature of Request: The Applicant proposes a 252 single family lot subdivision with a community parcel, to establish a proposed 55+ age-restricted active adult community. In addition, the Applicant is seeking a "Planning Commission Determination" to allow the Applicant to use the community-owned open space as a credit for their requirement for dedication of community park land per Section 708 (d). This is a continuation of the Commission's review of this request held at their August 18, 2022 meeting. As part of their response to the Commission's comments, the Applicant is proposing to increase the community open space areas (exclusive of forest conservation, SWM areas and our Community Amenity Parcel) to 10.3 acres. The Park requirement for this

subdivision is 6.9 acres (1,200SF/lot x 252 lots).

5. Discussion Item

- a. Applicant:** Brendan S. Mullaney
Owner: Lands of Lot 16, LLC and Mr. Thomas Cohee
Location: 28580 Marys Court
Nature of Request: The Applicant formally requests an award for Growth Allocation for lots 16 & 20 in the Talbot Commerce Park project to reclassify Lot 20's 8.348 Acres+/- from RCA to IDA.

6. Adjournment.