



Board of Zoning Appeals MEETING MINUTES

Tuesday, October 18, 2022 - 9:00 AM
Council Chambers, Easton Town Office
14 S Harrison Street

Call to Order

Members Present: Chair- Mr. Peter Cotter, Mr. Gary Molchan, Mr. Zak Krebeck.

Staff Present: Mr Lynn Thomas- Town Planner, Mr. Joseph A. Mayer- Plan Reviewer, Mr. Nicholas Johnson-Planner, Ms. Samantha Smith- Administrative Specialist.

Staff Absent: Mr. Miguel Salinas- Director of Planning.

Approval of Minutes.

Approval of Minutes from the September 20, 2022 meeting.

Upon motion by Chairman Mr. Cotter and seconded by Mr. Krebeck and carried unanimously, minutes of the 9/20/2022 meeting were approved with the addition of a roll call and the correction of a typing error.

Applications

Application: SE-834/SE-22-14
Location: 124 S. Aurora Street
Applicant: Zachary A. Smith
Owner: DHW Landholdings LLC
Request: Special Exception request to allow use of gym within the existing building located at 124 S. Aurora Street property.

Mr. Zachary A. Smith and Joshua Plugge were present on behalf of DHW Landholdings LLC for Application SE-834 / SE-22-14. The Applicants and the Board discussed the proposed concept of a membership-only fitness facility with the inclusion of private training sessions. Occupancy will be capped to 4-6 persons at a time with restricted key card access. Mr. Smith confirmed that all proposed exterior changes have since been approved by the Historic District Commission.

Chair Cotter opened the floor to public comment. Dr. Liz O'Connor, resident of Victory Garden supported in favor of the proposed use of the membership only health clinic. Megan Cooke expressed concern for adequate on-street parking, particularly at the front entrance and interference of exterior lighting.

Upon motion of Mr. Krebeck and seconded by Mr. Molchan and carried 3-0 to approve Application SE-834 / SE-22-14 with the condition of minimal landscaping requirements met within Staff recommendations:

1. The applicant shall obtain a certificate of appropriateness from the Historic District Commission.
2. Landscaping of all areas not devoted to buildings or parking areas in accordance with Section 28-1014 of the Zoning Ordinance.
3. The applicant shall provide bicycle parking in accordance with section 28-1001.3 of the zoning ordinance.
4. The applicant shall ensure key card access at all times and limit capacity after 10:00 pm to reduce negative impacts on surrounding residents.
5. The applicant shall delineate parking bumpers to the back parking area to reduce negative impacts on surrounding residents.

Application: SE- 835 / SE-22-15
Location: 8223 Elliott Road
Applicant: Ian Krynski
Owner: Easton Shoppes Business Trust
Request: Special Exception request to permit the ownership and operation of a liquor store.

Per the applicant's request for continuation, a motion was made at the conclusion of the Hearing to table Application SE- 835 / SE-22-15 without prejudice and with the applicant's right to re-apply and republish. The application is scheduled to be reviewed concurrently with Variance Request V-796 / V 22-08 at the November 15, 2022 Board of Zoning Appeals Meeting.

Application: SE-831/SE-22-11
Location: 220 Marlboro Ave
Applicant: Susan Wingert
Owner: LCP Easton Investors LLC
Request: Donation bin request.

Per the applicant's request for continuation, a motion was made at the conclusion of the Hearing to table Application:SE-831/SE-22-11 without prejudice and with the applicant's right to re-apply and republish. The application is scheduled to be reviewed at the November 15, 2022 Board of Zoning Appeals Meeting.

Application: V-794 / V-22-06
Location: 9114 Chapel Rd
Applicant: Eli Taylor
Owner: Talbot Bible Church
Request: Sign replacement is 2' higher than the 6' maximum height.

Eli Taylor of Talbot Bible Church was present on behalf of Application V-794 / V-22-06. The Applicant is requesting a Variance to replace the existing roadside sign with a new sign that stays consistent within its current dimensions. The current code provisions allow for 6' in height and the Variance asks for a 2' height difference. Planner Nicholas Johnson brought attention to the Board that the Variance request would also include the allowance of an electronic messaging board to non-conforming signs. The Applicant and the Board discussed minimizing the amount of Variance required, and that the sign would stay consistent within the current footprint and height.

Chair Cotter opened comment to the Public. There was no public comment.

Chair Cotter opened questions and comment to the Board.

Mr. Gary Molchan asked the Staff about general regulations regarding color and messaging usage for electronic messaging boards. Mr. Johnson clarified that there are specifics pertaining to message timing as well as lighting intensity. Mr. Lynn Thomas also corroborated that color limitations have since been lifted per revision of the Zoning Code in 2021. Mr. Taylor added that the sign is proposed and intended to remain monochromatic in use.

Upon motion by Chair Cotter and seconded by Mr. Molchan and carried unanimously, Application V-794 / V-22-06 was approved as requested.

Adjournment

At 9:50 AM, upon motion by Chair Cotter and seconded by Mr. Krebeck and carried unanimously, Chair Cotter adjourned the regularly scheduled meeting.