

**TOWN OF ELKTON
PLANNING COMMISSION
FEBRUARY 11, 2019
MINUTES**

Present: Dave Wiseman; G. Edward Ginder; William Muller; Art Blount; Lisa M. Hamilton Blackson, Esquire; Jeanne D. Minner, Director of Planning

Absent: Keith Thompson; Rick Keane

MOTION: A motion was made by Mr. Ginder to approve the minutes of the December 10, 2018 Planning Commission meeting as written. The motion was seconded by Mr. Muller and unanimously approved.

BAY STATE LAND SERVICES REPRESENTING DUNKIN DONUTS, PRELIMINARY SITE, LANDSCAPE AND LIGHTING PLANS, BELLE HILL & WARNER ROADS, LOT # 2, TAX MAP 304, PARCEL 2116 AND ZONED C-3 (HIGHWAY INTERCHANGE COMMERCIAL)

Mr. Mitch Ensor of Bay State Land Services was in attendance to address this request. Mr. Wiseman asked if they had received comment letters from the Town and KCI to which Mr. Ensor answered that they received all the comment letters.

He stated the site plan being presented is for a Dunkin Donuts located at Belle Hill and Warner Roads. It is a partially paved lot currently used for temporary parking. The site has concept stormwater management and concept site plan approval. On January 17, 2019 they came before the Board of Zoning Appeals to request approval of a sign variance for height which was approved.

Mr. Ensor stated they received comments from Cecil Soil, from the Town Planning Department for the Preliminary Site Plan, and KCI comments regarding Stormwater Management, Site Plan, Landscaping and Lighting as well as water & sewer usage. He noted that in KCI's water and sewer usage comments they expressed the need for a fire flow test which subsequently was deemed to be unnecessary as noted in the Town's comment letter.

He stated they have no objection to any of the comments received to date in any of the letters. He noted that one of the comments was to add one more stacking space in the queue for the drive thru. He stated that they have no objection to that comment but they would probably relocate one of the spaces closest to the entrance into the drive thru to the north end of the lot. Mr. Wiseman inquired what the parking rationale was for this use. Mr. Ensor stated it is one (1) parking space for every four (4) seats in the business.

Mr. Wiseman entertained questions from the Board. There were none. He stated it will be good to see this parcel developed as it has been sitting empty for some time.

Mr. Wiseman asked if the store would be open 24 hours a day. Mr. Ensor stated he did not believe it would.

Mr. Ginder suggested they might want to place more directional arrows so that larger vehicles (RV's) coming off Interstate 95 will be able to navigate the site safely. Mr. Ensor responded that there will be internal signs within the site to help with navigation.

Mr. Wiseman commended Mr. Ensor for the layout of the site due to the amount of room they had to work with. Mr. Ginder questioned how the dumpster area would be screened.

Mr. Wiseman entertained questions from the audience. There was no one to speak either for or against this project.

Mr. Wiseman called for a motion.

MOTION: Motion was made by Mr. Ginder to approve the Preliminary Site, Landscape and Lighting plans for Dunkin Donuts contingent upon addressing all outstanding comments and with the addition of adding one (1) additional queue space in advance of the order board and relocating the parking space that would be obstructed by that addition. The motion was seconded by Mr. Muller and unanimously approved.

OLD BUSINESS

Ms. Minner stated that the Election of Officers will be done at the March meeting. She intends to provide the Board with copies the Annual Report for 2018

NEW BUSINESS

Mr. Ginder inquired about a possible business being conducted at 602 Maryland Avenue. Ms. Minner stated he should contact the Building Department regarding that concern. He noted that he had spoken with Chip Bromwell and Terri Thomas regarding the issue.

The next meeting of the Commission will be March 11, 2019. There being no further items to discuss Mr. Wiseman adjourned the meeting.

Respectfully submitted,

Brie Humphreys