

TOWN OF TRAPPE
PLANNING COMMISSION
WORKSHOP MINUTES

April 6th, 2021

LAKESIDE DEVELOPMENT OVERVIEW

Meeting – 5:30 pm

The workshop was called to order at 5:36 pm by Chairman Edgar Harrison. Planning Commission members: Bobby Quidas, Scott Metje, and Brian Schmidt were in attendance. Other attendees for the Town: Town Administrator Erin Braband, Zoning Administrator Haley Grinnell, Town Planner Peter Johnston, and Town Attorney Lyndsey Ryan. Virtual Attendees: Ryan Showalter and Don English.

- **Style of homes:**

Brian stated that the houses in Phase 1 would be around the same size, square footage wise. Brian also stated that different contractors would add to the variety of the homes and the design look so that no houses would look exactly the same. Chairman Harrison stated that one of the biggest issues is how to combine Lakeside with existing Trappe, style wise. Lakeside has to comply with the Design Guidelines that the Planning Commission set.

- **Different “themed” neighborhoods?**

Scott stated that he would prefer no “cookie cutter” homes. After discussing, a suggestion was made to allow a builder to only purchase x number of lots and require that developer to offer various home options in their portfolio. Peter suggested that the Planning Commission could require that no developer be allowed to develop more than x% of a single phase unless approved and given an exception by the Planning Commission.

- **Open space?**

Peter suggested that the Planning Commission consider the open space requirements and be sure that after each phase the Town can stand alone. A suggestion was made to require a bond for the open space requirements which could be used by the Town if at the end of the project, the open space requirements are not met. Scott suggested that the Planning Commission define a stage in Phase 1 that Lakeside be required to finish the lake, add hiking/bike trails and the required open space for all residents for Trappe to enjoy.

- **Different contractors?**

Chairman Harrison asked Attorney Ryan if the DRRA requires at least 3 different contractors. Attorney Ryan stated that the original DRRA requires to some extent that the developer to employ local contractors, as long as the local contractors were competitively priced and had experience. Attorney Ryan also stated that Lakeside has the exclusive right to hire builders, contractors, subcontractors and material suppliers but they have agreed to employ local contractors.

- **Require all revisions be shown in red from previous meetings?**

Brian stated that he would like Lakeside to show all revisions in red from the previous meetings. Brian stated any changes need to be emphasis on the revised set of plans. Peter suggested that Lakeside be required to submit plans and a complete application at least 2 weeks in advance so the Planning Commission and others can have adequate time to properly review the materials before the next meeting. The Planning Commission will implement this new requirement for their April meeting.

- **How many townhouses?**

Brian stated that it appears that 200 more townhouses were added in for Phase 1 then what was shown and approved in the master plan. Peter stated that the master plan is ever changing and suggested that the Planning Commission require Lakeside to amend the master plan to reflect the changes as each phase is introduced and/or changed.

- **Green/Solar panels?**

Peter stated the Planning Commission can suggest solar panels but it would be the developer/homeowner's individual decision. Brian suggested that the Town put in solar street lights. Peter stated that the electric company (Delmarva Power) would have to be the ones to agree to install the solar street lights and it would be their product.

- **Plans for each section as a whole.**

Peter stated that in Lakeside's master plan there was a bike trail route following Road 1 for residents to use but in further editions of the construction plans, the bike trail is not shown along that route. Peter suggested to the Planning Commission that they keep looking back at the first master plan and compare every detail that is presented in each phase.

- **What will Rt. 50 to ultimately look like?**

Chairman Harrison stated that if the main connection from Lakeside to the Town of Trappe is at Greenfield Ave, Maple Ave, or the light at Barber Rd, it would help channel residents to come to the existing town but if the entrance is by Timberwind then people would to travel to Easton instead of into our town because it would be easier than making a U-turn.

- **Should we hold a workshop after each new introduction to discuss the new submissions?**

Peter stated that having a workshop every month after a presentation is a very good idea because the Planning Commission can review and discuss what has been presented and take notes for the next meeting.

- **Stormwater management practices?**

Peter stated that the stormwater management is a responsibility of the Homeowner Association (HOA) and these plans will be reviewed and approved by the Town's Engineers.

- **40-foot-tall buildings?**

Scott stated he is worried that the 40–54-foot tall buildings will be too tall and visible from the highway even with trees planted. Scott asked if the Town's fire department would be able to reach the top of the buildings without having to ask for back up from the other local fire departments. Brian stated that if the buildings were 54-foot, Trappe's fire department would not be able to reach the top of the building with their current equipment. Peter suggested that Lakeside move the 40-54-foot buildings closer to the lake as long as it didn't affect the open space. Attorney Ryan stated that the buildings were next to the lake in the first set of plans that were submitted but that was changed because the developer felt they would block the view of the lake.

Adjourn-

With no other business to discuss, the meeting adjourned at 7:30 pm

Respectfully submitted,

Haley Grinnell

Zoning Administrator