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**TOWN OF EASTON, MARYLAND**  
**Easton Town Hall**  
**14 S. Harrison Street**

October 6, 2008

**PRESENT AT CONVENING**

Mayor Robert C. Willey 11  
Council President John F. Ford 12 Councilmember Leonard E. Wendowski  
Councilmember Maureen Scott-Taylor

**IN ATTENDANCE**

Also in attendance were the Assistant Town Attorney Ms. VanEmburch, Town Manager Mr. Karge, Town Planner Mr. Hamilton, Building Code Official Mr. Richardson and Town Clerk Ms. Ruf.

**CONVENING**

At 7:00 p.m., the President Ford called the meeting to order.

Mr. Wendowski opened the meeting with prayer and led the audience in the Pledge of Allegiance.

**APPROVAL OF MINUTES OF SEPTEMBER 2 AND SEPTEMBER 15, 2008 MEETINGS**

Upon motion by Mr. Wendowski seconded by Ms. Scott-Taylor and carried unanimously, minutes of the September 2 and September 15, 2008 meetings were approved as written.

**EASTON VOLUNTEER FIRE DEPARTMENT REPORT**

Mr. Jamie McNeal was present to discuss Fire Prevention week. Mr. McNeal updated on the bicentennial celebration. He invited the Council to Chief Bill Goldfeder's presentation at the Easton Volunteer fire Department on Wednesday, October 15<sup>th</sup> to hear "Not Everyone Goes Home."

(Ms. Jackson-Amis arrived at 7:05 p.m.).

The 11<sup>th</sup> Annual Bull Roast will be November 8<sup>th</sup>. Mr. McNeal discussed September's fire and accident related activities.

(Mr. Jensen arrived at 7:08 p.m.).

**ITEMS BY MAYOR WILLEY**

Mayor Willey discussed the meeting with the Insurance rating representative. The Mayor stated that if the ISO rating changed, homeowner's policies could be reduced.

**CONFIRMATION OF APPOINTMENT OF MR. KURT L. HERRMANN TO THE HISTORIC DISTRICT COMMISSION FOR A THREE YEAR TERM**

Upon motion by Mr. Jensen seconded by Ms. Scott-Taylor and carried, Mr. Herrmann's appointment to the Historic District Commission was approved.

**ITEMS BY THE TOWN MANAGER**

Mr. Karge asked for approval of the following Public Assembly Permits:

- Friday, October 10, 6:00 p.m. to 10:00 p.m.; Saturday and Sunday from 9:00 a.m. to 12:00 p.m. Arts Marketplace, South Street
- Friday, October 24, 5:15 p.m. to 6:15 p.m., Easton's Homecoming Parade from District Court parking lot.

Upon motion by Ms. Scott-Taylor seconded by Mr. Jensen and carried unanimously; Public Assembly Permits were approved as recommended by Easton Police Department.

**APPROVAL OF FOOD CONCESSIONS FOR 2008 WATERFOWL FESTIVAL, NOVEMBER 14-16**

1 Mr. Karge stated that an additional vendor's request had been received that was not included in the  
2 packet; Bethel AME Church at Easton High School.

3  
4 Upon motion by Mr. Wendowski seconded by Mr. Jensen and carried, approval was granted for the  
5 2008 Waterfowl Festival Concessions.

6  
7 Mr. Karge discussed the Public Works bulk leaf collection schedule.

8  
9 Mr. Karge stated that the Parks and Recreation Director is still accepting orders for bricks for the  
10 Memorial Walk.

11  
12 Mr. Karge advised that the ground breaking for the Easton Police Department addition/renovation will  
13 be the week of October 20.

14  
15 Mr. Jensen expressed his concern over incidents at the Sidetrack Saloon and asked that the State's  
16 Attorney receive whatever cooperation is necessary.

17  
18 **MR. MIKE HENRY, EASTON AIRPORT MANAGER TO BRIEF COUNCIL ON AIRPORT**  
19 **ACTIVITIES**

20  
21 Mr. Henry introduced Mr. Jack Petitt, President of the Airport Advisory Board. Mr. Henry updated on  
22 the runway project at Easton. Mr. Henry discussed the history of the Airport and how in 1999 the FAA  
23 made a national policy decision that the airport runway safety airways would all be brought into design  
24 compliance. He discussed the runway protection zone and safety zone in Easton and the purpose. Mr.  
25 Henry discussed a timeline for the changes and stated that in a perfect world, these changes may be  
26 implemented in 2015 or 2016. Mr. Henry discussed the Airport Economic Study. Mr. Jensen asked the  
27 airport to look at the capacity of the Airport Café.

28  
29 **PUBLIC HEARING TO CONSIDER THE APPLICATION OF REMCO PROPERTIES, LLC**  
30 **(THE OWNER/DEVELOPER) FOR THE ADDITION OF 7.7 ACRES TO THE WATERSIDE**  
31 **VILLAGE PUD. THE SITE IS PRESENTLY ZONED I-1 SELECT INDUSTRIAL.**  
32 **WATERSIDE VILLAGE IS LOCATED ON MARLBORO AVENUE ON THE WEST SIDE OF**  
33 **MARYLAND HWY. 322 (EASTON PARKWAY). THE PROPOSAL IS TO CONSTRUCT A**  
34 **30,000 SQUARE FOOT BEST BUY RETAIL STORE AND AN ADDITIONAL 7,000 SQUARE**  
35 **FEET OF RETAIL SPACE AND ASSOCIATED PARKING. THE NEW CONSTRUCTION**  
36 **WILL BE LOCATED ON THE WEST SIDE OF COMMERCE DRIVE AT MARLBORO**  
37 **AVENUE.**

38  
39 Mr. Hamilton, Town Planner introduced the application. He discussed the Planning and Zoning  
40 Commission's concerns regarding components of the original application that had not been completed.  
41 Mr. Hamilton stated that the Planning and Zoning Commission recommended approval with further  
42 recommendations such as: 1) a fountain or meeting area; 2) the removal of a trash enclosure that was  
43 never part of the plan, and; 3) the redesign of the drainage area near Starbucks. Mr. Zach Smith in the  
44 Planning Department also made recommendations for the new application such as a pedestrian  
45 crosswalk at Route 322; 2) the reimbursement to the Town of Easton of the cost of the installed left  
46 turn light and 3) the proximity of the entrance of the Best Buy.

47  
48 Mr. Wendowski stated that the stores that front on Marlboro Avenue are nothing but blank windows.  
49 He stated that the main street look is missed.

50  
51 Mr. Bill Stagg, Lane Engineering was present on behalf of Remco Properties, LLC who are the  
52 developers of Waterside Village.

53  
54 Mr. Stagg asked for an expansion and addition of the original Waterside Village PUD. He discussed  
55 the original master plan. He stated that the proposal is for a 35,000 square foot Best  
56 Buy and an additional 7,000 square feet of general retail on the south side of that building. He stated  
57 that the front of the Best Buy and the additional retail will face Commerce Drive and Marlboro Avenue  
58 Ext. Mr. Stagg discussed the architectural renderings and elevations.

59  
60 Discussion occurred regarding the entrance and parking to Best Buy. Mr. Stagg stated that they have  
61 agreed to work with the Planning staff to work out the problematic entrance.

62  
63 Mr. Stagg discussed the stormwater concept as originally proposed. He discussed the substantial  
64 infrastructure improvements that have been completed with the first phase of the PUD and the  
65 extensive architectural appearances for a shopping center in Easton.

1 Mr. Stagg stated that the concerns of the Planning Commission are all in the works to be resolved. The  
2 applicant has agreed to fund the stop light upgrade that was provided by the State and provided by the  
3 Town; the other smaller condition was the entrance and they have agreed to make that work and have  
4 the town satisfied. They will also relocate the trash receptacle. The need for the pedestrian crossing  
5 across the parkway is a huge cost and will involve substantial upgrades with estimates around \$40,000  
6 to \$70,000.  
7  
8 Ms. Scott-Taylor discussed an overpass. Mr. Stagg stated that the costs would be substantial due to the  
9 elevation and ADA requirements.  
10  
11 Mr. Stagg stated that there will be additional PUD amendments regarding this project in the future.  
12  
13 Mr. Peter Clelland, Remco discussed the blue wedge on the application of Best Buy. He stated that it is  
14 part of Best Buy's identity but the architect has scaled back the wedge dramatically to make it more of  
15 an accessory by the doorway instead of projecting significantly above the roofline.  
16  
17 Mr. Wendowski asked what the size is of the blue wedge and if it exceeds the sign limitation standards  
18 for a front of a building. It was not known.  
19  
20 President Ford asked if the blue wedge is part of an architectural feature or considered part of a sign.  
21  
22 Mr. Hamilton stated that he would have probably drawn a box around the yellow tag and considered  
23 that the sign.  
24  
25 Mr. Jensen asked if the blue wedge is removable.  
26  
27 Mr. Clelland stated that if the store is retented, another tenant would not have interest in that  
28 particular feature. He stated that if you refer to the signs where the price tag is on the blue wedge, you  
29 could certainly make the argument that they are together but by separating them we are trying to  
30 diminish the blue wedge to its own architectural incorporation.  
31  
32 Mr. Hamilton discussed signs on the GM dealership and stated that he would have to treat this  
33 application similarly and consider this architecture as well.  
34  
35 Ms. Scott-Taylor stated that she thinks it looks fine. Mr. Wendowski stated he does not care for the  
36 sign.  
37  
38 President Ford stated that his main concern for this project is timing. The issue he has is further  
39 commercial development away from the town center at a time when there may be significant gains in  
40 the redevelopment of the town center's northern block.  
41  
42 Mr. Clelland stated that the types of things Best Buy sells usually are not duplicated in small shops. He  
43 stated that this store is more so that you would not have to travel to other locations such as Annapolis  
44 or Salisbury. He stated that it would be very difficult to duplicate a Best Buy use downtown. Mr.  
45 Clelland stated that they are trying to create shopping locally as opposed to having to travel.  
46  
47 President Ford stated that the competition may not be between tenants or the concern the quality of  
48 work but his concerns are if you continue to grow your commercial sector on the outskirts of the town,  
49 interest in the town center is going to go away.  
50  
51 Mr. Stagg discussed making all the centers in town healthy and stated that then downtown has a  
52 chance.  
53  
54 Mr. Roger Bollman, 221 S. Hanson Street discussed his concerns with pedestrian crossing at Marlboro  
55 Road. Mr. Bollman discussed what he felt was a garish big blue wedge on a tasteful building. He stated  
56 that the yellow price tag is a 6'x8' sign and he feels this is a clear violation of the Comprehensive Plan.  
57 He stated that there is no compelling reason to approve the blue wedge and probably the yellow price  
58 sign. Mr. Bollman urged the council to reject this application as far as the blue wedge goes.  
59  
60 Ms. Jackson-Amis discussed Chili's sign and stated that an exception could not be made in this case  
61 when other establishments were allowed their corporate signage.  
62  
63 At 8:43 p.m., the President of the Council closed the public hearing. President Ford stated that written  
64 comments would be accepted until close of business on Friday.  
65

1 **AMENDED ORDINANCE NO. 537, "AN ORDINANCE OF THE TOWN OF EASTON**  
2 **AMENDING CHAPTER 14 LICENSE AND PERMITS FOR LICENSING AND**  
3 **REGULATION OF ELECTRICIANS"**  
4

5 Mr. Don Richardson, Building Code Official discussed the changes and the reasons for the  
6 amendments. He stated that the classifications for journeyman and apprentice licensure have been  
7 eliminated as well as the associated references to those have been eliminated. Mr. Richardson stated  
8 that it has the exception which allows the Talbot County General and Limited licensures to work in the  
9 Town of Easton which is the primary reason this ordinance was drafted. Secondly, it would require  
10 the licensure at the Town level for Master Electricians only. He stated that Section 14-23 was also  
11 amended by the Town Attorney's office to add language for the Board of Electrical Examiners of  
12 Talbot County to make rulings and appeals and assess violations and penalties as they have done  
13 historically in the past. He stated that this would match the way that it is being done for plumbers in  
14 the Town of Easton. Mr. Richardson stated that he is proposing this change because administratively, it  
15 gives the Town of Easton managerial tools to understand the electrical services which are being  
16 performed in the Town of Easton; better monitor and control and regulate those services throughout  
17 the town for the residents of the Town of Easton.

18  
19 Mr. Jensen suggested tabling Amended Ordinance No. 537 and then schedule a workshop with the  
20 electricians and town staff.

21  
22 President Ford discussed his concerns.

23  
24 Ms. Jackson-Amis asked if there is any way the Town can work with the County and come up with  
25 some kind of uniform way to relating to each other so the issues concerning the town can be resolved.  
26 She stated that if electricians are licensed in the state she sees no need to get licensed anywhere else  
27 except to say that they are in the town and working.

28  
29 Mr. Richardson stated that he can work with the county to improve the relationship with one another.

30  
31 Mr. Wendowski suggested putting the electrician's information on the building permit.

32  
33 Mr. Ford stated that he has to believe there is middle ground and a workshop may be the way to get to  
34 it.

35  
36 Ms. Scott-Taylor stated that she is in favor of a workshop to gain a better understanding both sides.  
37 She stated that she feels under informed.

38  
39 Mr. Kehoe will draft legislation for Section 14-20 (electrical services within the Town of Easton) such  
40 as a second amendment to this ordinance.

41  
42 Mr. Joe Secrist, Chairman, Talbot County Board of Electrical Examiners presented a petition from  
43 electrical contractors opposed to the licensing procedures as drafted. He stated that most are opposed to  
44 requiring a separate license for Master Electricians when they already have a state and county license.

45  
46 Mr. Secrist discussed the Middle Department's activities and a possible alternative to help tracking.

47  
48 Mr. Wendowski asked that Talbot County provisions be forwarded to the council.

49  
50 Mr. Secrist stated that they are working with the County Attorney to update the county regulations.

51  
52 Discussion occurred regarding MDIA's inspections with the county and town.

53  
54 Mr. Michael Savage, Master Electrician in Talbot County and Senior Electrical Inspector with MDIA;  
55 presented a package regarding the duties, fees and rebates for MDIA. He discussed efficiency and  
56 liability issues.

57  
58 Mayor Willey discussed potential liability issues.

59  
60 President Ford set the workshop for November 10 at 7:00 p.m. in the Council's chambers for the  
61 electricians and the town council.

62

1 **LETTER FROM CHAIRMAN MARY ANN DRAUT, EASTON AFFORDABLE HOUSING**  
2 **BOARD REQUESTING COUNCIL CONSIDERATION FOR AN AFFORDABLE**  
3 **COMPONENT FOR ANY NEW RESIDENTIAL DEVELOPMENT**

4 Mr. Ford discussed the intention of this letter and stated that there needs to be standards for upcoming  
5 affordable housing units from future developments.

6  
7 Ms. Jackson-Amis discussed legislation that should be proposed for developers to have an affordable  
8 housing component.

9  
10 **ORDINANCE NO. 538, "AN ORDINANCE OF THE TOWN OF EASTON GRANTING THE**  
11 **APPLICATION OF FREDERICK WARD ASSOCIATES, INC., FOR AN AMENDMENT TO**  
12 **A PLANNED HEALTH CARE (HC) ZONING DISTRICT UNDER THE PROVISIONS OF**  
13 **THE EASTON ZONING ORDINANCE."**

14  
15 President Ford introduced Ordinance No. 538 for a first reading.

16  
17 **LETTER FROM CHAIRMAN JOHN ATWOOD, PLANNING AND ZONING COMMISSION**  
18 **REGARDING NORTHERN BLOCK SETBACKS**

19  
20 Mr. Hamilton stated that the Planning Commission reviewed a request from Mr. Bill Stagg on behalf  
21 of Lehr Jackson. He discussed the setbacks in the Commercial District. Mr. Hamilton stated that the  
22 council has never really established the setback for the entire block but by the ordinance there is 25'  
23 setback. He stated that it has been recommended to have a 3' setback in the northern block.

24  
25 The Town Attorney advised that there will be a resolution for consideration.

26  
27 **LETTER FROM CHAIRMAN JOHN ATWOOD, PLANNING AND ZONING COMMISSION**  
28 **REGARDING CALVERT TERRACE SUBDIVISION PUD**

29  
30 President Ford set the public hearing for November 3, 7:15 p.m.

31  
32 **LETTER FROM MS. LYNNE DAVIS, BOUNTIFUL REQUESTING BANNER AT**  
33 **TALBOTTOWN SHOPPING CENTER FOR BENEFIT OF THE MENTAL HEALTH**  
34 **ASSOCIATION IN TALBOT COUNTY**

35  
36 Upon motion by Ms. Scott Taylor, seconded by Mr. Jensen and carried unanimously, the banner  
37 request was approved.

38  
39 **LETTER FROM MS. SUZANNE ANDERSON, CHILDREN'S DIRECTOR, FIRST BAPTIST**  
40 **CHURCH REQUESTING PERMISSION TO POST SIGNS TO DIRECT PEOPLE TO NEW**  
41 **LOCATION OF COMMUNITY FALL FESTIVAL**

42  
43 Upon motion by Mr. Jensen seconded by Ms. Scott-Taylor and carried unanimously, permission was  
44 granted subject to the approval of the appropriate property owner.

45  
46 **RESOLUTION NO. 5938, APPROVING PARTICIPATING IN THE MARYLAND**  
47 **MUNICIPAL LEAGUE GEOCACHE TRAIL**

48  
49 Mr. Karge suggested that the Parks and Recreation Department handle this.

50  
51 Upon motion by Ms. Scott-Taylor seconded Mr. Wendowski and carried unanimously following a roll  
52 call vote, approval was granted.

53  
54 **ORDINANCE NO. 539, "AN ORDINANCE OF THE TOWN OF EASTON AUTHORIZING**  
55 **THE PURCHASE OF PROPERTY LOCATED ON BRYAN DRIVE, IN TALBOT COUNTY,**  
56 **MARYLAND FOR THE PURCHASE PRICE OF \$2,702,000 FOR THE PUBLIC PURPOSE**  
57 **OF USING THE SAME AS A PUBLIC WORKS FACILITY AND FOR RELATED USES"**

58  
59 President Ford introduced Ordinance No. 539 for a first reading.

60

1 **ORDINANCE NO. 540, "AN ORDINANCE OF THE TOWN OF EASTON AUTHORIZING**  
2 **THE EXECUTION AND DELIVERY OF A PROMISSORY NOTE IN A PRINCIPAL**  
3 **AMOUNT OF \$2,750,000 PAYABLE TO THE TALBOT BANK OF EASTON, MARYLAND**  
4 **FOR THE PUBLIC PURPOSE OF ACQUIRING REAL PROPERTY LOCATED IN TALBOT**  
5 **COUNTY, MARYLAND TO HOUSE A PUBLIC WORKS FACILITY AND TO BE USED**  
6 **FOR OTHER RELATED PUBLIC PURPOSES AND PLEDGING THE FULL FAITH AND**  
7 **CREDIT AND TAXING AUTHORITY OF THE TOWN OF EASTON TO THE REPAYMENT**  
8 **OF SAME"**

9 President Ford introduced Ordinance No. 540 for a first reading.

10 **DISCUSSION OF TOWN TREE PROGRAM**

11  
12 Upon motion by Mr. Jensen seconded by Mr. Wendowski and carried unanimously, discussion of a  
13 town tree program was tabled.  
14

15  
16 **LETTER FROM MR. ROBERT D. RAUCH, ROBERT D. RAUCH & ASSOCIATES, INC.**  
17 **REQUESTING RECLASSIFICATION OF PROEPRTY AS PRIORITY 1 GROWTH AREA IN**  
18 **THE NEW TOWN OF EASTON COMPREHENSIVE PLAN**

19  
20 President Ford stated that this letter was enclosed in the packet to alert the Council of the request in the  
21 Comprehensive Plan which is to be drafted in 2009.  
22

23 **ITEMS FROM COUNCIL**

24  
25 Mr. Jensen discussed a letter from a concerned citizen regarding the noise of cleaning machines at  
26 businesses.  
27

28 Mr. Wendowski welcomed four new businesses to town.  
29

30 **MAYOR WILLEY TO RECOMMEND ECONOMIC DEVELOPMENT DIRECTOR**

31  
32 Mayor Willey stated that the appointment of the Economic Development Director will be forthcoming.  
33

34 **AFFORDABLE HOUSING INFORMATIONAL MEETING**

35  
36 President Ford stated that the informational meeting process for prospective applicants will be held  
37 November 5 at 6:30 p.m. in the Town Council's chambers at the Town Hall.  
38

39 **MR. JOHN LOPES, EASTON CLUB EASTON TO DISCUSS COLLECTOR ROAD**

40  
41 Mr. Lopes stated that he is trying to stop the collector road from going through their community. He  
42 discussed a report that he had forwarded for council review. Mr. Lopes stated that there will be a  
43 Planning and Zoning meeting tomorrow night to discuss the collector road at Easton High School from  
44 6:00 p.m. to 8:00 p.m. on October 7. He stated that Mr. Atwood will be presiding.  
45

46 **ADJOURNMENT**

47  
48 Upon motion by Mr. Jensen seconded by Ms. Scott-Taylor and carried unanimously; President Ford  
49 adjourned the regularly scheduled meeting at 10:08 p.m.  
50

51  
52 \_\_\_\_\_  
Kathy M. Ruf, Town Clerk