

1 **TOWN OF EASTON, MARYLAND**
2 **Easton Town Hall**
3 **14 S. Harrison Street**

4 February 1, 2010
5

6 **PRESENT AT CONVENING**
7

8 Mayor Robert C. Willey
9 Council President John F. Ford
10 Councilmember Kelley K. Malone
11 Councilmember Pete Leshner
12 Councilmember Leonard E. Wendowski
13 Councilmember Megan M. Cook

14
15 **IN ATTENDANCE**
16

17 Also in attendance were the Town Manager Mr. Karge, the Attorney Ms. VanEmburch, Town Planner Mr. Tom
18 Hamilton, Long Range Planner Mr. Lynn Thomas, Current Planner Mr. Zach Smith and Town Clerk Mrs. Ruf.
19

20 **CONVENING**
21

22 At 7:00 p.m., President Ford called the meeting to order.
23

24 Mrs. Cook opened the meeting with prayer and led the audience in the Pledge of Allegiance.
25

26 **APPROVAL OF MINUTES**
27

28 Upon motion by Mr. Leshner seconded by Ms. Malone and carried unanimously, minutes of the January 20,
29 2010 meetings were approved as written.
30

31 **ITEMS BY MAYOR WILLEY**
32

33 Mayor Willey discussed revenue budget cuts in the current fiscal year. He discussed bringing the Public Works
34 facility into Town limits and offering the Business Park the opportunity should they desire to be annexed.
35

36 Mayor Willey discussed attending the Eagle Scout program last night.
37

38 Mayor Willey discussed the Council room revamp for 300th anniversary.
39

40 **CONFIRMATION OF APPOINTMENTS TO MAIN STREET BOARD OF DIRECTORS**
41

42 Upon motion by Mr. Wendowski seconded by Mrs. Cook and carried unanimously, Ms. Eleanor Shriver Magee,
43 Executive Director of the Historical Society of Talbot County and Rae Copper, Event Coordinator at the
44 Waterfowl Festival were approved to the Main Street Board of Directors.
45

46 **ITEMS BY THE TOWN MANAGER**
47

48 Upon motion by Ms. Malone seconded by Mrs. Cook and carried unanimously, approval of a Public Assembly
49 Permit for Community Eggstravaganza (Easter Egg Hunt) on March 27 was approved.
50

51 Mr. Karge stated that he has forwarded the impact fee report to the council today.
52

53 Mr. Karge discussed snow adjustments since the last storm.
54

55 Mrs. Cook asked Mr. Karge to discuss snow clearing priorities.
56

57 Mr. Karge discussed the town's ordinance to shovel sidewalks within 24 hours of cessation of snow.
58

59 President Ford asked if the impact fee report will be put on the Town's website.
60

61 President Ford and Ms. Malone have questions regarding grant questions at RTC Park.
62

63 Mr. Wendowski commended public works for their work during snow removal.
64

65 **ITEMS BY THE TOWN ATTORNEY**
66

67 Mrs. VanEmburch requested a closed session regarding § 10-508 A7 (consult with counsel to obtain legal
68 advice), A8 (pending litigation) and A3 (to discuss real estate).

69
70 **EASTON VOLUNTEER FIRE DEPARTMENT REPORT**
71

72 Assistant Chief McNeal discussed the January 2010 report.

73
74 Mr. McNeal stated that it is nice to see EVFD included on the mural for the council room.
75

76 Mr. McNeal discussed the first response vehicles during snow events and a fire during the snow. Mr. McNeal
77 stated that they had recently used the thermal imaging device to locate fire.
78

79 Mr. McNeal discussed the summary of fire prevention activities during 2009.
80

81 **PUBLIC HEARING TO OBTAIN PUBLIC COMMENTS ON THE PROPOSED 2010 UPDATE OF**
82 **THE TOWN'S COMPREHENSIVE PLAN**
83

84 At 7:27 p.m., President Ford opened the Public Hearing to discuss the proposed Comprehensive Plan scheduled
85 for 7:15 p.m. He stated that the public record will remain open until February 16.
86

87 President Ford stated that the Planning Department has taken two years to work on this Plan.
88

89 Mr. Thomas discussed the history of the Comprehensive Plan. He stated the process started fall of 2007. He
90 stated that the Council and Planning and Zoning Commission discussed the scope of the Plan. Mr. Thomas
91 stated that discussion had occurred in public workshops that involved presentations and mapping exercises and
92 800 participants had completed an online survey.
93

94 Mr. Thomas discussed public hearings that have taken place.
95

96 Mr. Thomas stated that the Planning Commission had voted 5 to 0 in favor of this plan as revised by the
97 Planning Commission members. He discussed changes that had been recommended.
98

99 President Ford asked for questions from the Council. There were none.
100

101 President Ford asked for public comments.
102

103 Ms. Sara Everheart, Cowdrey Thompson, Esq. was present on behalf of their client Mr. Jeff McNeil. She stated
104 that she appreciated the Planning Department's consideration for lots 9802 and 9812 Ocean Gateway, that are
105 currently approved. She stated that they are requesting the Town designate the properties on the Future Land
106 Use Map of the Easton Comprehensive Plan for business commercial uses as opposed to residential uses.
107

108 Mr. Michael Feeley, 7208 Fir Street, discussed the proposed connector road targeted to extend from Hemlock.
109 He stated that he has not seen any community that wants the connector road from Stoney Ridge.
110

111 Mr. Jack Phillips, 1st Baptist Church, Idlewild in Easton; discussed the needs and desires of 1st Baptist Church.
112

113 Mr. Wayne Layfield, member of 1st Baptist Church, Easton was present and discussed a possible annexation for
114 the proposed 1st Baptist Church site.
115

116 Mr. Ted Passyn, Spencer Farms has agreed to what Mr. Layfield has spoken about. He stated that they do not
117 intend to do any building until 2018 should the land be annexed for the church.
118

119 Ms. Anita Brayton, Hemlock Road, Woods at Stoney Ridge discussed her opposition to the extension of
120 Hemlock Lane. She discussed a petition submitted by Dana Robinson.
121

122 Ms. Eileen Deymier, 16 Talbot Street, acknowledged efforts of the participants. She stated that the
123 Comprehensive Plan is not merely a guide. Policies are the law which governments must manage. She discussed
124 inconsistencies with the growth rate. She stated that there is no need for additional annexations.
125

126 Mr. John Lopes, 7491 Casey Avenue, Easton Club East asked for one change. Mr. Lopes asked to add Mr.
127 Thomas' language from memo dated 1/27/10.
128

129 Mr. Darren McCarthy, 7007 Blackberry Court, near Hemlock was present to discuss the proposed connector
130 road. He stated that he moved here from San Diego due to research on towns. He asked that the development
131 remain as is.
132

133 Mr. John Hine, Woods at Stoney Ridge stated that the project would take some level of finishing. He stated that
134 there needs a sense of completion.

135
136 Mr. Tom Manaam, 29440 Hemlock Lane stated that there was no intent of making Hemlock lane a thru street or
137 connector.

138
139 Mr. Mike Hus, 29506 Hemlock Lane, stated that the road had not been mentioned. He stated that the
140 community was to have one entrance and exit; Corbin Parkway. He stated that there are no parks, no common
141 areas. Mr. Hus stated that this is a big expense for a road that serves to purpose.

142
143 Mr. Ray Shelton, Redwood Court, Woods at Stoney Ridge, stated he is an ex police officer and medic. He
144 stated that it is just a matter of time before there is an incident. Mr. Shelton asked for speed bumps to slow cars
145 for children that play in the streets.

146
147 Ms. Patricia Wiles, 7057 Redwood Court, stated that she is totally against having Hemlock Lane opened. She
148 stated that a thru street has ill effects on property values.

149
150 Mr. Leshar discussed property values increasing on Hanson Street.

151
152 Ms. Lauren Dianish, Aurora and August, stated that August is a wonderful street. She stated that a thru road
153 ruins neighborhoods. She stated that thru way streets encourage speeding.

154
155 President Ford stated that he will leave the public hearing open until the next meeting. He asked that written
156 comments be sent to Mr. Karge for him to forward to the council.

157
158 **PUBLIC HEARING ON THE REQUEST OF TALBOT HOSPICE FOUNDATION, INC., OWNER OF**
159 **PROPERTY LOCATED AT 586 CYNWOOD DRIVE EASTON, MD TO CONSTRUCT AN**
160 **ADDITION ONTO THE EXISTING HOSPICE FACILITY LOCATED ON THE SUBJECT**
161 **PROPERTY**

162
163 At 8:48, President Ford opened the public hearing scheduled for 7:45 p.m., on the request of Talbot Hospice.

164
165 Mr. Hamilton stated that the planning Commission reviewed and forwarded 5-0 in favor of the request and
166 stated that it is consistent with the Town's Comprehensive Plan.

167
168 Mr. Tim Glass, Lane Engineering and Ms. Lauren Dianish were present on behalf of the applicant.

169
170 Mr. Glass stated that a public hearing is required as part of the HC Zoning Requirements. He discussed the
171 favorable recommendation from Planning Commission.

172
173 Mr. Glass discussed the project located on Cynwood Drive. He stated that it does confirm with applicable
174 standards, comprehensive plan and will not affect surrounding properties.

175
176 Ms. Lauren Dianish, Atelier 11 discussed architecture. She stated that Lane Engineer has corrected a parking lot
177 situation.

178
179 Mr. Wendowski asked if green technology is a part of the proposed project. Ms. Dianish stated that Geo thermal
180 heat pump facility would be used.

181
182 Mr. Ken Bush is to review final plan.

183
184 President Ford asked for public comment. There was none.

185
186 At 9:02 p.m., President Ford closed the public hearing. He stated that the record will stay open until close of
187 business Friday. Any written comments can be submitted to Mr. Karge.

188
189 **ORDINANCE NO. 564, "AN ORDINANCE OF THE TOWN OF EASTON AMENDING THE TOWN**
190 **OF EASTON ZONING ORDINANCE TO PROVIDE DEFINITIONS, PERMITTED LOCATIONS**
191 **AND SUPPLEMENTAL STANDARDS FOR ADULT ORIENTED BUSINESSES."**

192
193 Ms. VanEmburch discussed changes to the ordinances.

194
195 Ms. VanEmburch stated that Ord. 564 will include a 1000' setback for regional healthcare and definitions for
196 live viewing booth. Ord. 565 will include the definition for influential businesses added.

197
198 Mr. Leshar discussed the need for constitutional provisions to not ban outright. He extended thanks to the
199 Planning staff and Town Attorney.

201 Upon motion by Wendowski seconded by Cook and carried unanimously, Ordinance No. 564 was approved.

202
203 **ORDINANCE NO. 565, "AN ORDINANCE OF THE TOWN OF EASTON AMENDING THE TOWN**
204 **OF EASTON CODE TO ADD CHAPTER 30 REGULATING ADULT ORIENTED BUSINESS**
205 **WITHIN THE TOWN OF EASTON IN ORDER TO PROMOTE PUBLIC HEALTH, SAFETY AND**
206 **WELFARE."**
207

208 Upon motion by Leshar seconded by Ms. Malone and carried unanimously, Ordinance No. 565 was approved.

209
210 **RTC GRANT PROPOSAL**

211 President Ford asked Mr. Karge to advise of grant proposal for RTC property.

212 Mr. Karge discussed history of filing the grant with Open Space in August.

213
214 Mr. Karge discussed Ordinance No. 308 and the process yet to be determined by the State.

215
216 Ms. Malone stated that she has had lengthy conversations regarding this grant proposal and that the series of
217 miscommunications was a huge wake up call. She stated that she was aware the plan was submitted hastily and
218 when she had spoken to staff about the content of the grant, had not been corrected by staff.

219
220 Mayor Willey stated that in the future all grant requests signed off that leave this building will be distributed to
221 the council.

222 President Ford asked if there is flexibility to the conceptual plan submitted. Mr. Karge discussed his
223 conversations with Program Open Space.

224
225 Ms. Malone stated that space and can be moved. Ms. Lasher of Program Open Space stated that there can be
226 some modification but it must follow the spirit of the original application which was for the purpose of creating
227 athletic fields and walking trails.

228
229 President Ford discussed the vehicular egress and ingress into the park which needs to be considered. He stated
230 that the money should maybe go towards a road.

231
232 Ms. Malone stated that there is an upcoming meeting regarding the RTC Park on February 20th at the park site.
233 A meeting is to follow at Coffee Cat.

234
235 President Ford asked for audience comments.

236
237 Mr. Ryan Ewing, Elm Street in Easton stated that he is disappointed in the lack of transparency regarding grant
238 applications. He discussed the RTC Park project.

239
240 **CLOSED SESSION**

241
242 At 9:31 p.m., upon motion by Mr. Leshar seconded by Mr. Wendowski and carried unanimously, President
243 Ford convened into Executive Session for legal advice, pending litigation and to consider the acquisition of real
244 property for a public purpose and matters directly related thereto.

245
246 **ADJOURNMENT**

247
248 Upon motion by Mr. Wendowski seconded by Mr. Leshar and carried unanimously; President Ford adjourned
249 the regularly scheduled meeting at 9:44 p.m.

250
251 _____
252 Kathy M. Ruf, Town Clerk
253
254
255