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**TOWN OF EASTON, MARYLAND
EASTON TOWN HALL
14 S. HARRISON STREET**

December 5, 2016

PRESENT AT CONVENING.

8	Mayor Robert C. Willey	11	Councilmember Pete Leshner
9	Council President John Ford	12	Councilmember Ron E. Engle
10	Councilmember Alan I. Silverstein	13	Councilmember Megan M. Cook

Also present was the Town Manager Mr. Donald J. Richardson, Town Attorney Mrs. Sharon VanEmburch, Town Engineer Mr. Rick VanEmburch and Town Clerk Mrs. Kathy M. Ruf.

CALL TO ORDER.

At 6:14 p.m., President Ford called the regularly scheduled meeting to order.

CLOSED SESSION.

At 6:15 p.m., upon motion by Mr. Leshner seconded by Mr. Engle and carried unanimously, President Ford convened into Closed Session.

At 6:58 p.m., upon motion by Mr. Silverstein, seconded by Mr. Engle and carried unanimously, President Ford adjourned the Closed Session and reconvened into the regularly scheduled meeting.

MEETING.

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

President Ford stated that a Closed Session had been held prior to the regularly scheduled Council meeting this evening.

President Ford stated that a Closed Session would be held following the regularly scheduled meeting to talk about the Port Street annexation process and how to consider the infrastructure cost of the boardwalk as part of the annexation process.

OPENING REMARKS BY MR. SILVERSTEIN AND PLEDGE OF ALLEGIANCE.

Mr. Silverstein gave opening remarks and led those present in the Pledge of Allegiance.

APPROVAL OF MINUTES OF NOVEMBER 21, 2016 MEETINGS.

Upon motion by Mr. Leshner seconded by Mr. Engle and carried unanimously, minutes of the November 21, 2016 meetings were approved as written.

ITEMS BY MAYOR WILLEY.

Mayor Willey asked for approval for three year reappointments to the Board of Zoning Appeals:

- Mr. Tom Moore, Alternate
- Mr. Gary Molchan
- Ms. Daphne Cawley Edwards
- Mr. Raymond Grodecki

Upon motion by Mr. Silverstein, seconded by Mr. Leshner and carried unanimously, reappointments to the Board of Zoning Appeals were approved for an additional three year term.

Mayor Willey stated that the Town of Easton had a wonderful Christmas parade. He extended well wishes for a great holiday.

Mayor Willey discussed the transfer of Elliott Road from the county to the Town. He stated that the Town needs to control roads that are actually in the town.

68 Mr. Silverstein, Mr. Leshar and Mr. Engle stated that they are in support of the transfer.

69

70 Mrs. Cook and President Ford stated that they are not in support of the transfer with the payment from
71 the county due to the condition of Elliott Road. Mrs. Cook stated that the payment would not cover the
72 costs of necessary repairs.

73

74 **ITEMS BY TOWN MANAGER.**

75

76 Mr. Richardson asked for approval for the public assembly permits:

77

78 EVENT: Easton Volunteer Fire Dept. 5k/1 mile Fun Run

79 APPLICANT: Don Abbatiello/EVFD

80 LOCATION: See Below

81 DATE/TIME: April 1, 2017 - 1100 to 1600 hrs.

82

83 EVENT: First Night Talbot

84 APPLICANT: First Night Talbot/Carolyn Jaffe

85 LOCATION: South Harrison St. between Dover St. and South St., plus the Academy of the Arts, the
86 Waterfowl Building, and the Avalon

87 DATE/TIME: Dec. 31, 2016 1800 to 0001 hrs.

88

89 Upon motion by Mr. Silverstein seconded by Mrs. Cook and carried unanimously, the public assembly
90 permits were approved.

91

92 **CONT'D. PUBLIC HEARING TO RECEIVE COMMENTS ON THE REQUEST TO ANNEX APPROXIMATELY**
93 **6.533 ACRES, MORE OR LESS LYING CONTIGUOUS TO THE EXISTING BOUNDARIES OF THE TOWN OF**
94 **EASTON.**

95

96 At 7:11 p.m., President Ford opened the Public Hearing.

97

98 Mr. Don Hasslinger, 7847 Woodland Circle stated that he is not opposed to the Port Street Annexation
99 but is concerned about light and noise pollution.

100

101 Mr. Robert Lonergan, 7845 Woodland Circle, stated his back yard is right across to Easton Point. He asked
102 the council to preserve the residents' tranquility. He asked that the legislation be spelled out that there is
103 to be no outdoor amplified music.

104

105 Mr. Roger Baldwin stated that he is directly across from Easton Point Marina. He stated that he supports
106 the other's comments. Mr. Baldwin stated that he is here to defend his property. He asked that the
107 annexation agreement state in writing that there is to be no outdoor noise.

108

109 Mr. Paul Connelly, 7872 Avely Court discussed outdoor music. He asked that the noise level be stated to
110 not exceed 62 decibels instead of 67 decibels.

111

112 President Ford discussed the council not giving rights to owners of commercial property that other
113 owners have been entitled to.

114

115 Mr. Sam Trippe, 700 Port Street stated he is present representing the Londonderry establishment. He
116 stated that their big concern is the noise factor. He discussed the Jetty in Kent Island and noise
117 complaints of the nearby hotel and how it was handled. He stated that there is now no outdoor music.

118

119 Ms. Alice Michalak, 7837 Woodland Circle discussed her personal experience with the previous owners.

120

121 Mr. Paul Denton, 7793 Woodland Circle stated he agrees with the previous audience comments and his
122 concern is excessive noise that would disturb peace and tranquility of their neighborhood. He stated that
123 he is not opposed to redevelopment.

124

125 Mr. Ryan Showalter, on behalf of the proposed applicant stated that they will have a tranquil ambience
126 and they are not proposing a battle of the bands.

127

128 Mr. Robert Lonergan stated that he just wants a phrase inserted in the annexation agreement that would
129 address the residents' concerns. He stated that he wants to keep this reasonable.

130

131 President Ford stated that he would end tonight's public hearing but stated that it will remain open. He

132 asked in advance, if comments are to be made that they should be focused on the annexation
133 agreement. President Ford stated that the annexation agreement would be made public after it is drafted
134 in its final form. President Ford thanked the audience for their comments this evening.

135

136 **PUBLIC HEARING TO DISCUSS THE REQUEST OF ELM STREET DEVELOPMENT, LC**
137 **(OWNERS/DEVELOPERS) TO AMEND THE CONDITIONS OF APPROVAL REGARDING OFF SITE**
138 **AFFORDABLE HOUSING FOR THE PLANNED UNIT DEVELOPMENT (PUD) KNOWN AS EASTON VILLAGE**
139 **ON THE TRED AVON.**

140

141 At 7:40 p.m., President Ford opened the public hearing.

142

143 Town Attorney Mrs. Van Emburgh discussed the history of the ordinance. She stated that it is proposed
144 to be modified so Elm Street will give the property to Habitat for affordable houses. She stated that there
145 will be more affordable houses than the original agreement specifies.

146

147 Ms. Nancy Andrew, Executive Director Habitat Choptank stated that she has been working on this for
148 over a year and they are ready to proceed.

149

150 Mr. Silverstein asked if these will be single family homes.

151

152 Ms. Andrew stated that they will and encouraged the Fourth Ward neighborhood to apply although she
153 stated that they are pooling from a larger area than just West Street and Port Street. She discussed their
154 own standards necessary which include sweat equity and savings.

155

156 At 7:49 p.m., President Ford closed the public hearing.

157

158 **ORDINANCE NO. 691, "AN ORDINANCE OF THE TOWN OF EASTON AMENDING THE CONDITIONS OF**
159 **APPROVAL FOR ORDINANCE 461, WHICH GRANTED THE AMENDMENT TO A PLANNED UNIT**
160 **DEVELOPMENT FOR ELM STREET DEVELOPMENT, LC, TO MODIFY THE REQUIREMENTS FOR**
161 **CONSTRUCTION OF OFF-SITE HOMES FOR LOW-INCOME HOUSEHOLDS."**

162

163 Upon motion by Mr. Silverstein seconded by Mr. Engle and carried unanimously, Ordinance No. 691 was
164 passed.

165

166 **COUNCILMEMBER COMMENTS.**

167

168 Mr. Silverstein commented on the Christmas parade. Mr. Silverstein thanked Easton Business Alliance for
169 their hard work.

170

171 Mrs. Cook stated that the East End Neighborhood Association's annual meeting was recently held. She
172 stated that they elected a board and have one spot still available. She stated that Officer Freeman gave a
173 presentation regarding what is going on in the neighborhood.

174

175 **CLOSED SESSION.**

176

177 At 7:51 p.m., upon motion by Mr. Silverstein, seconded by Mr. Leshner and carried unanimously, President
178 Ford convened into Closed Session.

179

180 At 8:19 p.m., upon motion by Mr. Leshner, seconded by Mrs. Cook and carried unanimously, President
181 Ford moved out of Closed Session and reconvened into Open Session.

182

183 **ADJOURN.**

184

185 At 8:19 p.m., upon motion by Mrs. Cook, seconded by Mr. Leshner and carried unanimously, President
186 Ford adjourned the regularly scheduled meeting.

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Kathy M. Ruf, Town Clerk