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3 **TOWN OF EASTON, MARYLAND**  
4 **Easton Town Hall**  
5 **14 S Harrison Street**  
6

7 **September 6, 2016**  
8

9  
10 **PRESENT AT CONVENING.**  
11

12 Mayor Robert C. Willey 15 Councilmember Pete Lesher  
13 Council President John Ford 16 Councilmember Ron E. Engle  
14 Councilmember Alan I. Silverstein 17 Councilmember Megan M. Cook  
15

16  
17  
18  
19 **IN ATTENDANCE.**  
20

21 Also present was the Town Manager Mr. Robert F. Karge, Town Attorney Mrs. Sharon  
22 VanEmburch, Code Official Donald J. Richardson, Town Planner Lynn Thomas and Town Clerk Mrs.  
23 Kathy M. Ruf.  
24

25 **CONVENING.**  
26

27 At 7:00 p.m., President Ford called the meeting to order.  
28

29 **OPENING REMARKS BY MR. ENGLE AND PLEDGE OF ALLEGIANCE.**  
30

31 Mr. Engle gave opening remarks and led those present in the Pledge of Allegiance.  
32

33 **APPROVAL OF MINUTES OF AUGUST 19, 2016 MEETING.**  
34

35 Upon motion by Mr. Lesher seconded by Mr. Engle and carried unanimously, minutes of the August  
36 19, 2016 meeting were approved.  
37

38 **ITEMS BY THE TOWN MANAGER.**  
39

40 **APPROVAL OF TRAILER BID FOR PUBLIC WORKS.**  
41

42 The Town Manager, Mr. Karge asked for approval for the trailer bid from the apparent low bidder, J&S  
43 Equipment, Inc.  
44

45 Upon motion by Mr. Lesher seconded by Ms. Cook and carried unanimously, the trailer bid in the amount  
46 \$7,775.00 was approved.  
47

48 **MS. PATRICE MILLER AND MS. ANGELA RIECK REPRESENTING "BIKE TALBOT" TO ADDRESS COUNCIL**  
49 **REGARDING MASTER PLAN.**  
50

51 Ms. Rieck introduced Ms. Miller. Ms. Rieck presented Bike Talbot Action Plan and Master Plan. She stated  
52 that they are looking for people that may use cycling as their first transportation mode. They asked for  
53 council support. They suggested a bike cycling point person that is a councilmember. Ms. Rieck stated that  
54 they will keep the council updated and bring information to the meetings as needed.  
55

56 Mr. Lesher stated that he is an enthusiastic supporter and appreciates all they are doing.  
57

58 **PUBLIC HEARING TO RECEIVE COMMENTS ON THE REQUEST TO ANNEX APPROXIMATELY 6.533 ACRES,**  
59 **MORE OR LESS LYING CONTIGUOUS TO THE EXISTING BOUNDARIES OF THE TOWN OF EASTON.**  
60

61 At 7:23 p.m., President Ford opened the 7:15 p.m. scheduled hearing.  
62

63 Mr. Thomas was present and gave an overview of the area proposed for annexation. He stated that the  
64 Planning & Zoning Commission has made their findings and stated that the annexation is consistent with the  
65 Comprehensive Plan. He stated that the Planning & Zoning Commission voted unanimously to approve the  
66 annexation.  
67

68 Ryan Showalter was present on behalf of the applicants. He stated that the Town's Comprehensive Plan  
69 designates the property for priority annexation. He stated that a number of interests have been proposed  
70 for these parcels.  
71

72 Zoning was discussed for the property. Mr. Showalter stated that General Commercial was the best zoning  
73 to apply for.

74  
75 Mr. Showalter stated that the applicants may ask for abatement of taxes until water and sewer has been  
76 connected to the town's system.

77  
78 President Ford asked for public comments. He stated state and county officials have the first opportunity to  
79 speak.

80  
81 Mr. Mark Hill, 9814 Low Point Road (Easton Bailey Construction) stated he is not against the annexation but  
82 wants assurance that if there is an annexation, he will not be forced to be annexed. He stated that he does  
83 not want or need to be annexed in to town limits.

84  
85 President Ford stated that he does not believe that option would be proactively enforced.

86  
87 Mr. Karge stated that he has seen that happen one time; a property in Talbot Commerce Park.

88  
89 President Ford stated that he would not support forcing annexation upon a property owner.

90  
91 President Ford asked for public comments.

92  
93 Mr. Joseph Prudhomme, 7097 Blackberry Court stated that the proposed annexation property represents a  
94 jewel.

95  
96 Ms. Jane Hawkey, one of the applicants and owners of The Boathouse stated that they are very excited  
97 about coming into town. She stated that Easton Point is the gateway to the town. She asked the council to  
98 support the annexation request. She stated that the five year moratorium needs to be quickly resolved. She  
99 asked the town and EEDC to work hard and steadfast with the county.

100  
101 Ms. Marie Gould stated that she is a third generation Talbot County resident. She discussed inheriting the  
102 property from her grandfather, Jesse Webb. She discussed the historical prospective of the property. She  
103 stated that they cannot fix the septic system and renders the property useless as it is. Ms. Gould stated that  
104 she wants to rehab the property and intends to make workforce housing. She stated that she intends to be a  
105 contributor of the continued improvement of the town.

106  
107 At 7:45 p.m., President Ford closed the public hearing for this evening. He stated that written comments  
108 would be received at the Town hall until close of business Friday.

109  
110 The Town Attorney suggested leaving the record open until the next meeting.

111  
112 **PUBLIC HEARING TO DISCUSS THE REQUEST OF ELM STREET DEVELOPMENT, LC (OWNERS/DEVELOPERS)**  
113 **TO AMEND THE CONDITIONS OF APPROVAL REGARDING OFF SITE AFFORDABLE HOUSING FOR THE**  
114 **PLANNED UNIT DEVELOPMENT (PUD) KNOWN AS EASTON VILLAGE ON THE TRED AVON.**

115  
116 **ORD. NO. 692, "AN ORDINANCE OF THE TOWN OF EASTON AMENDING THE CONDITIONS OF APPROVAL**  
117 **FOR ORDINANCE 461, WHICH GRANTED THE AMENDMENT TO A PLANNED UNIT DEVELOPMENT FOR ELM**  
118 **STREET DEVELOPMENT, LC, TO MODIFY THE REQUIREMENTS FOR CONSTRUCTION OF OFF-SITE HOMES**  
119 **FOR LOW-INCOME HOUSEHOLDS."**

120  
121 President Ford stated that the Public Hearing scheduled for Elm Street Development has been cancelled.

122  
123 **PUBLIC HEARING TO DISCUSS THE REQUEST OF ROBERT RAUCH OF RAUCH, INC. AND DELAWARE VALLEY**  
124 **DEVELOPMENT COMPANY, (APPLICANT) ON BEHALF OF COMPASS PROPERTIES, INC., FOR A PLANNED**  
125 **UNIT DEVELOPMENT (PUD) TO PERMIT THE CONSTRUCTION OF MULTIFAMILY DEVELOPMENT**  
126 **CONSISTING OF 72 UNITS IN SIX APARTMENT BUILDINGS, A 2,596 SQUARE FOOT COMMUNITY BUILDING**  
127 **AND ASSOCIATED SITE AMENITIES ON A 5.84 ACRE SITE LOCATED AT 29418 MATTHEWSTOWN ROAD.**

128  
129 At 7:50 p.m., President Ford opened the Galloway Meadows Public hearing scheduled for 7:45 p.m.

130  
131 Town Planner Mr. Lynn Thomas discussed the request for a Planned Unit Development. Mr. Thomas stated  
132 that the Planning and Zoning Commission recommended approval on the original application as well as the  
133 revised application.

134  
135 The Town Attorney administered the Oath for participants that would be testifying for the application. She  
136 stated that if anyone chooses to make a statement that has not taken the oath, it could be administered  
137 before testimony.

138  
139 Ms. Eden Roberts was present on behalf of Delaware Valley Company. She stated that the applicant also is  
140 the owner of Magnolia Meadows in Easton. Ms. Roberts discussed the proposed project and stated that it  
141 would consist of 72 units and one manager's unit. Ms. Roberts stated that this is proposed to be workforce  
142 housing with affordable and reasonable rents; the median proposed to be approximately \$1,000 per month.  
143

144 Mr. Bill Ewald of Rauch, Inc. was present and discussed the project. He stated that there would be  
145 playgrounds and walking trails. Mr. Ewald asked for sketch PUD approval.

146  
147 President Ford asked for council questions.

148  
149 President Ford asked what the provisions would be for trash and recycling.

150  
151 Ms. Roberts stated that there would be dumpsters at the site.

152  
153 Mr. Silverstein stated that private haulers would be necessary.

154  
155 Mrs. Cook asked what the percentage is for open space.

156  
157 Mr. Ewald stated that the project has proposed walking trails thru the woods and will have sidewalks for  
158 pedestrian travel. Mr. Ewald stated that the open space includes the wetlands.

159  
160 Mr. Silverstein asked for a breakdown on the units.

161  
162 Mr. Engle stated that he is very concerned about the entrance and exit to the proposed community. He  
163 stated that the road is a two lane road, heavily congested and traveled. He stated that there is no way for  
164 people to walk to the nearby shopping center. Mr. Engle stated that this development would create a  
165 serious traffic hazard.

166  
167 Ms. Roberts stated that they are analyzing whether an acceleration or deceleration lane is required.

168  
169 Mr. Engle stated he is very concerned about the traffic turning onto MD State Road 328.

170  
171 President Ford asked when the report from State Highway Administration is expected.

172  
173 Ms. Roberts stated that when the scope is approved, they will provide information as required.

174  
175 President Ford asked for audience comments. There were none.

176  
177 At 8:04 p.m., President Ford stated that he would leave the record open until information is received from  
178 State Highway Administration. President Ford stated that a straw vote could be taken at the next meeting.

179  
180 Mr. Engle stated that he cannot make an informed decision without the response from State Highway  
181 Administration.

182  
183 At 8:07 p.m., President Ford stated that the record would be left open and they would receive comments  
184 until close of business Friday.

185  
186 **LETTER FROM RICHARD M. TETTELBAUM, PLANNING & ZONING COMMISSION CHAIRMAN REGARDING**  
187 **AMENDMENT TO THE ZONING ORDINANCE REGARDING PUBLIC SIDEWALKS.**  
188

189 Town Planner Mr. Thomas discussed the letter from Planning and Zoning Chairman Mr. Tettelbaum. He  
190 stated that the intent is to amend the language in the Zoning Ordinance to clarify what is required regarding  
191 public sidewalks.

192  
193 President Ford set the public hearing for the amendment of the Zoning Ordinance for October 3, 7:25 p.m.  
194 President Ford stated that the upcoming public hearings for October 3 are as follows: 7:15 p.m. for  
195 appointment of Alternates to the Planning and Zoning Commission, 7:20 p.m. for amendments for Solar  
196 Panels and 7:25 for amendments to the Zoning Ordinance requiring sidewalks.

197  
198 **ORD. 680, "AN ORDINANCE OF THE TOWN OF EASTON MODIFYING THE HOUSING LICENSE**  
199 **PROVISIONS TO EXTEND THE PROVISIONS TO SHORT TERM HOUSING, TO ADD ADDITIONAL**  
200 **STANDARDS APPLICABLE TO SHORT TERM HOUSING, TO PROVIDE CLEAR EXCEPTIONS TO THE**  
201 **REQUIREMENT FOR A LICENSE, TO PROVIDE SPECIAL PROVISIONS FOR OCCUPANCIES BY**  
202 **IMMEDIATE FAMILY MEMBERS, TO PROVIDE FOR THE REGISTRATION OF ALL NON-OWNER**  
203 **OCCUPIED PROPERTY IN THE TOWN OF EASTON, AND MODIFYING THE APPEAL PROVISIONS**  
204 **APPLICABLE TO HOUSING LICENSES."**  
205

206 The Town Attorney discussed the changes made to Ordinance No. 680. She stated that an appeal  
207 would be decided by the Board of Appeals not the council. She discussed changes and questions  
208 related to immediate family members utilizing properties. Mrs. VanEmburch stated that the  
209 insurance language addresses Mr. Silverstein's concerns.

210  
211 Upon motion by Mr. Leshar seconded by Mr. Silverstein and carried unanimously, Ordinance No.  
212 680 was approved.

213  
214 **ORD. 689, "AN ORDINANCE OF THE TOWN OF EASTON AMENDING THE TOWN OF EASTON ZONING**  
215 **ORDINANCE."**

216 The Town Attorney stated that Ordinance No. 689 addresses the short term residential use.

217  
218  
219 Upon motion by Mr. Leshar seconded by Mr. Silverstein and carried unanimously, Ordinance No. 689  
220 was approved.

221  
222 **DISCUSSION OF TRANSFER OF COUNTY ROADS TO TOWN OF EASTON.**

223  
224 Mayor Willey updated on the Glebe Road and Route 322 proposed road transfer from the county.  
225 He stated that Route 322 lies fully within the Town of Easton as does Elliott Road. He discussed the  
226 two sinkholes which have developed on Glebe Road. Mayor Willey stated that the county is  
227 prepared to repair those sink holes at their cost prior to the transfer but Elliott road is still  
228 question. He stated that Elliott Road is not up to town standards.

229  
230 President Ford stated that there are issues that still need to be worked out.

231  
232 Mayor Willey stated that the county and town discussions are ongoing.

233  
234 Mr. Silverstein stated that it stresses him that the county wants to put the roads together for the  
235 transfer. He discussed the business that wants access to Route 322.

236  
237 **ITEMS FROM MEMBERS OF THE COUNCIL.**

238  
239 Mr. Silverstein stated that he is working on the regional Job Fair, October 12, 2:00 – 6:00 p.m. at  
240 the Talbot County Community Center.

241  
242 Mr. Engle thanked Mayor Willey and the Town Manager for assistance with the grass at Easton  
243 Club.

244  
245 Mrs. Cook invited everyone to East End Neighborhood Association Cleanup Saturday at 8:00 a.m.

246  
247 President Ford stated that the Frederick Douglas Celebration will occur September 24 at 10:30  
248 a.m.

249  
250 **ADJOURN.**

251

252  
253 Upon motion by Mr. Leshar seconded by Mrs. Cook and carried unanimously, President Ford  
254 adjourned the regularly scheduled meeting at 8:33 p.m.

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256  
257  
258 \_\_\_\_\_  
Kathy M. Ruf, Town Clerk