

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

4 March 15, 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 Assistant Town Attorney Mr. Fitzgerald, Town  
18 Planner Mr. Hamilton, Current Planner Mr. 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 Mr. Wendowski 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 March 1  
29 and March 8, 2010 meetings were approved.  
30

31 **ITEMS BY MAYOR WILLEY**  
32

33 Mayor Willey stated that the budget meetings with the department heads have been scheduled. He stated  
34 that the state has notified him that the Town can expect \$413,000 less from shared income tax revenues.  
35

36 Mayor Willey stated that he recently attended a meeting with Mr. Hamilton and Mr. Karge regarding a  
37 recycling program.  
38

39 Mr. Wendowski asked if there has been an increase in police calls to the high school since the Resource  
40 Officer has not been present.  
41

42 Mayor Willey stated that there is some activity and he can get a breakdown of the calls.  
43

44 **ITEMS BY THE TOWN MANAGER**  
45

46 Mr. Karge asked for approval for the following Public Assembly Permit requests:  
47

- 48 ○ March 17, St. Patrick's Day
- 49 ○ Easton Church of God, Resurrection Prayer Walk

50  
51 Upon motion by Mr. Leshner seconded by Ms. Cook and carried unanimously, the Public Assembly Permits  
52 as recommended by Easton Police Department were approved.  
53

54 **ACCEPTANCE OF LANDSCAPE BID FOR 2010/11 SEASON**  
55

56 Mr. Karge asked for approval for the Landscape Bid proposals as recommended by the Public Works  
57 Department:  
58

- 58 ○ Proposal A, Pro Cut
- 59 ○ Proposal B, Brummell Does

60  
61 Upon motion by Mr. Wendowski, seconded by Ms. Malone and carried unanimously, the Landscape Bid  
62 proposals were approved.  
63

64 **MR. RON MITCHELL TO UPDATE COUNCIL ON EASTON MAIN STREET**  
65

66 Mr. Mitchell was present and updated on Easton Main Street. He stated that there are a number of things  
67 they are working on in the downtown.  
68

69 Mr. Mitchell stated that the first weekend starting in May, there will be events in the streets. Mr. Mitchell  
70 stated that they are looking at flower baskets hanging on lamp posts starting in May through October.  
71 Mr. Mitchell discussed Earth Day planning which Easton Main Street is planning as a major cleanup.

72  
73 **LETTER FROM MR. GARY L. MOORE, SENIOR PASTOR REQUESTING PERMISSION FOR**  
74 **ST. MARK'S TO USE THE PAVILION AT IDLEWILD PARK FOR SUNDAY MORNING**  
75 **SERVICES JUNE 6 THROUGH AUGUST 29, 2010**

76  
77 Upon motion by Mr. Wendowski, seconded by Mrs. Cook, permission was granted for the use of the  
78 pavilion at Idlewild Park for Sunday morning services.

79  
80 **REQUEST FROM MR. ANDREW EVANS, T/A "THE BBQ JOINT" FOR A LICENSE FROM**  
81 **THE TOWN OF EASTON**

82  
83 Mr. Andrew Evans, 107 Brookletts was present and stated that he would like to open on Sunday. He stated  
84 that he intends to cook a whole roasted pig in a bbq trailer. Mr. Evans stated that the Health Department  
85 has given preliminary approval but the trailer will have two wheels that extend on town property. He asked  
86 that the Town of Easton grant a license to permit Sunday business and cooking. Mr. Evans stated that he  
87 currently has a café license.

88  
89 The Assistant Town Attorney stated that he needs time to research the request. Mr. Fitzgerald stated that  
90 the Council can act on the request at the next meeting.

91  
92 **RESOLUTION NO. 5959, "A RESOLUTION OF THE TOWN OF EASTON AUTHORIZING THE**  
93 **EXECUTION OF A LICENSE AGREEMENT TO ALLOW AN ENCROACHMENT AT 21**  
94 **SOUTH AURORA STREET INTO THE RIGHT OF WAY KNOWN AS AURORA STREET"**

95  
96 Upon motion by Mr. Leshner, seconded by Ms. Malone and carried unanimously; Resolution No. 5959 was  
97 approved.

98  
99 **ORDINANCE NO. 570, "AN ORDINANCE OF THE TOWN OF EASTON APPROVING**  
100 **AMENDMENTS TO THE PLANNED HEALTHCARE ("HC") SITE DEVELOPMENT PLAN**  
101 **KNOWN AS "TALBOT HOSPICE FOUNDATION, INC.," WHICH WAS APPROVED BY SITE**  
102 **DEVELOPMENT PLAN 79 UNDER THE PROVISIONS OF THE EASTON ZONING**  
103 **ORDINANCE"**

104  
105 Upon motion by Mr. Leshner, seconded by Ms. Malone and carried unanimously, Ordinance No. 570 was  
106 approved.

107  
108 **PUBLIC HEARING ON THE REQUEST OF ASHBY COMMONS, LC, (THE APPLICANT), FOR**  
109 **AN AMENDMENT TO THE ASHBY COMMONS PUD GENERALLY LOCATED NORTH OF**  
110 **THE VFW FACILITY ON GLEBE ROAD BETWEEN THE EASTON MARKETPLACE**  
111 **SHOPPING CENTER AND ASHBY PARK SUBDIVISION**

112  
113 At 7:30 p.m., President Ford opened the Public Hearing scheduled for 7:15 p.m.

114  
115 Mr. Smith introduced and discussed the history of the application.

116  
117 Mr. Mike Burlbaugh, Elm Street Development discussed the status of Ashby Commons and Elm Street's  
118 proposal. He discussed the history of Ashby Commons and the failure of the previously approved project.  
119 Mr. Burlbaugh stated that he has held meetings with neighboring community.

120  
121 Mr. Burlbaugh displayed renderings of the proposed development. He stated that this proposal is an  
122 example of infill development with integrated uses. He stated that this project creates a walkable  
123 community with connectivity to Easton marketplace with a diversity of house types and price points. Mr.  
124 Burlbaugh stated that Ashby Commons will serve younger families with a price range of starting at  
125 \$169,000 for single family houses to \$219,000.

126  
127 Mr. Burlbaugh discussed positive impacts this development could have to the town.

128  
129 At 7:54 p.m., President Ford opened the floor to questions and public comments.

130  
131 Mr. Doug ~~Staton~~Stayton, 371 Glebe Road, formally thanked Mr. Wendowski, Mayor and Ms. Malone for  
132 attending the Eagle Scout presentation recently for his son. He asked if this proposal has anything to do  
133 with a proposed sidewalk on Glebe Road.

134 Mr. Burlbaugh stated that a sidewalk is desirable in that vicinity. He stated that Elm Street is willing to  
135 fund a portion or construct from Ashby Commons to the VFW.  
136

137 Mr. ~~Staton~~Stayton stated that he owns next to the entrance and has a rental property next to his house. He  
138 is present this evening to offer support for Elm Street development. He is asking for approval as submitted.  
139 He finds nothing objectionable in the project as proposed and finds the open space very nice. Mr.  
140 ~~Staton~~Stayton stated that what is there is intolerable and not maintained. He stated that he hopes this  
141 project will help to relieve stormwater problems in the area.  
142

143 Mr. Chuck Mangold, 27930 Peach Orchard Road, testified on behalf of Elm Street. He stated that he thinks  
144 these units are a price point and geographic asset to the town. Mr. Mangold stated that residents can now  
145 take advantage of government programs. He discussed the high caliber of Elm Street developers. Mr.  
146 Mangold stated that they consistently and constantly do what they say they are going to do. He encouraged  
147 the Town to look favorably on the project. He stated that this is a really big opportunity to make available  
148 high caliber inventory that promotes availability for folks that need it.  
149

150 Mr. Dan Bridges, 7166 Calves Acre Lane, Aqua Pools and Spas, discussed the benefits this development  
151 could have to his employees. He stated that this project could allow children to have a place to live in this  
152 community. Mr. Bridges stated that he supports this development and it is worth moving forward.  
153

154 Mr. John Wilson, Tidewater Inn, 101 E Dover Street; Gibsons Grant in Kent Island stated that Elm Street  
155 consistently comes up with the right thing to do and the Town is lucky to have them want to develop the  
156 parcel.  
157

158 Mr. Jeff Mathais, 7382 Karen Avenue, Easton Club East testified that he is in favor of the proposed  
159 development. He stated that it will help bolster the construction economy. Mr. Mathais stated that the  
160 architecture and layout are great and it fits in with the adjacent neighborhood.  
161

162 Mr. Alan Bryan, Jr., 25948 St. Michaels Road stated that Elm Street is a first class operation. He stated that  
163 they are more than fair as business partners and to the community. Mr. Bryan stated that he has two young  
164 children that would like to stay in the area as well as employees that need affordable housing.  
165

166 Ms. Susan Mears Whiteford, 806 Robinhood Hill, Sherwood Forest MD, stated that she is here on behalf of  
167 Easton Marketplace. She stated that Easton Marketplace has a lot of vacancies. She clarified that they do  
168 not own the old Lowe's building. Ms. Mears stated that she would welcome Ashby Commons as part of the  
169 shopping center resolution. She is very impressed with the degree of review the Town has had for this  
170 project. Ms. Mears stated that she supports neighborhoods where you can walk and shop. She asked that  
171 the project is upheld and approved.  
172

173 Mr. Robert Higgins, Oxford, business property owner on Brooks Drive, stated that supports the proposal as  
174 presented. He stated that the town is always in need of affordable housing. He stated that there is a need for  
175 starter housing and the project is innovative and good for the area. Mr. Higgins stated that the purchasers  
176 will get a great deal. He stated that he wholeheartedly supports the project.  
177

178 Ms. Eileen Deymier, 16 N Aurora Street, stated that she has a two-fold interest in the requested PUD  
179 amendment. She stated that she would support the project wholeheartedly if it was supported by the  
180 Comprehensive Plan. Ms. Deymier asked that the price points be clarified.  
181

182 Mr. Burlbaugh stated that there will be 64 units priced between \$169,000 to \$179,000 and single family  
183 houses in the low \$200,000s to mid 200s.  
184

185 Ms. Deymier stated that the front loaded garages are a big issue. She stated that the proposal does not  
186 coincide with comprehensive plan.  
187

188 Mr. Tom Alspach was present on behalf of Talbot Preservation Alliance. He commended Elm Street for  
189 taking over the Ashby Commons project and proposing affordable housing. Mr. Alspach stated that the  
190 development must be consistent with the Comprehensive Plan. He stated that the project should be  
191 approved with some modifications to conform to the Plan. He discussed the front load garages and the  
192 parking which should be excluded from front yards. He stated that the Comprehensive Plan states that  
193 developments should utilize alley systems. Mr. Alspach asked the Town to have the developer modify  
194 development to conform to the Comprehensive Plan. He stated that the final design should be consistent  
195 with the principals in the Comprehensive Plan.  
196

197 Ms. Nancy Andrew, 411 S. Washington Street, Deputy Director of Habitat of Humanity stated that Elm  
198 Street is a partner for Milestone on Clay Street. She stated that Easton needs more affordable  
199 homeownership.

200 Mr. Al Silverstein, 300 Dixon St., unit 105, stated that he lives in a project Elm Street developed. Mr.  
201 Silverstein stated that he is present on behalf of Chamber of Commerce. He discussed changes made to the  
202 proposal. He discussed disadvantages to rear loaded garages. Mr. Silverstein urged the council to approve  
203 the project as amended by Elm Street.

204  
205 Mr. Miles Circo, 9400 Tilghman Island Road, Wittman, MD; a member of Affordable Housing Board  
206 stated that it is difficult for first time homebuyers. He stated that he previously relied on developers  
207 extractions to make affordable houses. He stated that economic conditions have changed home prices. Mr.  
208 Circo stated that he clearly supports the amended project. Mr. Circo discussed principal and insurance  
209 payments for median income families in the town of Easton.

210  
211 Mrs. Jane Bollman, 221 S Hanson Street, stated that she is in support of project. She stated that she was  
212 previously on the Affordable Housing Coalition. Ms. Bollman asked that Elm Street Development be asked  
213 to tweek the development to have a nice affordable housing infill project.

214  
215 Mr. Wendowski asked if there would be additional berms covering Lowes. Mr. Burlbaugh stated that he  
216 would be happy to discuss additional plantings.

217  
218 Mr. Wendowski asked where the affordable homes would be located in the development. Mr. Burlbaugh  
219 stated that there would be nine homes scattered throughout.

220  
221 Mr. Burlbaugh stated that the streets and alleys would be dedicated to the town.

222  
223 Mr. Wendowski stated that he is not agreeable in deleting the two alley ways.

224  
225 Mr. Wendowski stated that the amended proposal is a better design than the first PUD except for the two  
226 alleys disappearing.

227  
228 Mr. Wendowski asked how many units are allowed in the original project.

229  
230 Mr. Bill Stagg stated that with R7A 7200 sq ft lots, 4 ½ units per acre, 55 single family lots. He stated that  
231 you could conceive a comparable density to what is proposed.

232  
233 Mr. Smith discussed “by right”~~bi-rte~~ development standards and open space requirements.

234  
235 Mr. Burlbaugh addressed development concerns and how it conforms to the Comprehensive Plan.

236  
237 Mr. Burlbaugh distributed for the record a letter from Adrienne~~Adrian~~ Hyatt in support of the project.

238  
239 President Ford stated that the council received four letters of support for the project.

240  
241 Discussion occurred regarding banning commercial traffic and the installation of pavers.

242  
243 At 9:07 p.m., Mr. Ford closed the public hearing and left the record open until close of business Friday.

244  
245 Mr. Bill Stagg, Lane Engineering stated that 230 trees are necessary and 280 trees are proposed in Ashby  
246 Commons.

247  
248 **REVIEW OF INVOICES TOTALING \$762,004.04**

249  
250 Upon motion by Ms. Malone, seconded by Mrs. Cook, invoices totaling \$762,004.04 were unanimously  
251 approved.

252  
253 **ITEMS BY MEMBERS OF THE COUNCIL**

254  
255 Ms. Malone reminded those present that there would be a Ward 1 Community Gathering Sunday from 3:00  
256 p.m. to 5:00 p.m. at the Easton Volunteer Fire Department. Mr. Tim Knotts will be present and there will  
257 be discussion regarding the RTC property and the Comprehensive Plan.

258  
259 There will be a meeting April 17, 1:00 p.m., at the Easton High School cafeteria for a planning session for  
260 the RTC Park also known as Easton Central Park.

261  
262 Mr. Leshar extended apologies to Calvert Terrace residents for not be able to join them for their upcoming  
263 meeting Thursday at the Welcome Center.

265 Mr. Wendowski stated that he attended recent ribbon cuttings for Character Counts and the Vet Center. He  
266 stated that they are a great addition to the Town of Easton.

267  
268 Mrs. Cook reminded those present about the April 10th EENA Annual Cleanup and the May 1 Fred  
269 Douglass 10 Miler.

270  
271 President Ford stated that there will be a rummage sale to benefit the Easton Volunteer Fire Department on  
272 Saturday,

273  
274 **ADJOURN**

275  
276 At 9:11 p.m., upon motion by Mr. Leshar seconded by Mrs. Cook and carried unanimously, President Ford  
277 adjourned the regularly scheduled Council meeting.

278  
279  
280 \_\_\_\_\_  
Kathy M. Ruf, Town Clerk