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

August 21, 2017

PRESENT AT CONVENING

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

Also present were the Town Attorney Mrs. Sharon VanEmburch, Town Manager Mr. Don Richardson, Town Planner Mr. Lynn Thomas, Town Clerk Mrs. Kathy M. Ruf and Easton Utilities President & CEO Mr. Hugh Grunden.

Present from the Easton Planning and Zoning Commission were Mr. Don Cochran and Mr. Philip Dinkel.

Present from the Talbot County Council were Mr. Dirck K. Bartlett, Mr. Chuck F. Callahan, Ms. Laura E. Price and Ms. Jennifer L. Williams. Also present were County Manager Mr. R. Andrew Hollis, Acting County Attorney Anthony P. Kupersmith, Esq., Planning Officer Ms. Mary Kay Verdery and Mr. Miquel Salinas, Talbot County Planning Staff.

Present from the Talbot County Planning and Zoning Commission were Mr. William C. Boicourt, Chairman and Mr. John N. Fischer, Vice Chairman.

Mr. Paul B. Prager, Founder, Chairman and Chief Executive Officer; Beowulf Energy LLC was also present.

MEETING.

At 6:00 p.m., President Ford called the meeting to order.

PORT STREET REDEVELOPMENT WORKSESSION.

President Ford opened the meeting and stated that this worksession will be open and is to update all concerned on recent activities related to the development of Port Street. He asked the Town Attorney to discuss the timeline.

Mrs. VanEmburch gave a qualifier. She stated that she has included some of the things the county would need to accomplish. Mrs. VanEmburch discussed the six month timeline.

Mrs. VanEmburch stated that in order to accomplish the schedule, the public hearing would have to occur the end of October at the planning level. At that time, the Planning Commission will work on zoning districts. At the town council level, the public hearing should occur November 20. She stated that the new waterfront zoning must be enacted by the county council. Mrs. VanEmburch discussed the new waterfront zoning district and stated that it would be more stringent than the CG District that has been granted.

Mr. Thomas summarized the draft MUW Zone.

Mr. Bruce Armistead discussed the significance of Easton Point and its future. He stated that development must be done correctly. Mr. Armistead stated that Mr. Prager is a contract purchaser and intends to make a collaborative, constructive effort to work together for the best outcome for all those involved as well as the community.

Mr. Paul Prager, was present and stated that he is not a developer but has an interest in the town. He discussed buying buildings in town and starting redevelopment. He stated that he is bringing a level of vitality in downtown Easton. Mr. Prager stated that he is concerned about the downtown businesses. He discussed asking for a delay in making a decision. Mr. Prager discussed bringing in developers and engaging a company to do a feasibility study of Easton Point. He stated that all the properties that have been annexed all for sale and to buy these properties would cost around 15 million dollars. Mr. Prager stated that it is critical to work on the six month schedule but any developer would need to meet town's standards. Mr. Prager discussed BCT Developers that redeveloped National Harbor. He stated that they like working waterfronts.

President Ford discussed his concerns regarding the six month deadline.

Mr. Bartlett discussed the town's new zoning district; Mixed Use Waterfront.

Mrs. VanEmburch discussed the by right approval and stated that it would have higher standards to ensure the quality of the development.

62 Mrs. Price stated that she would prefer a waterfront park with not much retail.

63 Mr. Prager stated that he is concerned about property owners not putting up something that is
64 not great. He stated that time is not in favor of development of Easton Point.

65 Mr. Bartlett stated that he is worried about the largest parcels. He said the he does not envision
66 50' high buildings near the waterfront.

67 President Ford stated that at the end of six months, there needs to be a consensus with the
68 Zoning District and what it entails. He discussed the December 4 deadline.

69 Mr. Leshar discussed single family detached housing within this area.

70 Mr. Thomas stated that it may not be appropriate for this district.

71 Mr. Bartlett wants it to be a pleasing gateway to the town but in scale.

72 Mr. Prager discussed Martha's Vineyard and Nantucket and stated that those areas draw in the
73 right kind of tourists. He stated that without a vision, it is hard for a developer to perceive a
74 plan.

75 President Ford stated that there is a meeting scheduled for 7:00 pm.

76 **MEETING.**

77 President Ford convened into the regularly scheduled council meeting.

78 **7:00 PM OPENING REMARKS BY MR. LESHER AND PLEDGE OF ALLEGIANCE.**

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

80 **APPROVAL OF MINUTES OF AUGUST 7, 2017 MEETING.**

81 Upon motion by Mr. Leshar seconded by Mr. Engle and carried unanimously, minutes of the
82 August 7, 2017 meeting were approved.

83 **FIRE BOARD.**

84 Mr. Don Abbatiello, EVFD President discussed several initiatives. He discussed a program
85 called Active 911. He stated that there will be an app available for phones as well as GPS. The
86 app will show the location of hydrants and other engines on the way in.

87 Mr. Abbatiello discussed installing security cameras in both stations to help protect the town's
88 investment. He stated that the cameras will be installed on the inside and outside of the building.

89 Mr. Abbatiello stated that an AED was recently added to Station 60 and an ATM will be put
90 installed in the building in the near future.

91 Fundraising efforts were discussed. The golf tournament is scheduled for September 23. Mr.
92 Abbatiello stated that they are looking for teams and sponsors for the tournament which will
93 take place at Hog Neck Golf Course.

94 Mr. Abbatiello stated that the EVFD will make a second attempt for a Beer Festival on October
95 7.

96 Mr. Abbatiello stated that the EVFD Bingo proceeds this Friday night will be going to a
97 member's family that recently had an accident.

98 Mr. Abbatiello updated on EVFD statistics. He stated that at the end of July, they had 513 calls
99 and are on pace for 900 – 1000 by end of year.

100 **ITEMS BY THE MAYOR.**

101 Mayor Willey updated on Safeway's closing. He stated that he has contacted the upper
102 management and their corporate office. He stressed that we do need a downtown grocery store.

103 **ITEMS BY THE TOWN MANAGER.**

104 Town Manager Mr. Don Richardson asked for approval of the following Public Assembly
105 Events:

106 **EVENT:** BAAM Inc. – Block Party

107 **APPLICANT:** BAAM Inc. / Deborah Short

108 **LOCATION:** 31 Jowite St.

109 **DATE/TIME:** Saturday, September 02, 2017 – 1:00 PM – 4:30 PM. (rain date – 9/9/2017).

110 **EVENT:** The Drag Race – Pump It Up For Hospice

111 **APPLICANT:** Talbot County Hospice Foundation

112 **LOCATION:** N. Washington St. (between Dover St. and Goldsborough Street)

113 **DATE/TIME:** September 24, 2017; 2:00 p.m. – 5:00 p.m.

114 Upon motion by Mr. Leshar seconded by Mr. Silverstein and carried unanimously, the Public
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Assembly Events as recommended by staff were approved.

Mr. Richardson stated that Planning and Zoning received bids for Housing on the Hill. He stated that the bid was for construction of the first of six houses in South Locust Street area. Mr. Richardson stated that staff recommended the award to Shore Real Estate LLC in the amount of \$48,200. He discussed the scope of work.

Upon motion by Mr. Leshner, seconded by Mr. Engle and carried unanimously, the bid award to Shore Real Estate LLC as recommended by staff was approved.

ITEMS BY MEMBERS OF THE COUNCIL.

Mrs. Cook stated that the Asbury Party is scheduled for September.

REVIEW OF INVOICES TOTALING \$1,069,141.00.

Upon motion by Mr. Leshner seconded by Mr. Engle and carried unanimously, invoices totaling \$1,069,141.00 were approved for payment.

ADJOURNMENT.

At 7:21 p.m., upon motion by Mr. Leshner seconded by Mr. Silverstein and carried unanimously, President Ford adjourned the regularly scheduled meeting.

Kathy M. Ruf, Town Clerk