

# MINUTES

## **Easton Historic District Commission Easton, Maryland**

**September 10, 2012**

**Members Present:** Kurt Herrmann, Chairman, Adam Theeke, Vice Chairman, Lena Gill, John Sener, Robert Arnouts and Mark Beck.

**Absent:**

Mr. Herrmann called the meeting to order at 6:00 p.m.  
The minutes of the August 13<sup>th</sup> and 27<sup>th</sup> meeting were approved.

Opening statement given by the Chairman.

*The Commission operates under the authority granted to it by section 701 of the Town of Easton Zoning Ordinance. And, I hereby open the record of the public hearing on cases heard this evening and, in accordance with our legal responsibilities, I enter into the record the following items: notice of the public hearing, adopted design guidelines, resumes of commission members and any consultants used by the Commission, records of any previous meetings, and any letters to the Commission on a case.*

*The decisions of the HDC may be appealed within 30 days of approval.  
General Order of the hearing of Applications*

- *Introduction of the application by the presiding officer*
- *Presentation by the applicant or his agent*
- *Questions by members of the Commission*
- *Public comment*
- *Petitioner rebuttal*
- *Discussion and consideration by the Commission*
- *Decision motion and statement of Basis for Decision*
- *The applicant may withdraw the application at any time up to when the vote is taken*

*A Certificate of Appropriateness shall lapse upon the expiration of the corresponding Building Permit. For applications that require a building permit but for which none is issued, this Certificate of Appropriateness shall lapse six (6) months after its issuance. In the event a building permit is not required, the Certificate of Appropriateness shall lapse six (6) months from its issuance if substantial work is not underway. For good cause shown, this period may be extended by the Commission.*

*I will now entertain a motion to accept the agenda for this evening.*

The agenda for the September 10, 2012 meeting was approved as amended (6-0).

**Consent Docket Approvals - None**

**Staff Approvals - None**

**NEW BUSINESS:**

The applicants would like to erect two new signs. Upon motion of Mr. Sener, seconded by Mr. Beck the Commission voted 6-0 to approve the application as submitted. The application meets the Guidelines Pg. 67 R 1 & 2.

**59-2012      27 S. Harrison Street      Vicki Sump, Tenant.**

The applicant would like to have a new sign attached to the building on the front the building and one sandwich board sign. Upon motion of Mr. Arnouts, seconded by Mr. Beck the Commission voted 6-0 to approve the application as amended removing the phone number and web address from the wall sign. The application meets the Guidelines on Pg. 66, R 2, Pg. 67 R 1 & 2, Pg. 72 R 1 & 3.

**60-2012      115 S. Harrison Street      Pam LeGates, Owner.**

The applicant is requesting permission to remove an overgrown holly tree on the property. The tree is leaning and the applicant is worried about it being a danger to her home as well as neighboring properties. Upon motion of Mr. Theeke, seconded by Mr. Beck the Commission voted 6-0 to approve the application as submitted. The application meets the Guidelines Pg. 31 R 2.

**61-2012      311 Needwood Avenue      David & Kelly Carouge.**

The applicant would like to erect a fence on the sides and rear of the property. Applicant would like to have a four foot fence with two feet of lattice towards Higgins Street and a solid six foot fence towards the back and other side of the property. Applicant is proposing to install the Higgins Street side fence four feet back from the property line to allow for landscaping in front of the fence. There is an industrial building across the street and no sidewalk along Higgins Street. This allowed the Commission to be a little more lenient regarding the height of the fence towards the street. Upon motion of Mr. Beck, seconded by Mr. Sener the Commission voted 5-1 to approve the application as submitted. The application meets the Guidelines Pg. 32, R 3 & R 4.

**49-2012      319 August Street      Adam Theeke, Contractor.**

Mr. Theeke explained he would like to amend the previous approval, which was to remove the existing deck and door. This work has been completed. He is now requesting permission to remove an awning that was over the deck. Upon motion of Mrs. Gill, seconded by Mr. Sener the Commission voted 6-0 to approve his request. The application meets the Guidelines Pg. 55 R 1.

**Items from Staff**

- Mr. Herrmann stated he would like to schedule a date and time for a walking tour.

The meeting was adjourned at 6:50 p.m. by motion of Mr. Arnouts seconded by Mrs. Gill.

Respectfully submitted,

Stacie S. Rice  
Planning Secretary