

MINUTES

Easton Historic District Commission

Easton, Maryland

November 23, 2015

Members Present: Kurt Herrmann, Chairman, Adam Theeke, Robert Arnouts, Kevin Gibson, and George Koste and Bill Wieland.

Members Absent:

Mr. Herrmann called the meeting to order at 6:00 p.m.

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 meeting was approved as revised adding 406 August Street to the agenda.

The Commission did not have minutes to review.

NEW BUSINESS:

68-2015 406 August St. Christopher Gillen, Owner.

Mr. Gillen was before the Commission with a request to remove two trees from the subject property. Mr. Gillen proposes to remove a Silver Maple due to poor structure and necrotic canker on main stem and a Purple Plum as it is poorly placed on the property and is overgrown.

He plans to replace the trees with new trees or shrubs that are more appropriate in size and location. He stated that both trees are too close to the existing fence. Existing trees are less than historic due to size of trees.

Upon motion of Mr. Gibson seconded by Mr. Theeke the Commission voted 5-0 to approve the application as submitted.

66-2015 204 N. Washington St. Christine Dayton, Architect.

Ms. Dayton was before the Commission with a request for a front entry addition. She stated that the building was once used as a bank (Maryland National). She stated they are proposing a night depository box at North side (thru-wall); ATM Kiosk at North side; free standing bank sign on Washington Street; sign is 32" x 48" x 10' high; ADA parking on East and West side (including curb cuts), new brick walkways; new parking layout; ATM drive-thru lane on North side; new property entrance and exits on Washington Street. All materials to match in-kind. The Commission had concerns with the free-standing sign and the lighting. The Commission felt the sign was large for the site and suggested goose neck lighting/letters lit from back is preferable.

Upon motion of Mr. Theeke seconded by Mr. Wieland the Commission voted 5-0 to approve the application as submitted and as shown on drawings provided by the applicant. The Commission asked that the signage be back-lit as per code and signs must be in compliance with the Town of Easton. Post sign approved per specifications.

There being no further business the Commission voted unanimously to adjourn the meeting.

Respectfully submitted,

Stacie S. Rice
Planning Secretary