



**Town of Easton**  
Engineering, Planning and Zoning  
14 S. Harrison Street Easton, MD 21601 410-822-1943  
**Easton Historic District**

**MEETING MINUTES**  
**MONDAY February 25th, 2019**

**Members Present:** Kurt Herrmann – Chairman, Kelly Pezor - Vice Chairman, Kevin Gibson  
Kevin Bateman, Bill Wieland, Robert Arnouts and Grant Mayhew.

**Town Staff Present:** Sierra Crist – Environmental & GIS Program Manager

Mr. Herrmann called the meeting to order at 6:02 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.*

Upon motion of Mrs. Pezor and seconded by Mr. Arnouts, the Commission voted 7-0 to approve the agenda for the 2019-2-25 HDC Meeting. The Commission proceeded with the agenda item for old business.

**OLD BUSINESS:**

6:03 p.m.

**2019-02** **211 Brookletts Ave** **Bill Chessire**

6:03

Mr. Chessire and Sharon Gotimer were present on behalf of the request

Mr. Chessire discussed the materials submitted as requested by the Commission. Mr. Chessire described the materials for the proposed windows, brick, and metal roofing.

Upon motion of Mr. Bateman seconded by Mr. Gibson the Commission voted 7-0 to approve the request as submitted.

**NEW BUSINESS:**

**2019-10** **12 Talbot Lane** **Paul Rogers**

6:06 p.m.

Mr. Jake Laureska was present on behalf of the request.

Mr. Laureska explained the request to replace stairs on the exterior of the corner property. The stairs are deteriorating and not in compliance with current building codes. As a result of bringing the stairs into compliance, the design of the stairs now incorporates a landing. All materials will be treated lumber as detailed in the application.

The Commission finds that the proposed stair material and design is compatible with to the building to which they are attached.

Upon motion of Mr. Gibson seconded by Mr. Arnouts the commission voted 7-0 to approve the request as submitted effective 2019-3-2 given the property remains posted with no public comment.

**2019-13** **46 Pennsylvania Ave** **Trevor Newcomb**

6:13

Mr. Newcomb was present on behalf of the request for the Town of Easton.

Mr. Newcomb explained the nature of the request to explain a fence replacement to enclose an recycling bin and HVAC unit. The material fence will be cedar. The Commission expressed their satisfaction with the design selection for the fence.

Upon motion of Mr. Bateman seconded by Mr. Wieland the commission voted 7-0 to approve the request as submitted.

Historic Guideline references: PG 32 R 4

**2019-15** **14 S Harrison Street** **Trevor Newcomb**

6:16

Mr. Newcomb was present on behalf of the request for the Town of Easton.

Mr. Newcomb explained the nature of the request to modify the front entrance to the building while incorporating an accessible entrance of the building. The proposal includes the swap of a window and door location as well as work to the brick sidewalk for accessibility.

6:27 p.m. Upon motion of Mr. Arnouts seconded by Mr. Mayhew, the Commission voted 6-0 to approve the request as submitted with the following conditions:

1. The Commission requests the applicant submit more information on the entrance door and encourages the applicant to submit details which enhance the historic character.
2. The approval shall become effective after the property is posted for 5 days with no public comment.

Mr. Bateman abstained from the vote.

6:42 p.m. After further deliberation, the Commission moved to rescind the approval and conditions made on 2019-2-25 at 6:27 pm. Upon motion of Mr. Arnouts and seconded by Mr. Mayhew, the Commission voted 6-0 to rescind the approval. Mr. Bateman abstained from the vote.

6:46 The Commission reviewed the application, applicant testimony and upon hearing no public comment, the Board made a motion to table the request with the following conditions:

1. The Commission requests the applicant provide a landscape plan detailing changes to the landscape.
2. The Commission requests the applicant provide further detail on street furniture.
3. The Commission requested the design architect attend a subsequent Historic District Meeting to discuss architectural changes and to provide detail embellishments.
4. The Commission requests the applicant provide a design that is more compatible with the historic character of the neighborhood.

The motion was made by Mr. Arnouts and seconded by Mrs. Pezor to table the request 6-0, Mr. Bateman abstained from the vote.

### **MINUTES**

6:49 p.m.

Upon motion of Mr. Gibson seconded by Mr. Arnouts, the Commission voted 7-0 to approve the minutes with one admendment submitted by Mr. Arnouts.

### **DISCUSSION**

6:53 p.m.

The Commission then entertained a brief discussion about proposed amendments to the Historic Guidelines regarding window materials and the administrative approvals section.

### **ADJOURNMENT**

Upon motion of Mr. Wieland seconded by Mrs. Pezor, the Commission voted 7-0 to adjourn the meeting at 7:02 p.m. The Commission will meet again at the next regularly scheduled meeting on Monday March 11th at 6 p.m.