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

December 4, 2017

PRESENT AT CONVENING.

Council President John Ford
Councilmember Alan I. Silverstein
Councilmember Pete Leshar
Councilmember Ron E. Engle
Councilmember Megan M. Cook

Also present was the Town Manager Mr. Don Richardson, Town Attorney Mrs. Sharon VanEmburch, Town Planner Mr. Lynn Thomas and Ms. Lorraine Gould for Town Clerk Mrs. Kathy M. Ruf.

Mayor Willey was excused.

MEETING.

At 7:01 p.m., President Ford called the meeting to order.

OPENING REMARKS BY MR. SILVERSTEIN AND PLEDGE OF ALLEGIANCE.

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

APPROVAL OF MINUTES OF NOVEMBER 20, 2017 MEETING.

Upon motion by Mr. Silverstein, seconded by Mr. Engle and carried unanimously, minutes of the November 20, 2017 meeting were approved.

RESOLUTION NO. 6092, "A RESOLUTION TO URGE THE PRESIDENT OF THE UNITED STATES AND THE UNITED STATES CONGRESS TO CONTINUE THE FEDERAL HISTORIC TAX CREDIT PROGRAM, AND TO OTHERWISE PROVIDE WITH RESPECT THERETO."

Mr. Leshar discussed the Town being in danger of losing the Federal Historic Tax Credit program.

Mr. Leshar read Resolution No. 6092 and asked for approval.

Upon motion by Mr. Leshar seconded by Mr. Silverstein and carried unanimously, Resolution No. 6092 was approved.

CONT'D. - PUBLIC HEARING FOR THE CONSIDERATION OF AMENDMENTS TO THE TOWN OF EASTON COMPREHENSIVE PLAN, INCLUDING THE ADOPTION OF THE PORT STREET SMALL AREA PLAN.

At 7:08 p.m., President Ford opened the continued public hearing on the adoption of the Port Street Small Area Plan.

President Ford stated that he has not received any comments on the proposed legislation.

President Ford asked for council then audience comments. There were none.

At 7:12 p.m., President Ford closed the public hearing and confirmed with the Town Attorney that the related Resolution is eligible for a vote.

RESOLUTION NO. 6090, "AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF EASTON ADOPTING AMENDMENTS TO THE TOWN OF EASTON 2010 COMPREHENSIVE PLAN."

Upon motion by Mr. Engle seconded by Mr. Leshar and carried unanimously, Resolution No. 6090 was passed following a roll call vote.

CONT'D. - PUBLIC HEARING FOR THE CONSIDERATION OF THE CREATION OF A NEW MIXED USE WATERFRONT (MXW) ZONING DISTRICT, INTENDED IN LARGE PART TO IMPLEMENT THE LAND USE GOALS AND OBJECTIVES OF THE AFOREMENTIONED COMPREHENSIVE PLAN AMENDMENTS AND APPLICATION OF THE MXW DISTRICT TO VARIOUS PARCELS IN THE TOWN OF EASTON.

At 7:14 p.m., President Ford opened the continued public hearing.

Mr. Thomas discussed the process on the proposed new zoning district. He stated that most of the comments have been considered and some incorporated into the new zoning. He discussed the table in the Comprehensive Plan. He discussed the concept of bonus provisions which would be a list of amenities, features that could be considered. Mr. Thomas stated that it may result in flexibility in the zoning. Mr. Thomas discussed the request to take Londonderry out of the MXW zoning.

Mr. Silverstein reiterated on his previous motion to take Londonderry out of the MXW Zoning.

President Ford asked for public comment.

62 Mr. Phil Dinkel, 700 Port Street, stated that Londonderry should be included in the permitted use but remain in
63 their current zoning.

64 President Ford discussed the proposed changes. Mr. Leshner discussed his concerns with the maximum height
65 of the buildings.

66 President Ford stated that Londonderry prefers not to be included in the MXW zoning at this time.

67 Mrs. Cook discussed having a pedestrian access and the importance of the connectivity to extend to Oxford
68 Road.

69 Mr. Leshner discussed finding a mechanism for the connectivity of the walkway.

70 Mrs. Cook stated that she hopes Londonderry sees the value of the walkway.

71 Mr. Ford discussed other alternatives. He stated that the main goal is to get the MXW zoning in place by the
72 deadline. Mr. Ford stated that attempting to force them into the MXW zoning would meet with resistance from
73 Londonderry.

74 Mrs. Cook stated that she does not want the walkway to be given up on.

75 Mr. Engle stated that there are a lot of people that want the walkway to happen.

76 President Ford clarified the changes that are to be included in the Ordinance.

77 There being no further comments, at 7:38 p.m., President Ford closed the public hearing.

78 **ORDINANCE NO. 717, "AN ORDINANCE OF THE TOWN OF EASTON AMENDING THE TOWN**
79 **OF EASTON ZONING ORDINANCE TO CREATE A NEW MIXED USE WATERFRONT ZONING**
80 **(MXW) DISTRICT AND TO APPLY THE NEW ZONING DISTRICT TO LAND WITHIN THE**
81 **TOWN OF EASTON."**

82 Upon motion by Mr. Silverstein, seconded by Mr. Engle and carried unanimously, Ordinance No. 717 was
83 approved following a roll call vote.

84 Mrs. Cook thanked the Planning & Zoning Commission for their efforts to getting them where they are and
85 suggested they continue with Phase 2.

86 **7:15 PM PUBLIC HEARING TO DISCUSS AN AMENDMENT TO THE CONDITIONS OF**
87 **APPROVAL FOR THE PLANNED UNIT DEVELOPMENT (PUD) KNOWN AS EASTON VILLAGE**
88 **ON THE TRED AVON REGARDING PAYMENTS FOR OFF-SITE RENOVATIONS AND**
89 **RESTORATIONS TO REMOVE THE REQUIREMENT CONTAINED IN CONDITION 23 OF**
90 **ORDINANCE NO. 461 AS AMENDED BY ORDINANCE 582 THAT THE PAYMENTS BE USED**
91 **ONLY IN THE WEST SIDE.**

92 At 7:38 p.m., President Ford opened the public hearing.

93 Mr. Jim Bent, Chairman of the Affordable Housing Board was present and updated the Mayor and council on
94 the renovation program. He stated that the Affordable Housing Board would like to renovate properties
95 throughout town; not just in the west side. Mr. Bent stated that to date, they have accomplished six renovation
96 projects with four pending. He said that with the money still owed by Elm Street which is approximately
97 \$200,000; they should be able to help approximately 20 more homeowners with renovations. Mr. Bent said
98 they would like to open the program to the entire town of Easton and increase the eligible amount to \$12,500.
99 He said it has been a very beneficial program. He asked for questions and discussed renovations to 308 South
100 Street. He discussed price points for resell of the Hill properties.

101 At 7:48 p.m., President Ford closed the public hearing but left the written comments open until close of
102 business Friday.

103 **RESOLUTION NO. 6091, "A RESOLUTION OF THE TOWN OF EASTON APPROVING THE**
104 **AMENDED EASTON AFFORDABLE HOUSING RENOVATION PROGRAM FOR OWNER**
105 **OCCUPIED HOMES."**

106 Not acted on.

107 **ORDINANCE NO. 716, "AN ORDINANCE OF THE TOWN OF EASTON AMENDING THE**
108 **CONDITIONS OF APPROVAL FOR ORDINANCE 461, WHICH GRANTED THE AMENDMENT**
109 **TO A PLANNED UNIT DEVELOPMENT FOR ELM STREET DEVELOPMENT, LC, AND WHICH**
110 **WAS MODIFIED BY ORDINANCE 562 TO MODIFY THE REQUIREMENTS FOR OFF-SITE**
111 **RENOVATIONS AND/OR RESTORATIONS."**

112 Not acted on.

113 **ITEMS BY MEMBERS OF THE COUNCIL.**

114 Mr. Silverstein thanked individuals and organizations that participated in the holiday parade.

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116 Mr. Leshner wished the Council President Mr. Ford a happy birthday!

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118 Mr. Engle and Mrs. Cook echoed comments regarding the parade.

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120 President Ford reminded everyone about the upcoming play at the Avalon; The Christmas Carol.
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ADJOURNMENT.

At 7:51 p.m., upon motion by Mr. Silverstein, seconded by Mr. Leshner and carried unanimously, President Ford adjourned the meeting.

Ms. Lorraine Gould for Kathy M. Ruf, Town Clerk