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

June 5, 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

MEETING.

President Ford called the meeting to order at 7:00 p.m.

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 MAY 15, 2017 MEETING.

Upon motion by Mr. Leshner seconded by Mr. Engle and carried unanimously, minutes of the May 15, 2017 meeting were approved.

ITEMS BY THE MAYOR.

Mayor Willey discussed the Icons of the Eastern Shore project and stated that Mr. Bob Porter will be present at the next council meeting to address any questions.

ITEMS BY THE TOWN MANAGER.

Mr. Richardson updated on grants. He stated that the Town of Easton had recently been granted a Maryland Energy Grant for street lights for high energy bulbs and ballasts. Mr. Richardson stated that the EPA Chesapeake Bay Trust Grant had been declined. He stated that there is one grant pending for street trees throughout Easton and a Maryland Historical Trust Grant for the Housing on the Hill project. There is also a DNR Parks and Recreation grant for parks and playground that may be considered for the Easton Point Park.

APPROVAL OF PUBLIC ASSEMBLY PERMITS.

Town Manager Mr. Richardson asked for approval for the following Public Assembly Permits:

- Annual Elks Parade
LOCATION: Westbound Jowite St, to eastbound Port St, to northbound, Washington St, to westbound Glenwood Ave, to the rear of District Court.
DATE/TIME: June 25, 2017 1500 to 1700 hrs.
- Easton's Carnival and 4th of July Celebration
LOCATION: Marlboro Rd. next to Target and St. Michaels Rd.
DATE/TIME: 6/28 to 7/3/17 - 1800 to 2300 hrs., 7/4/17 - 1500 to 2300hrs. (rain date 7/5/17)
- Vasquez Birthday and Block Party
LOCATION: Branch Line Way between Mulberry Drive and the east side of Roundhouse Circle
DATE/TIME: 7/15/17 - 1700 to 2200 hrs.
- Block Party
LOCATION: South Higgins St. from Dover St. to South St. and South Lane from Locust St. to South Higgins St.
DATE/TIME: 9/9/17 - 1100 to 1700 hrs.
- Frederick Douglass Day Celebration
LOCATION: Event will take place on West St. between Dover St. and Glenwood Ave. and the Gas Plant Prkg Lot.
DATE/TIME: 9/23/17 - 1000 to 1600 hrs.

61 Mr. Leshar asked for clarification regarding the spillover events after the Elks Parade.

62
63 Upon motion by Mr. Engle seconded by Mrs. Cook and carried unanimously, the Public Assembly
64 Events were approved.

65
66 **ITEMS BY THE TOWN ATTORNEY.**

67 The Town Attorney stated that the Planning Commission meeting has been moved to June 22
68 due to scheduling conflicts.

69 **ORDINANCE NO. 707, THE BUDGET FOR THE TWELVE MONTH PERIOD FROM JULY 1, 2017.**

70 President Ford congratulated Mayor Willey and the Town Manager on the balanced budget. He
71 stated that the budget for FY2017/18 for the Town of Easton is \$21,547,562.

72 Upon motion by Mr. Leshar seconded by Mr. Engle and carried unanimously, Ordinance No. 707
73 was approved.

74 **ORDINANCE NO. 710, "AN ORDINANCE TO PROVIDE FOR THE RAISING BY TAXATION THE**
75 **AMOUNT NECESSARY TO PAY THE ORDINARY EXPENSES OF THE TOWN OF EASTON AND TO**
76 **PROVIDE FOR THE PAYMENT OF INTEREST ON THE VARIOUS BOND ISSUES AND THE**
77 **REDUCTION OF CERTAIN BONDS AND NOTES FOR THE PERIOD OF TWELVE MONTHS AND**
78 **SETTING THE INTEREST AND PENALTY FOR DELINQUENT BILLS, COMMENCING ON JULY 1, 2017**
79 **AND ENDING JUNE 30, 2018."**

80 Upon motion by Mr. Leshar seconded by Mrs. Cook and carried unanimously, Ordinance No. 710
81 was approved.

82 **7:15 PM PUBLIC HEARING TO PROVIDE INFORMATION ON THE PROGRESS OF MD-17-CD-3, THE**
83 **RENOVATION OF CHANNEL MARKER LOCATED AT 8865 GLEBE PARK DRIVE.**

84 At 7:21 p.m., President Ford opened the 7:15 p.m. scheduled public hearing.

85 Ms. Debra Jackson, Executive Director discussed the grant and the improvements to the facility.
86 She stated that the clients will be provided with transportation. She stated there will be exam
87 rooms for the nurses. Ms. Jackson stated that they will move the administrative offices that
88 serves three counties.

89 President Ford asked for questions. There were none.

90 At 7:26 p.m., President Ford closed the public hearing.

91 **7:20 PM PUBLIC HEARING TO PROVIDE OPPORTUNITY FOR THE PUBLIC TO COMMENT ON**
92 **ORDINANCE NO. 709.**

93 At 7:26, p.m., President Ford opened the public hearing.

94 President Ford discussed the need for a master plan for the Plein Air Festival such as the
95 Waterfowl Festival.

96 Mr. Al Bond was present and discussed the history of Plein Air. He stated that it began 13 years
97 ago and has become the largest painting competition in the United States. Mr. Bond stated that
98 Plein Air is held in the downtown when businesses need it the most.

99 Discussion was held regarding Section 4 of the Ordinance. Mr. Bond stated that they want other
100 organizations to bring activity to the town during the festival but they want coordinated efforts.
101 President Ford asked where the definition of activities during Plein Air start and stop. President
102 Ford stated that when there is truly a conflict.

103 Mr. Richardson stated that the Easton Police Department and the Avalon Foundation are
104 continuing to define the list of events during the Plein Air Festival.

105 At 7:34, President Ford closed the public hearing.

106 **ORDINANCE NO. 709, "AN ORDINANCE OF THE TOWN OF EASTON PROVIDING A PROCESS AND**
107 **PROCEDURE FOR LICENSES AND PERMITS PERTAINING TO PLEIN AIR EASTON."**

108 Upon motion by Mr. Silverstein seconded by Mr. Engle and carried unanimously, Ordinance No.
109 709 was approved.

110 **7:30 PM PUBLIC HEARING TO CONSIDER COMMENTS ON RESOLUTION NO. 6079.**

111 At 7:35 p.m., President Ford opened the public hearing to discuss the schedule of fees.

112 Mr. Richardson stated that he will entertain questions but most of the revisions are

113 housekeeping.

114 President Ford asked for clarification regarding the fee for small additions under 500 square
115 feet.

116 Mr. Silverstein stated that this fee needs to be clarified.

117 Mr. Trevor Newcomb, Planning and Zoning Manager stated there have been no recent additions
118 under 500 sq. feet.

119 President Ford stated that this charge as outlined in the proposed Schedule of Fees could
120 potentially discourage small projects or encourage small projects to occur without inspection. He
121 suggested lowering the cost so no judgement call would have to be made.

122 Mr. Silverstein stated that the Schedule of Fees needs to be clarified.

123 President Ford stated that the public hearing would be left open to make necessary revisions.

124 **RESOLUTION NO. 6079, "A RESOLUTION OF THE TOWN OF EASTON REVISING THE TOWN'S**
125 **LICENSE, APPLICATION, PERMITS, INSPECTION, CERTIFICATE AND OTHER FEES."**

126 Not acted on.

127 **7:45 PM PUBLIC HEARING TO DISCUSS THE REQUEST OF LIDL GROCERY FOR AN AMENDMENT**
128 **TO THE APPROVED WATERSIDE VILLAGE, PHASE 2C PLANNED UNIT DEVELOPMENT (PUD).**

129 At 7:49 p.m., President Ford opened the Public Hearing to discuss Lidl Grocery Store's
130 application.

131 The Town Planner Mr. Thomas updated the council regarding the amendment to Phase 2 of
132 Waterside Village. He stated that the applicant is proposing to replace what was approved as
133 three individual retail buildings to one single grocery store. He stated that the Planning
134 Commission had reviewed the application and it was denied. Mr. Thomas stated that the
135 applicant returned with architecture revisions and it was voted to deny 4 to 1 as the Commission
136 thought it was more appropriate to have three separate buildings rather than a single building.

137 The Town Attorney administered the Oath for anyone testifying.

138 Ryan Showalter, McAllister, DeTar, Showalter & Walker was present on behalf of the applicant.
139 He introduced members of Lidl Operations LLC and Bohler Engineering. Mr. Showalter stated
140 that if the application was approved, there would be a total reduction in lot coverage and in
141 parking. He stated that there are many reasons this application is appropriate.

142 Mr. Showalter introduced Mr. Chris Karmen, the real estate development manager with Lidl. He
143 stated that Lidl is a German based grocery store that serves 27 countries with 10,000 locations.
144 He discussed the outline of their stores. He stated that it would be a new shopping experience
145 for the United States citizens.

146 Mr. Showalter introduced Mr. Chris Mondoro, Assistant Project Manager with Bohler
147 Engineering. Mr. Mondoro discussed the architecture of the projected project and the location
148 on the Marlboro Avenue and St. Michaels Road. He stated there would be a decrease in
149 impervious coverage.

150 Mr. Leshar stated that the site plan does not contemplate access to the rear lot of Orion.

151 President Ford opened the public hearing to audience comments.

152 Mr. James Brennan, 28330 Village Lake Way discussed setbacks. Mr. Brennan asked if there are
153 any height requirements. Mr. Mondoro stated that the proposed Lidl building is 29 1/2 'and
154 what is approved is 50'.

155 Mr. John Padusos, Gensler Architecture, 1 E Pratt Street Baltimore; stated that the guidelines of
156 the proposed building meet the architecture guidelines for Easton. He stated that there is a
157 predominance of glass with natural lighting and red brick.

158 Mr. Showalter stated that the existing architecture is compatible with its neighbors and meets
159 the architecture guidelines with the Town of Easton.

160 Mr. Leshar asked if the sloped roof is a signature corporate element.

161 Mr. Engle discussed the setback in comparison to Greyblock.

162 Ms. Mary Carlisle Hashim, 8091 North Fork Boulevard stated she owns property in Easton
163 Village. She asked if the grocery store will sell liquor.

164 Mr. Karmen stated that the decision has been made to not sell beer and wine at this location. He

165 stated that the store is designed to shop in within 20 minutes or less. He stated that they
166 encourage shoppers to bike to the store and it is based on convenience for shoppers. Mr.
167 Karmen stated that they prefer to buy property that is on high visibility roads.

168 Discussion occurred regarding loading bays.

169 Mr. Karmen stated that proposed shrubs would block a portion of the loading bays. He stated
170 that the store will be stocked from their Cecil County warehouse and will have two deliveries per
171 day; one for dry goods and one for frozen foods. He stated that they would match competitors'
172 hours of operation.

173 Ms. Jane Hawkey, 6332 Bozman-Neavitt, Neavitt; asked for details regarding storm water
174 management.

175 Mr. Chris Mondoro discussed stormwater practices in relation to what is required.

176 Ms. Grace Saltus stated that she lives on Village Lake Way and has Target in her view. She asked
177 for clarification regarding the knee wall. She discussed impervious paving and stated that she is
178 concerned about flooding. She asked if the glass would be tinted or clear and if the underground
179 piping would empty into the Tred Avon. She asked for information on the carbon footprint.

180 Ms. Julie Sussman, 25991 Goose Neck Road, Royal Oak discussed the original plan of Waterside
181 Village and the proposed mix of space for that shopping center. She stated that the traffic issue
182 is a concern but so is trying to maintain a balance of big stores and small stores.

183 Ms. Eileen Deymier, 518 Trippe Avenue stated she was present on behalf of Talbot Preservation
184 Alliance. She discussed the mixed use of the shopping center as originally proposed and
185 approved. She asked the council to deny the amendment as it is not appropriate to the entrance
186 to Waterside Village.

187 Ms. Jane Bollman, 221 S Hanson Street stated that unless the Lidl application is an improvement
188 on the original PUD, it should not be allowed.

189 Mr. John Schroeder, Easton; stated that he thinks a grocery store is a going to be a good thing if
190 they follow the plan. He stated that it is a nice looking store and needed in this town. Mr.
191 Schroeder stated that he believes the store will bring unique products. He congratulated the
192 applicants.

193 Mr. Donald Whitcomb, 8141 Easton Village, stated he is shocked that the town would even
194 consider approving another grocery store.

195 Ms. Catherine Liebl, 12 Brookletts asked the council to stay focused on the area as a mixed use
196 with small businesses. She stated that it would be a great place to put housing. Ms. Liebl stated
197 that Lidl would be better suited for Route 50.

198 Ms. Mary Bryant, 6536 Bellevue Road, Royal Oak MD discussed concerns related to whether
199 there is enough to support another grocery business. She stated that she hopes the council will
200 consider this application just one too many.

201 Ms. Celie Baussan, 28218 Little Neck Way, Easton Village stated that she loves the community
202 feel at Waterside Village.

203 Mr. Zach Smith, 114 Bay Street on behalf of Standard Fusee Corporation (Orion property) asked
204 that the application have a condition if any approval of easement to connectivity to Waterside
205 Village.

206 Mr. Showalter asked that the record be kept open. He stated that competition is a good thing as
207 well as economic opportunity.

208 Ms. Mary Carlis Hashim, 8091 North Fork Boulevard discussed visiting a grocery store early on a
209 Sunday morning and the inability to receive help.

210 At 9:37 p.m., President Ford stated that the public hearing would be left open until the next
211 meeting.

212 **CONT'D. PUBLIC HEARING TO RECEIVE COMMENTS ON THE REQUEST TO ANNEX**
213 **APPROXIMATELY 6.533 ACRES, MORE OR LESS LYING CONTIGUOUS TO THE EXISTING**
214 **BOUNDARIES OF THE TOWN OF EASTON.**

215 The Town Attorney Mrs. VanEmburch discussed the annexation agreement and the
216 zoning. She discussed provisions and terms in the revised Annexation Plan.

217 Ms. Natalie Dent on behalf of Mr. Paul Prager discussed concerns of the annexation and

218 asked that a study to be completed outlining the effect of the annexation to downtown
219 businesses.

220 **RES. NO. 6071, "A RESOLUTION TO ANNEX CERTAIN LANDS LOCATED ALONG PORT**
221 **STREET AND CONSISTING OF 6.533 ACRES OF LAND, MORE OR LESS, INTO THE TOWN**
222 **OF EASTON AND TO PROVIDE FOR THE TERMS AND CONDITIONS OF THE**
223 **ANNEXATIONS."**

224 Not acted on.

225 **ORD. NO. 690, "AN ORDINANCE OF THE TOWN OF EASTON AMENDING THE OFFICIAL**
226 **ZONING MAP OF THE TOWN OF EASTON TO APPLY THE GENERAL COMMERCIAL (CG)**
227 **ZONING DISTRICT TO CERTAIN LOTS OR PARCELS OF LAND ANNEXED TO THE TOWN**
228 **OF EASTON BY RESOLUTION NO. 6071 LOCATED ALONG PORT STREET AND**
229 **CONSISTING, COLLECTIVELY, OF 6.533 ACRES OF LAND, MORE OR LESS."**

230 Not acted on.

231 **ADJOURNMENT.**

232 At 9:45 p.m., upon motion by Mrs. Cook seconded by Mr. Silverstein and carried unanimously,
233 President Ford adjourned the regularly scheduled meeting.

234 _____
235 Kathy M. Ruf, Town Clerk