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3 **TOWN OF EASTON, MARYLAND**
4 **EASTON TOWN HALL**
5 **14 S HARRISON STREET**
6

7 **October 2, 2017**
8

9
10 **PRESENT AT CONVENING.**
11

12 Mayor Robert C. Willey
13 Council President John Ford
14 Councilmember Alan I. Silverstein
15 Councilmember Pete Leshar
16 Councilmember Ron E. Engle
17 Councilmember Megan M. Cook
18

19 Also present was the Town Manager Mr. Don Richardson, Town Attorney Mrs. Sharon
20 VanEmburch, Town Planner Mr. Lynn Thomas and Town Clerk Mrs. Kathy M. Ruf.
21

22 **MEETING.**

23 At 7:00 p.m., President Ford called the meeting to order and reconvened into the regularly
24 scheduled meeting.

25 **OPENING REMARKS BY MR. SILVERSTEIN AND PLEDGE OF ALLEGIANCE.**

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

27 **APPROVAL OF MINUTES OF SEPTEMBER 18, 2017 MEETINGS.**
28

29 Upon motion by Mr. Silverstein seconded by Mr. Engle and carried unanimously, minutes of the
30 September 18, 2017 meetings were approved.
31

32 **ITEMS BY THE MAYOR.**
33

34 Mayor Willey stated that there have been 12 promotions in Easton Police Department.

35 Mayor Willey stated that Councilmember Cook, Mr. Richardson, and the Town Engineer Mr.
36 VanEmburch met with MDE. He stated that they discussed the landfill which has been closed for
37 some time at Easton Point. Mayor Willey stated that MDE has given favorable responses and they
38 intend to follow up with a letter. Mayor Willey stated that the area has been designated for park
39 space.
40

41 **PRESENTATION OF 2017 WATERFOWL FESTIVAL TRANSPORTATION PLAN.**
42

43 Mr. Carl Treat, Chairman of Transportation for the Waterfowl Festival was present for approval of
44 the 2017 Waterfowl Transportation Plan. He stated that there are very few changes.

45 Mr. Leshar discussed the highlighted areas. Mr. Treat stated that the Middle School drop off will
46 be in front of the building instead of the side of the school. He stated that they intend to use the
47 same bus service.
48

49 Mrs. Cook asked everyone to be mindful of residents in downtown. She stated that all signs in the
50 neighborhood will remain the same.
51

52 Ms. Margaret Enloe, Executive Director, Waterfowl Chesapeake, stated that they are increasing
53 handicap parking this year. She stated that they evaluate the Plan for improvements and safety
54 concerns.
55

56
57 **ITEMS BY THE TOWN MANAGER.**
58

59 **APPROVAL OF PUBLIC ASSEMBLY EVENT: 47TH ANNUAL WATERFOWL**
60 **FESTIVAL.**
61

62 EVENT: 47th Annual Waterfowl Festival
63 APPLICANT: Leslie Milby / Waterfowl Festival and Events Manager

64 LOCATION: Town of Easton
65 DATE/TIME: 11/10/17 through 11/12/17 from 10:00 AM – 5:00PM

66
67 Upon motion by Mr. Silverstein seconded by Mr. Engle and carried unanimously, the Public
68 Assembly Event for the 47th Annual Waterfowl Festival was approved.

69
70 **APPROVAL OF BID FOR LEAF VAC.**

71
72 Upon motion by Mr. Leshar seconded by Mr. Engle and carried unanimously, the Leaf Vac bid
73 from Old Dominion Brush Co. Inc. in the amount of \$30,136.60 and recommended by staff was
74 approved.

75
76 Mr. Richardson stated that the Public Works Department intends to start leaf collection in two
77 weeks and continue thru January.

78
79 **APPROVAL OF BID FOR SNOW REMOVAL FOR FY18/19 SEASON.**

80
81 Upon motion by Mr. Leshar seconded by Mr. Engle and carried unanimously, the bid from RL
82 Ewing in the amount of \$75 per hour for a six wheel dump truck and \$100 for the backhoe, \$125
83 for front end loader for FY18 and FY19 snow removal and recommended by staff was approved.

84
85 **RES. NO. 6085, “A RESOLUTION TO ANNEX CERTAIN LANDS LOCATED ALONG**
86 **OCEAN GATEWAY (U.S. ROUTE 50) AND CONSISTING OF 3.96 ACRES OF LAND,**
87 **MORE OR LESS, INTO THE TOWN OF EASTON AND TO PROVIDE FOR THE TERMS**
88 **AND CONDITIONS OF THE ANNEXATION.”**

89
90 The Town Attorney stated that Talbot County has approved a zoning waiver and the CG
91 designation. She stated that the hookup would go under Rt. 50 and the maintenance would be paid
92 for by the applicant.

93
94 Upon motion by Mr. Silverstein seconded by Mr. Leshar and carried unanimously, Resolution No.
95 6085 was approved.

96
97 **ORDINANCE NO. 713, “AN ORDINANCE OF THE TOWN OF EASTON AMENDING**
98 **THE OFFICIAL ZONING MAP OF THE TOWN OF EASTON TO APPLY THE**
99 **GENERAL COMMERCIAL (CG) ZONING DISTRICT TO CERTAIN LOTS OR**
100 **PARCELS OF LAND ANNEXED TO THE TOWN OF EASTON BY RESOLUTION NO.**
101 **6085 LOCATED ALONG OCEAN GATEWAY (U.S. ROUTE 50) AND CONSISTING,**
102 **COLLECTIVELY, OF 3.96 ACRES OF LAND, MORE OR LESS.”**

103
104 Upon motion by Mr. Silverstein seconded by Mr. Leshar and carried unanimously, Ordinance No.
105 713 was approved.

106
107 **APPROVAL OF ANNEXATION AND PUBLIC FACILITIES AGREEMENT FOR**
108 **JDOLIVER ANNEXATION.**

109
110 Upon motion by Mr. Silverstein seconded by Mr. Leshar and carried unanimously, the Annexation
111 and Public Facilities Agreement for JDoliver Annexation was approved.

112
113 **ORDINANCE NO. 715, “AN ORDINANCE OF THE TOWN OF EASTON GRANTING**
114 **THE APPLICATION OF RISE UP DOVER ROAD LLC FOR A PLANNED UNIT**
115 **DEVELOPMENT UNDER THE PROVISIONS OF THE EASTON ZONING DISTRICT.”**

116
117 Upon motion by Mr. Silverstein seconded by Mr. Engle and carried unanimously, Ordinance No.
118 715 was approved.

119
120 **7:15 PM PUBLIC HEARING TO DISCUSS ORDINANCE NO. 714 WHICH PROPOSES**
121 **AN AMENDMENT TO THE TOWN’S ZONING ORDINANCE.**

122 **ORDINANCE NO. 714, “AN ORDINANCE OF THE TOWN OF EASTON AMENDING**
123 **THE TOWN OF EASTON ZONING CODE TO PROHIBIT NEGATIVE USE**
124 **RESTRICTIONS AND/OR RESTRICTIVE COVENANTS THAT PROHIBIT OR HAVE**
125 **THE ECONOMIC OR PRACTICAL EFFECT OF PROHIBITING THE USE OF A**
126 **PROPERTY FOR GROCERY STORE PURPOSES AFTER A GROCERY STORE HAS**
127 **TERMINATED GROCERY STORE OPERATIONS ON THE PROPERTY.”**

129 At 7:16 p.m., President Ford opened the Public Hearing.

130
131 The Town Attorney, Mrs. VanEmburch discussed Ordinance No. 714. Mrs. VanEmburch stated
132 that Ordinance No. 714 prohibits covenant restrictions. She discussed applications which would not
133 apply and case studies on behalf of healthy grocery stores.

134
135 President Ford stated you need a viable grocery store for a viable downtown.

136
137 Mr. Thomas stated that the Planning and Zoning Commission voted to approve the Zoning
138 Amendment 4 to 1.

139
140 The Town Attorney stated that generally, a covenant would reduce the value of the property.

141
142 Mrs. VanEmburch stated that this does not take away any zoning options.

143
144 At 7:23 p.m., President Ford opened the public hearing for audience comments.

145
146 Mr. Joe Minarick, President of EENA was present and discussed a grocery store in the downtown
147 which he stated would improve the wellbeing of east end residents.

148
149 Mr. Minarick stated that the East End Neighborhood Association strongly supports Ordinance No.
150 714.

151
152 There being no further comments, at 7:25 p.m., President Ford closed the public hearing. President
153 Ford stated that written comments would be accepted until close of business Friday.

154
155 **ITEMS BY MEMBERS OF THE COUNCIL.**

156
157 Mrs. Cook stated that she attended an Open House at the Talbot County Women's Club. She stated
158 that it is a building with unique fascination. Mrs. Cook stated that they are looking for members
159 and they are doing community affairs. She stated that it was a joy to see the facilities.

160
161 **AUDIENCE COMMENTS.**

162
163 Ms. Lisa Stone, 114 South Street stated that she is moving to the area from Boston. Ms. Stone
164 stated that she has always been very active in the community and she is looking forward to
165 becoming an active resident. She stated that she is an owner of a B&B and a practicing Airbnb
166 owners. She stated that she has had her own personal experiences as well and looks forward to
167 continuing the dialogue with the council regarding short term rentals.

168
169 The Town Attorney reminded everyone there is a Planning and Zoning Commission workshop
170 Thursday, 5:30 p.m.

171
172 **ADJOURNMENT.**

173 At 7:28 p.m., upon motion by Mr. Silverstein seconded by Mr. Leshner and carried unanimously,
174 President Ford adjourned the regularly scheduled meeting.

175
176 _____
177 Kathy M. Ruf, Town Clerk
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