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

February 19, 2018

PRESENT AT CONVENING.

Mayor Robert C. Willey
Council President John Ford
Councilmember Alan I. Silverstein
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 Town Clerk Mrs. Kathy M. Ruf.

MEETING.

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

PLEDGE OF ALLEGIANCE.

President Ford led those present in the Pledge of Allegiance.

APPROVAL OF MINUTES OF FEBRUARY 5, 2018 MEETING.

Upon motion by Mr. Engle seconded by Mrs. Cook and carried unanimously, minutes of the February 5, 2018 meetings were approved.

FIRE BOARD.

Present from Easton Volunteer Fire Department were:

Don Abbatiello, President
Jeff Meintzer, Vice President
John Harrison, Chief
John Compton, 4th Lieutenant
Rick Stacey, Trustee
Rebecca Caldwell, Secretary
Barry Slaughter, Trustee
Ken Bush, Treasurer
Randy Chance, Trustee
Matthew Chapman, 2nd Assistant Engineer
Sonny Jones, Captain
Daryl Caldwell, Chief Engineer
Jason Spies, 1st Assistant Engineer
Barry VanVechten, Parliamentarian

Chief John Harrison introduced the 2018/2019 line officers. Chief Harrison provided the statistical report. Council President Ford thanked Chief Harrison for their dedication.

President Don Abbatiello introduced the current administrative officers for the EVFD. He stated that he looks forward to another year with the cooperation of the council.

The April 7th fundraiser was discussed.

Mr. Leshar joined the meeting at 7:12 p.m.

ITEMS BY THE MAYOR.

Mayor Willey reported the passing of former councilmember Leonard Wendowski. He stated Mr. Wendowski served on the Easton Town Council for 12 years.

ITEMS BY THE TOWN MANAGER.

PUBLIC ASSEMBLY EVENT APPROVAL REQUEST:

5K COLOR RUN 5/18/18.

Upon motion by Mr. Silverstein seconded by Mr. Leshar and carried unanimously, the 5K Color Run as recommended by staff was approved.

59 **ITEMS BY THE TOWN ATTORNEY.**

60 **CONSENSUS ON THE REQUEST OF MARLBORO PLAZA BUSINESS TRUST FOR A**
61 **PLANNED UNIT DEVELOPMENT (PUD) TO PERMIT THE CONSTRUCTION OF 18**
62 **APARTMENT UNITS TO BE LOCATED TO THE REAR OF THE BUILDINGS FRONTING**
63 **ON 106 MARLBORO AVENUE.**

64 At 7:10 p.m., President Ford reopened the public hearing.

65 Town Attorney Mrs. VanEmburch administered the oath for those participants that will be offering
66 public testimony.

67 Mr. Zach Smith, Armistead Griswold Lee & Rust was present on behalf of the applicant; Marlboro
68 Plaza Business Trust. Mr. Smith stated that the council expressed concern about not meeting the 30%
69 open space requirement. He stated that the owner does not want to disrupt the current commercial
70 tenants. Mr. Smith explained that the open space on residential is 47%, and for the total project 30%.
71 He stated that a buffer could be made from the residential portion to the commercial.

72 Mrs. Cook asked for clarification on the open space.

73 Mr. Smith stated that street trees are to be planted along Marlboro Avenue to improve the aesthetic
74 aspect.

75 Mr. Stagg discussed landscaping. He said the project is planned for evergreen trees, canopy trees,
76 perennials and shrubs.

77 Mr. Stagg asked for further questions. There were none.

78 Mr. Smith discussed the importance of this project and the infill development and mixed-use
79 component.

80 Mr. Richard Tettlebaum, 7477 Casey Avenue, Easton discussed his concern with the project. He stated
81 that the open space as described does not have any real benefits to the community. Mr. Tettlebaum
82 discussed a meaningful fee in lieu. He is suggesting the cost of busting up the concrete be given to the
83 town for improvement to the parks.

84 Mrs. Cook asked about the timeline. Mr. Whelan stated that construction could begin as soon as they
85 get permits.

86 Mr. Engle stated that they applicant has done as much as they can do with that site.

87 At 7:30 p.m., President Ford closed the public hearing.

88 President Ford asked for a consensus from the council.

89 Mr. Silverstein discussed the value of the project and the benefits of being able to walk to in-town
90 amenities. He stated he would move favorable on the amended PUD project.

91 President Ford stated he supports the 30% open space. He stated that this is high priority in the PUD
92 ordinance. President Ford stated that this PUD amendment provides mixed use in a commercial
93 development and priority is an in residential infill. President Ford stated that the changes proposed
94 make this project much more palatable. He stated that he is in favor of the project as presented tonight.

95 Mr. Leshar stated that this is still not a pedestrian friendly development. He stated that in the distant
96 future, the Town may have an opportunity to make this a mixed use development. He stated that he is
97 satisfied with the screening function of landscaping and this project may move the town in a
98 potentially right direction for a walkable community.

99 Mr. Engle stated that there are a lot of young professionals here that do not have a place to live. He
100 stated that he is in favor of the project.

101 Mrs. Cook appreciates the efforts to create something in the community as an unusable space. She
102 stated that this plan is much better which the community deserves. Mrs. Cook stated that she thinks the
103 PUD process needs to be reviewed. She stated that she supports the project but is disappointed with the
104 planned open space.

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

106 Mr. Engle feels strongly that PUD process needs to be improved.

107
108 President Ford asked if there is anything additional to go before the council. There was nothing
109 further.

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111 **ADJOURNMENT.**

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113 At 7:42 p.m., upon motion by Mr. Silverstein seconded by Mr. Leshar and carried unanimously,
114 President Ford adjourned the regularly scheduled Council meeting.

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Kathy M. Ruf, Town Clerk