



Town of Easton

Engineering, Planning and Zoning
14 S. Harrison Street Easton, MD 21601 410-822-1943

Easton Historic District

MEETING MINUTES

TUESDAY June 10th, 2019

Members Present: Kelly Pezor - Vice Chairman, Grant Mayhew, Kevin Bateman, Kevin Gibson, Bill Wieland and Robert Arnouts

Members Absent: Kurt Herrmann – Chairman,

Town Staff Present: Trevor Newcomb – Planning and Zoning Manager

Mrs. Pezor called the meeting to order at 6:00 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 Mr. Gibson and seconded by Mr. Wieland the Commission voted 6-0 to approve the agenda for the 2019-06-10 meeting as submitted. The Commission proceeded with the agenda item for old business.

OLD BUSINESS:

6:03 p.m.

2018-82 & 2018-79 106&108N, 113N Washington Street Christine Dayton

Mrs. Christine Dayton was not present on behalf of the request.

Mrs. Pezor explained that this was the first extension request. Mr. Wieland stated that he had no issue with approving a first extension request, but would want the applicant here for a second. The extension request was to be for a six-month extension.

Upon motion by Mr. Wieland seconded by Mr. Mayhew, the Commission voted 6-0 to approve the extensions.

NEW BUSINESS:

2019-032 / 19-00063 221 South Hanson Street Roger Bollman

Mr. Roger Bollman was present on behalf of the request for storm windows. Mr. Bollman presented his reasoning for needing to replace two windows on his house due to their poor condition.

Upon motion by Mr. Gibson seconded by Mr. Bateman, the Commission voted 6-0 to approve the request as submitted

Historic District Guideline references: PG 52 R3

2019-033 / 2017-64 522 August Street Williamson & Haller

Ms. Sharon Williamson and Lloyd Haller were present on behalf of the request for an addition, deck and fence. The applicants stated they had come before the Commission two years ago for a similar request.

Mr. Wieland asked the applicants to discuss the proposed foundation. Mr. Haller explained he would like to build the frame structure similar a deck and then enclose. Mr. Wieland discussed a central air system and running ducting within an enclosed foundation system. Mr. Haler explained that the proposed foundation was intentional. Mr. Arnauts stated that by the time he built it that way, he could just do a typical foundation. The Commission agreed that they would like to see a brick veneer proposed.

Mr. Wieland asked the applicant to address the proposed roof. Mr. Haller answered that it would be an architectural type asphalt.

Mrs. Pezor asked the applicant to address the proposed windows. Mr. Haller explained that they would have removable jamb-style, a single-vertical divider and the material would be aluminum clad exterior and wood interior “Pro-Line” (Pella).

Mr. Arnauts asked the applicant to address the proposed siding. Mr. Haller answered that it would be aluminum.

Mr. Haller discussed the deck location and thought about having the side deck area at the side yard, but then instead create a patio.

Mrs. Pezor asked about the front porch material and it is to stay the same, which is wood. No vinyl on deck or fence system either.

Mr. Arnauts summarized that they need a deck and fence design and added notations on elevation designs for materials, a cut-sheet for the windows prefer a masonry foundation to match existing house.

Upon motion of Mr. Arnauts and seconded by Mr. Bateman, the Commission voted 6-0 to table the request until the applicant provide the required details.

MINUTES, DISCUSSION AND ADJORNMENT

The Commission entertained a discussion regarding a recently approved and installed fence located at 213 South Harrison Fence. The Commission expressed concern that it seemed too high. Mr. Newcomb explained the follow up that the Town had regarding a complaint about the height of this fence. The Commission further debated and decided that in the future a 5' high fence should not be approved for a front yard

Upon motion of Mr. Bateman seconded by Mr. Gibson voted 6-0 to approve the minutes as submitted for the 2019-05-13 meeting.

Upon motion of Mr. Wieland seconded by Mr. Bateman, the Commission voted 6-0 to adjourn the meeting at 6:54 p.m. and will meet again at the next regularly scheduled meeting on Monday June 24th at 6 p.m.