



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

MEETING MINUTES
MONDAY March 11th, 2019

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

Town Staff Present: Sierra Crist – Environmental & GIS Program Manager

Mr. Herrmann 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 Mrs. Pezor, the Commission voted 6-0 to approve the agenda for the 2019-3-11 meeting as submitted. The Commission proceeded with the agenda item for new business.

NEW BUSINESS:

11-2019

118 South

Lisa Stone

6:04 p.m.

Ms. Lisa Stone was present on behalf of the application.

Ms. Stone explained the nature of the request for window replacements. Ms. Stone said that the existing original windows do not work and are a safety concern for egress.

Mr. Herrmann explained the Commission prefers original windows be maintained and made operational rather than be replaced. Ms. Stone commented that the window company that inspected the windows reviewed them and stated that they could not be repaired and only replaced.

Mr. John Sener, the previous owner of the home, was present at the meeting and provided details on the windows and that they would need maintenance work to get them operational again.

Mr. Bateman also added that there is an existing Historic Easement on this property. Mr. Sener added that the extent of the easement is in regards to modifications to the property that would involve the Maryland Historic Trusts scope of review

After discussion, the Commission recommended making a site visit to the property to get a better observation of the condition of the windows and what potential is available for repair or replacement. The Commission will schedule a site visit with the current tenant.

Upon motion of Mr. Wieland seconded by Mr. Bateman the commission voted 6-0 to table the request as submitted pending a site visit. The Commission may then make a decision after consulting with the Town of Easton Building Department regarding the health and safety. Additionally, the property is still required to be posted.

12-2019

37 East Dover Street

John Callahan

6:20 p.m.

Mr. John Callahan was present on behalf of the application.

Mr. Callahan explained the request to install a 30” by 15” projecting vinyl sign to be hung as described in the application. Mr. Herrmann requested clarification that the sign has a minimum 8’ clearance. Mr. Callahan confirmed the sign will maintain 8’ clearance.

Upon motion of Mr. Gibson seconded by Mr. Bateman the commission voted 7-0 to table the request as submitted given that the sign is posted for 5 days of public notice with no public comment.

Historic District Guideline references: PG 68 - R1, R2

17-2019

27 S Harrison Street

Jelich

6:30 p.m.

There was no applicant present

Upon motion of Mr. Bateman, seconded by Mr. Wieland, the Commission voted 7-0 to table the

request as there was no applicant present on behalf of the application and the property had not been posted.

OLD BUSINESS:

6:31 p.m.

15-2019

14 S Harrison Street

Don Richardson

6:31 p.m.

Mr. Newcomb was present on behalf of the application. The requested design architect, Mr. Richardson, was not present.

Mr. Newcomb stated that the Commission had previously requested four details for the referenced application as well as the design architect.

The Commission expressed their interest in upholding the values of the Historic District on this prime historic building.

Upon motion of Mr. Wieland and seconded by Mr. Bateman to continue the tabled motion for the request 6-0, Mr. Bateman abstained from the vote.

MINUTES

6:08 p.m.

Upon motion of Mr. Bateman seconded by Mr. Wieland voted 7-0 to approve the minutes for the 2019-2-25 meeting as submitted.

DISCUSSION

6:12 p.m.

Upon motion of Mr. Gibson, the Commission entertained a motion to extend application 18-2018 for 207 S Harrison. The motion was seconded by Mr. Bateman for a vote of 7-0 to extend the application as requested.

ADJOURNMENT

Upon motion of Mr. Wieland seconded by Mr. Bateman the Commission voted 7-0 to adjourn the meeting at 6:47p.m. and will meet again at the next regularly scheduled meeting on Monday March 25th at 6 p.m.