

# MINUTES

## **Easton Historic District Commission Easton, Maryland September 28, 2015**

**Members Present:** Kurt Herrmann, Chairman, Robert Arnouts, George Koste and Bill Wieland.

Members Absent: Adam Theeke and Kevin Gibson.

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.*

The Commission voted unanimously to approve the September 14<sup>th</sup> minutes as presented.

### **OLD BUSINESS:**

**38-2015**

**38 S. Harrison Street**

**Jack Ashley, Owner.**

Mr. Ashley was back before the Commission with a request for review of the side windows and a landscaping plan. Proposed trellis to be 4 to 5' and be constructed of wood. As part of the landscaping plan he would like to remove the existing maple tree on the property. He provided the Commission with a letter from Bartlett Tree stating that the tree should be removed. For the



Mr. Pullen and Mr. Kupersmith were present at the meeting. Talbot County has requested a revision to the Easton Historic District boundaries to remove two County-owned properties located at 130 & 142 N. Harrison Street from the district. Mr. Pullen discussed with the Commission the History of the Site, the Legal Standard for Revising Historic District Boundaries, how the “Comprehensiveness” Standard applies to the County’s Request, Relevant Provisions from the Town of Easton’s Comprehensive Plan and the Downtown Master Plan for Infill and Redevelopment and the Potential Impact of Removing the Two County-Owned Properties as a whole. After much discussion and based on evidence presented by Talbot County the Commission voted unanimously to make a favorable recommendation to the Town Council that the parcels be removed from the Historic District.

There being no further business, the meeting was adjourned at 7:50 p.m. by motion of Mr. Arnouts and seconded by Mr. Wieland.

Respectfully submitted,

Stacie S. Rice  
Planning Secretary