



Town Council AGENDA

Monday, July 1, 2024 - 5:30 PM
Council Chambers, Easton Town Office
14 S Harrison Street

5:30 PM: Call to Order by President Gunsallus.

Opening remarks and Pledge of Allegiance by Councilmember Abbatiello.

Discussion of Council Rules.

Resolution 6180 with Rules of the Council.

Approval of Minutes.

Minutes of the June 17, 2024 meeting.

Minutes of the June 28, 2024 workshop.

Municipal Official Items.

Items by Mayor Cook.

Oath of Office Administered to Mr. Ed Forte for Supervisor of Elections.

Re-appointment of Park Advisory Board members for a term of three years
expiring July 5, 2027.

Items by Town Manager

Approval to accept bid from Sourcewell for a new mini-excavator and deck
over trailer from Burke Equipment Company for \$129,819.77.

Items by Town Attorney.

Mr. Tim McNeal to address Council regarding traffic concerns.

Public Hearings.

cont'd. PUBLIC HEARING (annexation request) "FOR A PARCEL OF LAND
LOCATED ON THE EAST SIDE OF OCEAN GATEWAY/US ROUTE 50,
CONSISTING OF 17.329 ACRES OF LAND, MORE OR LESS."

cont'd. PUBLIC HEARING to discuss and receive public comments on Ordinance
No. 822, "AN ORDINANCE OF THE TOWN OF EASTON ADDING A NEW
CHAPTER 6C OF THE CODE OF THE TOWN OF EASTON TO ADOPT
PROVISIONS RELATED TO ILLICIT DISCHARGES."

cont'd. PUBLIC HEARING to discuss the request of Lane Engineering LLC (The
Applicant) on behalf of NAI Saturn Eastern, LLC (The Owner) and Miller
Development Corporation, for a proposed Planned Unit Development (PUD) Infill.
The property is located at 139 N Washington Street.

5:35 PM Public Hearing to discuss and receive public comments on Ordinance No. 823, "AN ORDINANCE OF THE TOWN OF EASTON TO REGULATE AMPLIFIED MUSIC FROM COMMERCIAL ESTABLISHMENTS DURING NIGHTTIME HOURS."

5:40 PM PUBLIC HEARING to discuss and receive public comments on Resolution No. 6188, "A RESOLUTION OF THE TOWN OF EASTON REVISING THE TOWN'S LICENSE, APPLICATION, PERMITS, INSPECTIONS, CERTIFICATE AND OTHER FEES."

5:45 PM PUBLIC HEARING to discuss and receive public comments on Ordinance No. 825, "AN ORDINANCE OF THE TOWN OF EASTON AUTHORIZING THE TOWN OF EASTON TO SELL 123 S LOCUST LANE IN EASTON AS PART OF THE TOWN'S AFFORDABLE HOUSING PROGRAM."

Legislation.

Res. 6185, "A RESOLUTION TO ANNEX A PARCEL OF LAND OWNED BY CORRIGAN & TRIPPE VENTURES, LLC LOCATED ON THE EAST SIDE OF OCEAN GATEWAY/US ROUTE 50, CONSISTING OF 17.329 ACRES OF LAND, MORE OR LESS, INTO THE TOWN OF EASTON AND TO PROVIDE FOR THE TERMS AND CONDITIONS OF THE ANNEXATION."

Ord. 811, "AN ORDINANCE OF THE TOWN OF EASTON AMENDING THE OFFICIAL ZONING MAP OF THE TOWN OF EASTON TO APPLY THE R-10A RESIDENTIAL ZONING DISTRICT TO CERTAIN LOTS OR PARCELS OF LAND ANNEXED TO THE TOWN OF EASTON BY RESOLUTION NO. 6185 LOCATED TO THE EAST OF OCEAN GATEWAY/US ROUTE 50 CONSISTING OF 17.329 ACRES OF LAND, MORE OR LESS."

Approval of the Annexation and Public Facilities Agreement.

Resolution No. 6188, "A RESOLUTION OF THE TOWN OF EASTON REVISING THE TOWN'S LICENSE, APPLICATION, PERMITS, INSPECTIONS, CERTIFICATE AND OTHER FEES."

Ordinance No. 822, "AN ORDINANCE OF THE TOWN OF EASTON ADDING A NEW CHAPTER 6C OF THE CODE OF THE TOWN OF EASTON TO ADOPT PROVISIONS RELATED TO ILLICIT DISCHARGES."

Ordinance No. 823, "AN ORDINANCE OF THE TOWN OF EASTON TO REGULATE AMPLIFIED MUSIC FROM COMMERCIAL ESTABLISHMENTS DURING NIGHTTIME HOURS."

Ordinance No. 825, "AN ORDINANCE OF THE TOWN OF EASTON AUTHORIZING THE TOWN OF EASTON TO SELL 123 SOUTH LOCUST LANE IN EASTON AS PART OF THE TOWN'S AFFORDABLE HOUSING PROGRAM."

Review of Invoices.

Invoices from 6/1/2024 - 6/30/2024 totaling \$1,238,629.33.

Public Participation/Comments.

Items by Members of the Council:

Adjournment.

The public can access the meeting as follows:

<https://www.eastonmd.gov/129/Agendas-Minutes>

If you are an Easton Cable subscriber, you can view the meeting through TV-Channel 98.

Please note: There is a possibility of all or part of the meeting may be held in Closed Session.

RESOLUTION NO. 6180

A RESOLUTION OF THE TOWN OF EASTON ADOPTING RULES OF
PROCEDURE FOR THE EASTON TOWN COUNCIL

INTRODUCED BY: Ms. Curry

WHEREAS, by Resolution 3034 adopted on April 20, 1953, the Town Council
adopted Standing Rules for the Council;

WHEREAS, the Town Council wishes to adopt new and updated Rules of
Procedure, a copy of which is attached hereto as Exhibit A.

NOW, THEREFORE, the Town of Easton hereby resolves as follows:

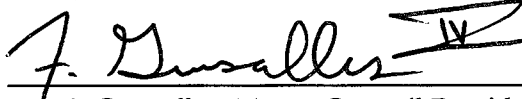
Section 1. The recitals set forth above are incorporated herein by reference and made
a part of this Resolution.

Section 2. The Rules of the Town Council adopted in 1953 shall be repealed and
replaced with the Easton Town Council Rules of Procedure attached to this Resolution as
Exhibit "A";

Section 3. This Resolution shall become effective upon approval by the Mayor after
adoption by the Town Council.

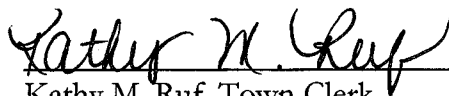
Curry	-	Yea
Abbatiello	-	Yea
Montgomery	-	Yea
Davis	-	Yea
Gunsallus	-	Yea

I hereby certify that the above Resolution was passed by a yea and nay vote of the
Council this nineteenth day of February, 2024.



Frank Gunsallus, Town Council President

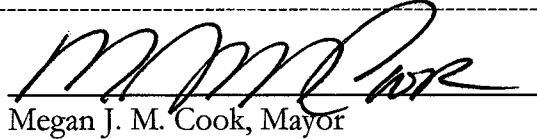
Delivered to the Mayor by me this 19th day of February, 2024.



Kathy M. Ruf, Town Clerk

APPROVED: February 19, 2024

Date: February 19, 2024



Megan J. M. Cook, Mayor

EFFECTIVE DATE: February 19, 2024

EASTON TOWN COUNCIL

RULES OF PROCEDURE

1. **Meetings of the Council.** All meetings of the Council shall be held in compliance with the Open Meetings Act and with these Rules. The Council may meet as follows:
 - a. **Regular Meetings.** Regular meetings of the Council shall be held on the first and third Monday of each month beginning at 5:30 p.m. at the Easton Town Office, 14 S. Harrison Street, unless otherwise modified by motion and approval of the Council. If a meeting day is a legal holiday, it shall be moved to the following Tuesday at the same time, unless modified by motion and approval of the Council.
 - b. **Special Meetings.** A special meeting may be called by the Town Clerk upon the written request of the Mayor or the President of the Council. The Town Clerk shall prepare a notice of any special meeting, stating the time and place of the meeting and the specific subjects to be discussed. No topics beyond those specified in the notice shall be discussed unless agreed upon by a majority of the Council Members present. Upon receiving a request for a Special Meeting, the Town Clerk shall promptly and diligently notify each Council member and the Mayor of the meeting, utilizing direct methods including in-person discussions or digital communications.
 - c. **Work Sessions.** The Council may meet informally in work sessions which are open to observation by the public. The Council may, but is not required, to allow the public to comment on the topics discussed at the work sessions.
 - d. **Closed Sessions.** The Council may meet in closed session only in accordance with the Open Meetings Act.
2. **First Meeting of Council after Municipal Election.** Newly elected Council Members shall assume their official duties at the next regular or special meeting of the Town Council after taking the oath as prescribed by the Town Charter.
3. **Attendance at Council Meetings.** Council members shall attend all regular and special Council meetings and workshops. If a member is unable to attend a meeting due to illness or other unforeseen reasons, they shall notify the Council or Town Clerk about their absence and request to be excused. In these circumstances, members may be allowed to participate in the meeting virtually, subject to Council policies and procedures. Adequate notice should be provided to allow Town staff sufficient time to facilitate the necessary virtual arrangements.

- 4. Minutes of Council Meetings.** The Town Clerk shall prepare the minutes of the Council meetings, which shall include a concise and accurate record of the Council proceedings, the titles, designated numbers, and a summary of the contents of all Ordinances and Resolutions considered by the Council, and a record of all votes taken by the Council. At each meeting, the minutes of the previous meeting shall be presented for approval by the Council. The Council may suggest corrections or clarifications. The Council shall approve the minutes by motion and majority vote.
- 5. Meetings to be Public.** All regular and special meetings of the Council shall be open to the public, and citizens shall have a reasonable opportunity to be heard. All work sessions of the Town Council shall be open to the public. The Council shall not be obligated to allow public comment, but if the Council elects to allow for public comment, an equal opportunity must be provided to all individuals in attendance that desire to speak. The public shall have no right to attend any closed session conducted in accordance with the Open Meetings Act. All meetings of the Council, except closed sessions, shall be open to the media, freely subject to recording by radio, television and photographic services at any time, provided that such arrangements do not interfere with the orderly conduct of the meetings.
- 6. Quorum.** A majority of the members of the Council shall constitute a quorum for the transaction of business at all Council meetings, but no ordinance shall be approved without a majority favorable vote of the entire Council. In the absence of a quorum, a lesser number may adjourn any meeting to a later time or date with appropriate public notice.
- 7. Presiding Officer.** The Council President, when present, shall be the presiding officer and shall be responsible for enforcing these rules of procedure and for enforcing orderly conduct at meetings. If the Council President shall not be present, then the remaining Council members shall select a presiding officer for that meeting by motion and majority vote.
- 8. Disorderly Conduct.** The presiding officer shall call to order any person who is being disorderly by speaking out of order or otherwise disrupting the proceedings, failing to be germane, speaking longer than the allotted time, speaking vulgarities or being abusive or threatening to others. If, after notice from the presiding officer, the person shall continue to be disorderly and disrupt the meeting, the presiding officer may order the person(s) to be removed from the meeting.

- 9. Conduct of Discussion.** During the Council discussion and debate, no member shall speak until recognized for that purpose by the presiding officer. After such recognition, the member shall confine discussion to the question at hand and to its merits and shall not be interrupted except by a point of order or privilege raised by another member. Speakers should address their remarks to the Council as a whole, maintain a courteous tone and avoid interjecting a personal note into debate. No member shall speak more than once on the same question unless every member desiring to speak to that question shall have had the opportunity to do so.
- 10. Ordinances and Resolutions.** Ordinances and resolutions shall be introduced only in written form, which may be digital. All ordinances and resolutions, except ordinances making appropriations and ordinances codifying or rearranging existing ordinances or enacting a code of ordinances, shall be confined to one subject, and the subject or subjects of all ordinances and resolutions shall be clearly expressed in the title. Ordinances making appropriations shall be confined to the subject of appropriations. Any Council Member may introduce an ordinance or resolution, and no second is required for the introduction. No ordinance shall be passed at the meeting at which it is introduced, except that an ordinance may be passed at the meeting at which it is introduced if a public hearing has been advertised and held on the subject of the ordinance. At any regular or special meeting held not less than six nor more than sixty days after the meeting at which an ordinance is introduced, it shall be passed, or passed as amended, rejected, or its consideration deferred to some specified future date. In case of emergency, the above requirement may be suspended by the affirmative vote of four members of the Council. A vote on all ordinances and resolutions shall be taken by a roll call vote and entered in the minutes. A fair summary of all ordinances passed by the Council shall be published at least once in a newspaper or newspapers having general circulation in the Town of Easton.
- 11. Roll Call.** In all roll call votes, the names of the members of the Council shall be called in numerical order according to the election ward each member represents, with the Council President voting last. A roll call vote shall be taken on all ordinances and resolutions as required by law, and for any other matter that a majority of the Town Council wishes to make by roll call vote.
- 12. Tie Vote.** In the event of a tie vote on any proposal, the proposal shall be deemed as not passed.
- 13. Results of Voting.** In all cases where a vote is taken, the presiding officer shall declare the result. It shall be in order for any member voting in the majority to move for a reconsideration of the vote on any question at that meeting or at the next succeeding

meeting of the Council. When a motion to reconsider fails, it cannot be renewed except by unanimous consent of the Council.

- 14. Veto by Mayor.** If the Mayor shall not approve of any ordinance or resolution so passed by the Council, the Mayor may return the same with objections in writing within fifteen (15) days after Council adoption. If such ordinance or resolution shall after reconsideration, be again passed by four-fifths vote of all members of the Council within thirty-five (35) days from the time of the return of the ordinance or resolution by the Mayor, it shall pass. If, after such reconsideration, the ordinance or resolution shall not have the support of at least four-fifths of all members of the Council, the ordinance or resolution shall not pass. If the Mayor fails to return any ordinance or resolution within fifteen (15) days of its adoption, it shall be deemed to be approved by the Mayor and shall become effective in the same manner as an ordinance or resolution signed by the Mayor.
- 15. Effective Date of Ordinances and Resolutions.** Unless passed as an emergency ordinance, every ordinance shall be effective at the expiration of twenty (20) calendar days following approval by the Mayor or passage by the Council after the Mayor's veto, unless a longer time is provided for in the ordinance. Resolutions shall be effective on the date specified in the resolution and may be effective immediately upon passage and approval by the Mayor or passage by the Council after the Mayor's veto.
- 16. Amended Ordinances or Resolutions.** Amendments to ordinances and resolutions can be made by majority vote of the Council. An amended ordinance or resolution may be acted on at the meeting that it is amended.
- 17. Citizen Participation.** Each regular Council meeting agenda shall provide for reserved time for audience participation. If requested by a member of the Council, the Council President shall have discretion to allow a member of the audience to speak at times other than reserved time for audience participation. The Council President may set reasonable limits on the amount of time permitted for any individual to speak during a meeting, provided that all citizens are permitted equal time. At a minimum, individual members of the public shall be permitted three (3) minutes to speak and organizations representing a group of individuals shall be permitted a minimum of five (5) minutes to speak. If the Council elects to set limits on the amount of time permitted, the Town Clerk shall maintain the official time and notify the speakers when their time is up. When a person addresses the Council, he or she shall state his or her name and home address. Remarks should be confined to the question at hand and addressed to the Council in a courteous tone. No person shall have the right to speak more than once on any particular subject until all other persons wishing to be heard on that subject have had the opportunity to speak.

- 18. Adoption and Amendment of Rules of Procedure.** The Council may alter or amend its rules at any time by a resolution approved by a vote of a majority of its members after notice has been given of the proposed alteration or amendment.
- 19. Suspension of Rules.** The rules of the Council may be suspended for a specified portion of a meeting by an affirmative vote of the majority of the members present except that Council actions shall conform to the Town Code, the Town Charter, state statutes and the United States Constitution.
- 20. Special Committees.** The Council may create special committees by resolution, which shall outline the committees' purpose, authority, membership, reporting duties, duration, and other operational guidelines.
- 21. Right of Appeal.** Any member may request the Council's consideration of the presiding officer's decision. In such instance, the member initiating the request may succinctly state his or her grounds for reconsideration. The presiding officer shall be afforded an opportunity to succinctly state his or her rationale for the decision. There shall be no debate on the appeal. The presiding officer shall then promptly call the matter to a vote. A majority of the Council is required to overrule the presiding officer's decision.



TOWN OF EASTON

P.O. Box 520
Easton, Maryland 21601
www.town-eastonmd.com

MEMORANDUM

TO: Mr. Frank Gunsallus, President of the Council
Members of the Town Council

cc: Donald J. Richardson
Sharon VanEmburch

FROM: Mayor Megan JM Cook *mme*

SUBJECT: Supervisor of Elections Appointment

DATE: June 3, 2024

Due to Ms. Phoenix's recent resignation, I am asking for confirmation for the appointment of Edward S. Forte, Jr. as the Supervisor of Elections for a four-year term.

Enclosed please find Mr. Forte's Interest form and resume for your consideration. He has worked as a Chief Judge, Voting Judge and a technician with Talbot County Board of Elections. Mr. Forte is very qualified for this position and interested in the appointment of Supervisor of Elections. With the upcoming election in 2025, the position needs to be filled as soon as possible.

Your confirmation for the above appointment is appreciated.

Edward S. Forte Jr

Mayor Emeritus

6186 Waterloo Drive, Easton Md. 21601
edwardforte@comcast.net
C (609)605-8086

Introduction

I have a diverse background in various technical, supervisory, and civic capacities. My goal-oriented personality has resulted in numerous promotions, professional certifications and as a sitting member of multiple Boards. Most notably, as an elected official and Mayor. Because of my elected positions, I understand the intricacies of local and county financial planning committees and the benefit of working in a bipartisan way for shared services with adjoining towns. I have proven leadership, communication, and problem-solving skills.

Experience

Public Service Electric & Gas Company, Moorestown, New Jersey 03/24/1980-Retired 06/01/2017
Distribution Supervisor

- ◇ Emergency Preparedness/Restoration for storm recovery.
- ◇ Office of Emergency Management (OEM) Lead Liaison to Camden County and State of NJ
- ◇ Manage personnel in the largest Electric/Gas utility in New Jersey.
- ◇ Monitor plan vs. actual project spending in SAP and forecasting using Excel spreadsheets.

Mayor of the Borough Haddon Heights 01/1/2012-12/31/2015

Talbot County Board of Elections, State of Maryland, Election technician 2020 & 2022

Education / Training

BS Business Administration Thomas Edison College, attending.
Camden County Community College (field of study Political Science)
Microsoft Office Advanced (all applications)
AMA Courses: The Effective Facilitator, Leadership Company Success
Emergency Medical Technician, Fire Arson Detection, and other training at the National Fire Academy

Emergency Services / Community Service / Civic Memberships

- ◇ Mayor/Council President/Councilman, Borough of Haddon Heights
- ◇ Public Safety Director of Police and Fire for the Borough of Haddon Heights
- ◇ Office of Emergency Management Coordinator Borough of Haddon Heights
- ◇ New Jersey Emergency Preparedness Association Board Member
- ◇ Easton Volunteer Fire Department/Firefighter/OEM Liaison with County Chiefs
- ◇ Assist Chief/Firefighter/President/ of the Haddon Heights Fire Department
- ◇ Camden County Fireman's and Fire Officers Association Life Member
- ◇ Order Sons of Italy, President of Haddon Heights Lodge, Foundation Trustee

Current Certifications

Emergency Management Courses
Emergency Response-Level 1 & 2 Awareness @ New Jersey/New York Hazardous Materials Training
Haz-Mat Command @ Camden County Fire Marshal's Office
ICS for Fire Officers @ Camden County Fire Academy / State Police
NJSP WMD Awareness @ Camden County Fire Academy
Incident Management System
NJ Department Community Affairs

Personal / Professional References

Upon Request

Town of Easton

Board and Commission Volunteer Interest Form

Submit Completed Form to the Mayor of the Town of Easton, Maryland for consideration

(Please Print)

Last Name FORTE, JR First Name EDWARD MI S

Residence Address (Street) 6186 WATERLOO DRIVE

(Town) EASTON (County) TALBOT (State) MD

(Zip Code) 21601

How Long at this Residence? 8 YEARS

CELL Home Telephone Number (609) 605-8086

Occupation RETIRED

Employer Name _____

Employer Address _____

Work Telephone Number (____) _____

Please circle the board(s) or commission(s) you are interested in serving as a member of:

Board of Appeals Planning and Zoning Commission Historic District Commission

Housing Authority Easton Utilities Commission Park Board

Ethics Commission Waterfowl Festival Commission Board of Canvassers

Tree Board Affordable Housing Board

Other (list) SUPERVISOR OF ELECTIONS

Please list why you would like to serve on this committee and what your qualifications are (Attach extra sheets if necessary) I SERVED A MAYOR, COUNCIL PRESIDENT AND COUNCILMAN FOR OVER 15 YEARS. JUST RECENTLY I WORKED CLOSELY WITH THE TALBOT COUNTY BOARD OF ELECTIONS AS A CHIEF JUDGE, VOTING JUDGE AND A TECHNICIAN. I AM CONFIDENT THAT MY PAST 30 YEARS PLUS WORKING IN AND AROUND ELECTIONS GIVES ME THE OPPORTUNITY TO EXCEL IN THIS NEW POSITION

Please list any special interests which should be considered during the appointment process (Attach extra sheets if necessary) I HAVE ATTACHED

A COPY OF MY MOST RECENT RESUME

Edward S. Forte, Jr.
Applicant Signature

5-15-2024
Date



**TOWN OF
EASTON**
PARKS AND RECREATION DEPARTMENT

DATE: June 26, 2024

TO: Mayor Cook and Members of the Easton Town Council

cc: Don Richardson – Town Manager
Rick VanEmburch – Town Engineer

FROM: Lorraine Gould – Director of Parks and Recreation

SUBJECT: Park Advisory Board Reappointments

The Town of Easton Park Advisory Board met on Monday, June 24, 2024 for the regular meeting. At that time, members of the Park Advisory Board were polled for reappointments for another term:

Mr. Michael Weise – Yes
Mr. Ken McFadden – Yes
Mr. Otis Sampson – Yes
Mr. Michael Brophy – Yes
Mr. Thomas Klein – Yes
Mr. James Perry - Yes

I recommend approval of the reappointments of the Park Advisory Board.



**TOWN OF
EASTON**
PARKS AND RECREATION DEPARTMENT

DATE: June 26, 2024

TO: Mayor Cook and Members of the Easton Town Council

cc: Don Richardson – Town Manager
Rick VanEmburch – Town Engineer

FROM: Lorraine Gould – Director of Parks and Recreation

SUBJECT: General Parks and Facility Rules

The Town of Easton Park Advisory Board met on Monday, June 24, 2024 for the regular meeting. At that time, the Park Advisory Board voted to unanimously to approve and forward the attached updated General Parks and Facility Rules to the Mayor and Town Council for approval.

The Park Advisory Board and I recommend approval of the General Parks and Facility Rules.



TOWN OF EASTON

P.O. Box 520
Easton, Maryland 21601

Park Hours

Parks are open from Sunrise to Sunset, except the North Easton Sports Complex may be open past Sunset for lighted events approved by the Town of Easton.

General Parks and Facility Rules

General Parks and Facility Rules govern all parks, open space and all facilities and amenities with the specific property site boundaries.

1. Activities conducted by the users of facilities must be orderly and lawful, and not of a nature to incite others to disorder
2. No person shall fail or refuse to obey any lawful order of an authorized Town employee.
3. Persons shall comply with all officially posted signs.
4. Persons entering or remaining on park property when the park is closed shall be considered trespassing.
5. No person shall illegally gamble in a park.
6. The possession, use, or discharge of any firearms, fireworks, firecrackers, or explosives of any kind by any person is prohibited.
7. No person shall abuse, deface, damage, or remove any Town property located in a park.
8. No person shall use abusive, threatening, or profane language in a park.
9. All litter and garbage must be placed in the trash receptacles or if such trash receptacles are full, park patrons are responsible for removing all trash to a proper trash receptacle. No litter or garbage shall be deposited in the park except in the proper trash receptacles.
10. No person shall camp in any manner in a park without permission of the Parks and Recreation Department.
11. Use of loudspeakers or amplified music, voices, or sounds of any kind is prohibited absent special permission of the Parks and Recreation Department.
12. Possession of alcoholic beverages is prohibited.

13. Dog owners must comply with local leash laws, with the exception of Easton Dog Park where owners must comply with posted rules.
14. All animals are prohibited from athletic fields, courts, playground areas, playground equipment, and Skate Park.
15. No animal excrement or fecal matter shall be left or deposited in any park except in a proper trash or dog fecal matter receptacle. If none is available, the animal owner must carry it out with them.
16. No person shall promote, sell, rent, or trade goods or service for profit or otherwise in a park unless they have been granted written permission by the Parks and Recreation Department.
17. Begging or soliciting park users for money, food, or other things of value is prohibited.
18. Urinating or defecating on any park property except in permanent or portable bathroom structures is prohibited.
19. The Town is not responsible for any property that is damaged, destroyed, or lost.
20. All unattended property is presumed to be abandoned and may be removed and/or destroyed by the Town.
21. Horses are prohibited in the parks or on the trails unless authorized by the Parks and Recreation Department.
22. Golfing is prohibited.
23. Organized league play or lessons in any park is prohibited unless authorized by the Parks and Recreation Department.
24. The traffic ordinances of the Town of Easton and all applicable State vehicle laws shall apply to all park property. In addition, the following regulations shall apply:
 - Vehicular traffic and parking is only permitted on designated paved or graveled roadways and parking areas, except as otherwise specifically directed by a Town employee.
 - All posted traffic signs will be observed.
 - No person shall change any vehicle parts or repair, grease, or wash vehicles on any park property, except for emergency repair.
 - No vehicle shall be stored or remain overnight in any park or park parking lot.
25. All fires within a park must be confined to safe cooking receptacles (grills). No person shall leave a fire unattended. No person shall leave a fire without having fully extinguished it.

Memo

To: Don Richardson
From: Michael J. Dickerson
CC: Mayor Cook
Date: June 6, 2024
Re: Mini Excavator and trailer

Don

We received a Sourcewell bid for a new Mini Excavator and deck over trailer from Burke Equipment Company.

The cost of the Mini Excavator is \$114,284.77 and the cost of the deck over trailer is \$15,535.00, for a total cost of \$129,819.77.

This excavator is one size larger than we had anticipated in purchasing when we submitted our budget in December, but after renting an excavator to perform drainage work near Wye Avenue and also pond repair, we discovered that the larger machine gave us more abilities and was still small enough to maneuver in town.

We currently have \$120,000.00 in the budget for a Mini Excavator and trailer and I would like to propose that we use the funds (\$8,000.00) from the Enclosed 24' trailer to help cover the extra cost.

I would like to recommend that the town purchase the Mini Excavator and deck over trailer for a total cost of \$129,819.77 from Burke Equipment Company. I would like to request that this item be brought before the Town Council on July 1, 2024, for their consideration.

If you have any questions regarding the bid or recommendation, please contact me.

- Standard Features -

- Custom Options -

**Kubota****K Series****KX080-4S2R3A******* EQUIPMENT IN STANDARD MACHINE *******FEATURES**

Eco Plus System

Auto Idler

Rubber Or Steel Track Models

Air Conditioned ROPS/OPG

(Top Guard, Level 1) Cab

Cloth Suspension Seat

Kubota 2 Hydraulic Pump Load

Sensing System

2 Variable Displacement

Pumps

All Controls Hydraulic Pilot

Controls

Two Operating Pattern

Selection System

Accumulator

Standard Front Dozer Blade w/

Float

Optional Float Angle Blade w/

Bolt-on Cutting Edge

360 Degree Full Rotation

70 Degree Left, 60 Degree

Right Boom Swing

17.6 gpm Adjustable Auxiliary

Hydraulics Port 1

26.4 gpm Adjustable Auxiliary

Hydraulics Port 2

Thumb Bracket and Relief

Valves

Five Second Quick Preheat

System

Key Switch Stop System

Half Pitch Rubber Tracks

Self-Bleed Fuel System

Auto-Downshift Two Speed

Travel System

Swivel Negative Brake

Travel Negative Brake

Thrd Line

ENGINE

V3307 Kubota DI CRS Turbo Tier 4

Final Diesel Engine

4 Cylinder, 4 Cycle

62.3 Net HP @ 2200 rpm (SAE

J1349)

OPERATIONAL**DIMENSIONS**

Max Digging Depth 15' 1"

Max Digging Radius @ Ground

Level 23' 6.3"

Max Vertical Digging Depth 12'

7.6"

Max Dumping Height 17' 2.7"

DOZER BLADE**DIMENSIONS**

Width 86.6"

Height 19.7"

Lift Above Ground 19.7"

Drop Below Ground 19.7"

PERFORMANCE

Digging Force @ Bucket (K7427)

Digging Force @ Dipper Arm

Travel Speed (Low / High)

Climbing Ability

Lift Capacity

• Over Front

• Blade Grounded

• 4.0 Ft. Load Point Height

• 12.0 Ft. Load Radius

DIMENSIONS AND**OPERATING WEIGHT**

KX080-4S2R3A, Rubber

Tracks, Air Conditioned

ROPS/OPG (Top Guard, Level

1) Cab, Angle Dozer

Blade, Dipper Arm, Counter

weight,

Overall Length 21' 1.9"

Overall Width 7' 2.6"

Overall Height 8' 4"

Operating Weight* 18,280 lbs.

Ground Clearance 15.4"

* Includes operator's weight,
175 lbs.**KX080-4S2R3A Base Price: \$129,713.00**(1) 24" QUICK ATTACH TRENCHING BUCKET \$3,204.00
K7427-24" QUICK ATTACH TRENCHING BUCKET(1) QUICK ATTACH COUPLER \$2,415.00
K7402A-QUICK ATTACH COUPLER(1) 48" QUICK ATTACH GRADING BUCKET \$3,666.00
K7441-48" QUICK ATTACH GRADING BUCKET(1) BOE FOR 48" GRADING BUCKET \$246.00
K7451A-BOE FOR 48" GRADING BUCKET(1) HYD THUMB KIT \$6,324.00
K7405A-HYD THUMB KIT(1) KX080-4S ADDITIONAL WEIGHT KIT PNF \$1,009.00
K7494-KX080-4S ADDITIONAL WEIGHT KIT PNFConfigured Price: **\$146,577.00**Sourcewell Discount: **(\$35,178.48)**SUBTOTAL: **\$111,398.52**Dealer Assembly: **\$330.00**Freight Cost: **\$2,156.25**PDI: **\$400.00**Total Unit Price: **\$114,284.77**Quantity Ordered: **1**Final Sales Price: **\$114,284.77**

**Final pricing will be based upon pricing at the time of
 final delivery to Sourcewell members.
 Purchase Order Must Reflect Final Sales Price.**

**To order, place your Purchase Order directly with the quoting
 dealer**

*Some series of products are sold out for 2022. All equipment specifications are as complete as possible as of the date on the quote. Additional attachments, options, or accessories may be added (or deleted) at the discounted price. All specifications and prices are subject to change. Taxes are not included. The PDI fees and freight for attachments and accessories quoted may have additional charges added by the delivering dealer. These charges will be billed separately. Prices for product quoted are good for 60 days from the date shown on the quote. All equipment as quoted is subject to availability.

54 Andrews Lake Rd - Felton, DE 19943



DATE: 06/05/24

Sales Rep: Dan Palmer
302-284-0123 Office
410-829-9194 Mobile
302-284-0225 Fax
dpalmer@burkeequipment.com

CUSTOMER PO#

BILL TO NAME 1:	Town of Easton
ADDRESS 1:	
ADDRESS 2:	
CITY, STATE, ZIP:	Easton, Md. 21601
COUNTY:	Talbot
CONTACT:	Dustin Otto
MOBILE PH:	443-889-5342
HOME/OFFICE PH:	
EMAIL:	dotto@eastonmd.gov

Pricing on this sales quote/invoice is an estimate and is subject to manufacturer price increases from the time of order to time of delivery. Deposits are required for units on order and are subject to the following cancellation fees: 3% per credit card transaction, \$125 administrative fees, 20% item cost and freight fees to return non-stock items, and any other applicable fees.

TRADE-IN INFORMATION				
Make	Model	Serial/VIN #	Description/Notes	ALLOWANCES
TOTAL TRADE ALLOWANCES:				\$0.00

I AGREE THERE IS NO LIEN ON ANY TRADE OR CONSIGNMENT
EQUIPMENT: INITIAL HERE ->

WHAT INSURANCE COMPANY INSURES THIS EQUIPMENT?

WHAT IS THE PAYOFF?

INVOICE SUBTOTAL: **\$15,535.00**

Less Trade Allow + Outstanding Loan Bal:	\$0.00
--	--------

SUBTOTAL:	\$15,535.00
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TAX:	\$0.00
------	--------

TAG & TITLE FEES:	\$0.00
-------------------	--------

LESS DEPOSIT RECEIVED: _____

TOTAL AMOUNT DUE:	\$15,535.00
-------------------	--------------------

CUSTOMER SIGNATURE:

DATE:



May 20, 2024

Mayor and Town Council
14 South Harrison Street
Easton, MD 21601

RE: Proposed Corrigan & Trippe Ventures, LLC Annexation

Dear Council Members & Mayor Cook:

The Easton Planning and Zoning Commission recently reviewed the Annexation request of Corrigan and Trippe Ventures, LLC. At our regular monthly meeting of May 16, 2024, we concluded this review and took the actions described below.

The subject property is located between homes fronting Ocean Gateway and the Stoney Ridge Subdivision, accessed via Third Street. Although development plans are not generally required at the Annexation stage, the Applicant, represented by Zachary Smith, Esquire, shared their intent to ultimately seek a Planned Unit Development Application for the property (if annexed) to pursue construction of affordable multifamily housing on the site. Following the presentation by Mr. Smith, and comments from the Public, the Commission discussed the matter and took a number of actions. Specifically, we determined (by a vote of 3-1, (with one member absent) that the proposed Annexation is consistent with the Town's Comprehensive Plan. Although the Comprehensive Plan recommends Commercial as the future land use of this parcel, the applicant is requesting the parcel be zoned as R-10A (Residential). In this case, despite the request being different from what the Plan recommends, the Commission believes R-10A is an appropriate classification, given that most of the surrounding area is also zoned R-10A in the Town or a residential classification under Talbot County's Zoning Ordinance. Furthermore, this particular property is currently zoned for two different residential classifications under the terms of the Talbot County Zoning Ordinance.

Accordingly, the Commission took the following actions (by the aforementioned 3-1 vote):

1. To find that the proposed Annexation request is consistent with the Town's Comprehensive Plan;
2. To recommend that you approve the proposed Annexation; and
3. To recommend that upon Annexation, you apply the R-10A Zoning classification to the annexed parcels.

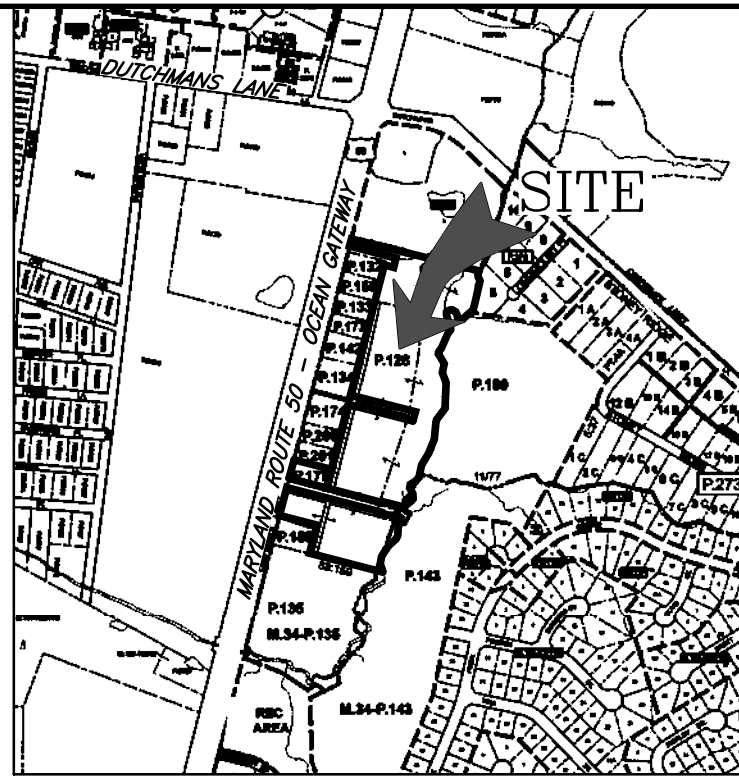
If you should have any questions concerning these recommendations, please feel free to contact me or either the Town Planner or Town Attorney, both of whom can speak to our actions in this matter.

Regards,

A handwritten signature in black ink that reads "Philip Toussaint". The script is cursive and fluid, with the first name "Philip" and last name "Toussaint" clearly legible.

Easton Planning and Zoning Commission

Philip Toussaint, Vice-Chair



VICINITY MAP
SCALE: 1" = 1000'

[illegible]

PROPERTY OWNER: CORRIGAN AND TRIPPE VENTURES LLC
PROPERTY ADDRESS: OCEAN GATEWAY
EASTON, MARYLAND 21601
DEED REFERENCE: 2937/5
PLAT REFERENCE: 23/46 AND 52/18

AREA TO BE ANNEXED

TAX PARCEL 175 (DEED PARCEL ONE):	0.459 AC.±
TAX PARCEL 128 (DEED PARCEL TWO):	15.857 AC.±
FIRST STREET:	0.057
SECOND STREET:	0.401 AC.±
THIRD STREET:	0.555 AC.±
TOTAL AREA TO BE ANNEXED:	17.329 AC.±

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND COMPLIES WITH THE REQUIREMENTS AS SET FORTH IN REGULATION 09.13.06.12, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 363, AND, SUBJECT TO BIENNIAL RENEWAL, MY CURRENT EXPIRATION DATE IS AUGUST 3, 2025.

[Signature]
JEFFERS IN EWELL HUBBARD
REGISTERED PROPERTY LINE SURVEYOR
MARYLAND REGISTRATION No. 363
LANE ENGINEERING, LLC
117 BAY STREET
EASTON, MARYLAND 21601

1/5/24
DATE

Lane Engineering, LLC

Established 1986
Civil Engineers • Land Planning • Land Surveyors



E-mail: general@leinc.com
117 Bay St. Easton, MD 21601 (410) 822-8003
15 Washington St. Cambridge, MD 21613 (410) 221-0818
354 Pennsylvania Ave. Centreville, MD 21617 (410) 758-2095



11/5/24 DATE

ANNEXATION
PLAT

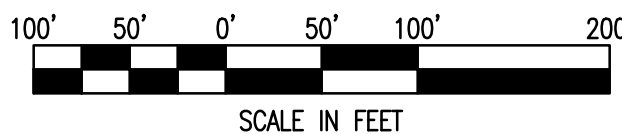
ON THE LANDS OF
CORRIGAN
AND
TRIPPE VENTURES, LLC

IN THE FIRST ELECTION DISTRICT
TALBOT COUNTY, MARYLAND
TAX MAP 34, GRID 24, PARCEL 128

ISSUED FOR:	DATE:	BY:
DRAFT - CLIENT REVIEW	12-21-23	BCE
CLIENT REVIEW	01-02-24	BCE
AGENCY SUBMITTAL	01-05-24	BCE

SHEET No. 1 OF 1	DATE: 12-21-23
SCALE: AS NOTED	JOB No. 230265
	FILE No. 1110

LEGEND



NAD 83 (2011)
MD COORDINATE SYSTEM

Lane Engineering, LLC

Established 1986

Civil Engineers • Land Planning • Land Surveyors

15 Washington Street
Cambridge, Maryland 21613
Tel 410-221-0818

117 Bay Street
Easton, Maryland 21601
Tel 410-822-8003
Fax 410-822-2024

354 Pennsylvania Avenue
Centreville, Maryland 21617
Tel 410-758-2095

ANNEXATION DESCRIPTION
ON THE LANDS OF
CORRIGAN AND TRIPPE VENTURES, LLC
IN THE FIRST ELECTION DISTRICT
TALBOT COUNTY, MARYLAND

June 19, 2024

All that piece, parcel or tract of land situate, lying and being in the First Election District, Talbot County, Maryland, and being more particularly described as follows.

Beginning for the same at a point, said point also being on the easterly side of the public known as Ocean Gateway (150-foot-wide right-of-way) as delineated on a plat titled "Plat showing division of Lots 6 & 7, Mecklenburg Lots (Second Block – E Section" recorded among the Land Records of Talbot County, Maryland in Plat Book 24, Folio 36, said point also being on the easterly "Right-of-Way Line" as delineated on State Roads Commission of Maryland Plat Number 4951, said point also being at the southwest corner of the lands of Richard Burnette (Liber 2439, Folio 75), and from said point of beginning and running in the meridian of the Maryland State Coordinate System NAD 83 (2011), and by and with said southerly side of Richard Burnette lands following course and distance

(1) South 75 degrees 29 minutes 31 seconds East, 200.00 feet to a point and the rear property line of said Richard Burnette; thence by and with said rear property line and the extension thereof the following course and distance.

(2) North 14 degrees 32 minutes 45 seconds East, 1169.05 feet to a point 20-feet south of the lands of Dutchmans Land Investments, LLC (Liber 2879, Folio 359) as delineated on a plat of subdivision titled "Plat Showing Proposed Annexation to the Town of Easton" recorded among the aforesaid Land Records in Plat Book 78, Folio 47; thence running 20-feet south and parallel to said Dutchmans Land Investments, LLC lands the following course and distance

(3) South 75 degrees 58 minutes 28 seconds East, 484.72 feet more or less to a point and the center of Windmill Branch; thence by and with the center of the said Windmill Branch and many meanderings thereof generally the following seventeen courses and distances

(4) South 04 degrees 02 minutes 10 seconds East, 11.12 feet to a point; thence

- (5) South 26 degrees 43 minutes 32 seconds East, 24.11 feet to a point; thence
- (6) South 13 degrees 50 minutes 49 seconds West, 156.48 feet to a point; thence
- (7) South 48 degrees 12 minutes 55 seconds West, 71.44 feet to a point; thence
- (8) North 78 degrees 18 minutes 07 seconds West, 26.34 feet to a point; thence
- (9) North 18 degrees 02 minutes 37 seconds West, 33.72 feet to a point; thence
- (10) North 59 degrees 47 minutes 37 seconds West, 25.96 feet to a point; thence
- (11) South 61 degrees 14 minutes 27 seconds West, 28.63 feet to a point; thence
- (12) South 13 degrees 51 minutes 40 seconds East, 87.37 feet to a point; thence
- (13) South 25 degrees 31 minutes 06 seconds West, 145.92 feet to a point; thence
- (14) South 14 degrees 55 minutes 24 seconds East, 155.27 feet to a point; thence
- (15) South 02 degrees 14 minutes 41 seconds West, 133.00 feet to a point; thence
- (15) South 36 degrees 22 minutes 55 seconds West, 75.30 feet to a point; thence
- (16) South 06 degrees 33 minutes 33 seconds West, 102.48 feet to a point; thence
- (17) South 22 degrees 23 minutes 04 seconds West, 78.50 feet to a point; thence
- (18) South 30 degrees 51 minutes 53 seconds West, 73.24 feet to a point; thence
- (19) South 11 degrees 23 minutes 18 seconds West, 32.00 feet to a point; thence leaving said Windmill Branch and running in, through, over and across Tax Parcel 128, Deed Parcel Two as to include a portion thereof the following twelve courses and distances
- (20) North 87 degrees 00 minutes 18 seconds West, 20.22 feet more or less to a point; thence
- (21) South 11 degrees 23 minutes 18 seconds West, 21.10 feet to a point; thence
- (22) South 50 degrees 15 minutes 51 seconds West, 64.49 feet to a point; thence
- (23) South 11 degrees 19 minutes 30 seconds East, 76.32 feet to a point; thence
- (24) South 45 degrees 20 minutes 03 seconds West, 40.95 feet to a point; thence
- (25) North 75 degrees 27 minutes 15 seconds West, 117.94 feet to a point; thence



- (26) South 19 degrees 46 minutes 31 seconds West, 100.42 feet to a point; thence
- (27) South 75 degrees 27 minutes 15 seconds East, 115.16 feet to a point; thence
- (28) South 18 degrees 43 minutes 12 seconds West, 32.10 feet to a point; thence
- (29) South 03 degrees 03 minutes 57 seconds West, 36.31 feet to a point; thence
- (30) South 38 degrees 38 minutes 21 seconds West, 114.12 feet to a point; thence
- (31) South 17 degrees 49 minutes 05 seconds West, 71.20 feet to a point; thence
- (32) South 17 degrees 24 minutes 05 seconds East, 38.51 feet to a point and the lands of The Unitarian Universalist Fellowship at Easton (Liber 1928, Folio 346); thence by and with said The Unitarian Universalist Fellowship at Easton lands
- (33) North 75 degrees 24 minutes 57 seconds West, 370.11 feet to a point and the lands of Walbridge Real Estate Investments, LLC (Liber 1840, Folio 398; thence by and with said Walbridge Real Estate Investments, LLC land the following two courses and distances
- (34) North 14 degrees 32 minutes 45 seconds East, 150.00 feet to a point; thence
- (35) North 75 degrees 24 minutes 45 seconds West, 200.00 feet to a point and the aforementioned easterly side of Ocean Gateway; thence by and with said easterly side of Ocean Gateway
- (36) North 14 degrees 32 minutes 45 seconds East, 299.64 feet to the Place of Beginning, containing 17.329 Acres of Land, more or less, and

The above parcel is intended to be all of the same land, as shown as Total Area of Annexation on a plan entitled "Annexation Plat on the lands of Corrigan and Trippe Ventures, LLC" as prepared by Lane Engineering, LLC, on June 19, 2024, I hereby certify that these documents were prepared by me or under my responsible charge and complies with requirements as set forth in regulation 09.13.06.12, and that I am a duly licensed property line surveyor under the laws of the State of Maryland, License No. 363, and, subject to biennial renewal, my current expiration date is August 3, 2025

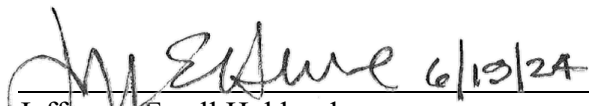

Jefferson Ewell Hubbard
Registered Property Line Surveyor
Maryland Registration Number 363



EXHIBIT C TO RESOLUTION 6185
ANNEXATION PLAN
2024 ANNEXATION TO THE TOWN OF EASTON OF CERTAIN LANDS LOCATED
ON THE EAST SIDE OF OCEAN GATEWAY/U.S. ROUTE 50 AND CONSISTING OF
17.329 ACRES OF LAND, MORE OR LESS

In accordance with § 4-415 of the Local Government Article of the Annotated Code of Maryland, the Town of Easton hereby sets forth the following Annexation Plan for Resolution No. 6185. Section 4-415 permits amendment of the Annexation Plan during the annexation process.

I. Property. The property proposed for annexation to which this Annexation Plan relates consists of 17.329± acres of land comprised of “TOTAL AREA OF ANNEXATION AREA: 17.329 AC ±” (the “Annexation Property”) on a plat titled “ANNEXATION PLAT ON THE LANDS OF CORRIGAN AND TRIPPE VENTURES, LLC IN THE FIRST ELECTION DISTRICT TALBOT COUNTY, MARYLAND TAX MAP 34, GRID 24 PARCEL 128”, prepared by Lane Engineering, LLC, dated December 21, 2023 (the “Annexation Plat”), which is Exhibit “A” to Resolution 6185.

II. Land Use Patterns and Plans – Existing and Proposed.

A. The 2016 Talbot County Comprehensive Plan identifies the Annexation Property as “Designated Growth Residential” and a “Tier II-B Secondary Mapped Growth Area, Planned for Sewage”.

The 2010 Town of Easton Comprehensive Plan, as amended (the “Easton Plan”), designates the Annexation Property as a Priority 1 Boundary Refinement Area. (Easton Plan Growth Areas Map). The Municipal Growth Element of the Comprehensive Plan defines Boundary Refinement Areas as areas that in most cases “are already developed in Talbot County and they are deemed appropriate for consideration for annexation during the life of this Plan.” (Easton Plan p. 49). The Easton Plan identifies Priority 1, Boundary Refinement Areas, including the Annexation Property, as areas that are “important to bring...into [the] Town.” (Easton Plan p. 257). The Easton Plan was amended in 2016 to incorporate a Sewer Tier Map, in accordance with State law and this map classifies the Property as “Tier II – Planned for Sewer, Municipal or Growth Area.”

B. The pre-annexation Talbot County zoning of the Annexation Property is Town Conservation (TC). The proposed R-10A Residential zoning district permits medium density residential uses. The Petitioner intends to submit a Planned Unit Development (“PUD”) for the property to construct multi-family housing on the property.

C. The R-10A Residential district permits a greater than 50% density than and permits land uses that are not authorized in the County’s Town Conservation (TC) zone. In accordance with § 4-416 of the Local Government Article of the Maryland Annotated Code, if the County expressly approves, the Town may place the annexed land in zoning classifications that permit land uses different from the land uses specified under the Talbot County Zoning Ordinance and/or

permits a 50% greater density than that allowed under the Talbot County Zoning Ordinance. The Town intends to seek Talbot County's express approval to apply the zoning district proposed. Any future development of the Annexation Property shall be in accordance with the Zoning Ordinance provisions applicable to the Annexation Property at the time of the development.

III. Availability of Land for Public Facilities. Following annexation, the Annexation Property will be served by the Easton public water and sewer systems, which will require extension of those public utility systems. Adequate water and sewer capacity exists within the Town's utility systems to serve existing and future uses of the Annexation Property without dedication of additional land. Fire and police protection will be provided by the Easton Volunteer Fire Company and the Town of Easton Police Department using existing facilities. The Town's existing public works, fire, police and emergency services facilities, equipment and personnel are adequate to accommodate the Annexation Property at this time. With the multi-family units there will be an impact on schools, libraries and other recreational services, but the applicant's share of that impact is adequately captured by impact fees. At this time, no additional land for public facilities on the Annexation Property is considered reasonably necessary.

IV. Extension of Municipal Services (Schedule and Financing).

A. Utility Service. Following annexation, all or portions of the Annexation Property may be served by Town water and sewer for facilities. All such extensions will be completed at the Owner's expense and in accordance with the standards and specifications of the Town.

All applicable Town fees and user rates to cover the costs associated with usage- or consumption-based municipal services, such as water and sewer service shall be charged to the Annexation Property.

B. Roads. The Annexation Property has existing access off of Ocean Gateway/U.S. Route 50, which is a State Road.

C. Fire Protection. The Easton Volunteer Fire Company already provides service to the Annexation Property and will continue to provide such service at the same or similar level of service after annexation. The Fire Company receives substantial financial support from the Town.

D. Police Services. Police Services are currently provided by the Talbot County Sheriff's Department. Upon annexation, the Easton Police Department will extend service to the Annexation Property. Service will be provided using existing personnel and equipment. The costs of these services shall be paid out of the Town's general funds.

Pursuant to Section 4-415(g) of the Local Government Article, amendments to this Annexation Plan shall not be construed amendments to the Annexation Resolution, nor may they serve in any manner to cause a re-initiation of the annexation procedure related to the property described in Section I.

Lane Engineering, LLC

Established 1986

Civil Engineers • Land Planning • Land Surveyors

15 Washington Street
Cambridge, Maryland 21613
Tel 410-221-0818

117 Bay Street
Easton, Maryland 21601
Tel 410-822-8003
Fax 410-822-2024

354 Pennsylvania Avenue
Centreville, Maryland 21617
Tel 410-758-2095

**ANNEXATION DESCRIPTION
ON THE LANDS OF
CORRIGAN AND TRIPPE VENTURES, LLC
IN THE FIRST ELECTION DISTRICT
TALBOT COUNTY, MARYLAND**

January 11, 2024

All that piece, parcel or tract of land situate, lying and being in the First Election District, Talbot County, Maryland, and being more particularly described as follows.

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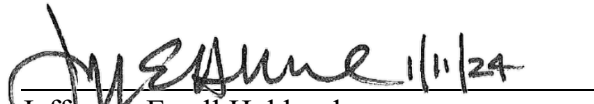
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The above parcel is intended to be all of the same land, as shown as Total Area of Annexation on a plan entitled "Annexation Plat on the lands of Corrigan and Trippe Ventures, LLC" as prepared by Lane Engineering, LLC, on January 5, 2024, I hereby certify that these documents were prepared by me or under my responsible charge and complies with requirements as set forth in regulation 09.13.06.12, and that I am a duly licensed property line surveyor under the laws of the State of Maryland, License No. 363, and, subject to biennial renewal, my current expiration date is August 3, 2025


Jefferson Ewell Hubbard
Registered Property Line Surveyor
Maryland Registration Number 363

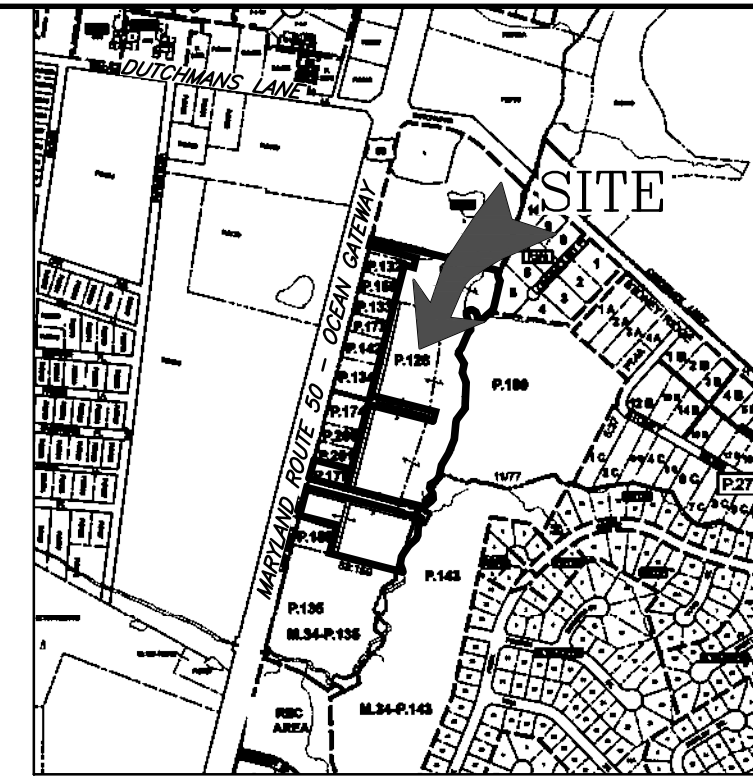


www.leinc.com
general@leinc.com





6/19/24
DATE



VICINITY MAP
SCALE: 1" = 1000'

[illegible]

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TAX PARCEL 128 (DEED PARCEL TWO):	15.857 AC.±
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I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND COMPLIES WITH THE REQUIREMENTS AS SET FORTH IN REGULATION 09.13.06.12, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 363, AND, SUBJECT TO BIENNIAL RENEWAL, MY CURRENT EXPIRATION DATE IS AUGUST 3, 2025.


JEFFERY LOWELL HUBBARD
REGISTERED PROPERTY LINE SURVEYOR
MARYLAND REGISTRATION No. 363
LANE ENGINEERING, LLC
117 BAY STREET
EASTON, MARYLAND 21601

6/19/24
DATE

Lane Engineering, LLC

Established 1986
Civil Engineers • Land Planning • Land Surveyors



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15 Washington St. Cambridge, MD 21613 (410) 221-0818
354 Pennsylvania Ave. Centreville, MD 21617 (410) 758-2095



Signature 6/19/24 DATE

ANNEXATION
PLAT

ON THE LANDS OF
CORRIGAN
AND
TRIPPE VENTURES, LLC

TALBOT COUNTY, MARYLAND
TAX MAP 34, GRID 24, PARCEL 128

ISSUED FOR:	DATE:	BY:
DRAFT - CLIENT REVIEW	12-21-23	BCE
CLIENT REVIEW	01-02-24	BCE
AGENCY SUBMITTAL	01-05-24	BCE
AGENCY SUBMITTAL	06-19-24	BCE

SHEET No. 1 OF 1 DATE: 06-19-24

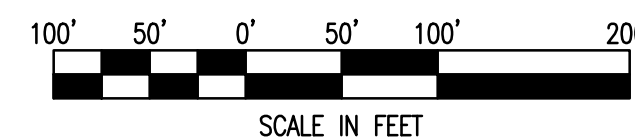
1 OF 1
 SCALE: _____
 JOB No. 230265

AS NOTED	FILE No. 1110
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NAD 83 (2011)

LEGEND

- 
- - - - - EXISTING TOWN BOUNDARY
 TOWN BOUNDARY HEREBY ABANDONED
 — • — • — TOWN BOUNDARY HEREBY ESTABLISHED
 — ○ — COMPUTED POINT





**ILLICIT DISCHARGE DETECTION AND
ELIMINATION ORDINANCE EXHIBIT A**

TOWN OF EASTON, MARYLAND

June 2024

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- 7.0 Enforcement Actions

6C-1.0 Purpose and Objectives

- A. The purpose of this chapter is to provide for the health, safety, and general welfare of the citizens of the Town of Easton through the regulation of non-storm water discharges to the storm drainage system. This chapter establishes definitions for illicit discharges and prohibits illicit discharges into the municipal separate storm sewer system (MS4) in order to comply with requirements of the National Pollutant Discharge Elimination System (NPDES) permit.
- B. The objectives of this chapter are:
- (1) To regulate the contribution of pollutants to the municipal separate storm sewer system by stormwater discharges by any user;
 - (2) To prohibit Illicit Discharges and Connections to the municipal separate storm sewer system;
 - (3) To prevent non-stormwater discharges to the municipal separate storm sewer system generated as a result of spills, inappropriate dumping or disposal; and
 - (4) To establish legal authority to carry out all inspection, monitoring and enforcement necessary to ensure compliance with this chapter.
- C. Incorporation by reference:
- (1) Illicit Discharge Detection and Elimination standard operating procedures (2024)

6C-2.0 Definitions

- A. The following definitions are provided for the terms used in this Ordinance:
- (1) "Best Management Practice: means a structural device or nonstructural practice designed to temporarily store or treat stormwater runoff in order to mitigate flooding and/or reduce pollutants.
 - (2) "Construction Activity" is an activity subject to NPDES Construction Permits, including construction projects resulting in land disturbance of one (1) acre or more, and projects resulting in less than one (1) acre of disturbance if part of a larger development plan. Such activities include, but are not limited to clearing and grubbing, grading, excavating and demolition.
 - (3) "Hazardous Materials" are any material, including any substance, waste or combination thereof, which because of its quantity, concentration or physical, chemical or infectious characteristics may cause, or significantly contribute to, a substantial present or potential hazard to human health, safety, property or the environment when improperly treated, stored, transported, disposed of or otherwise managed.
 - (4) "Illicit Connections" are defined as any drain or conveyance, whether on the surface or subsurface, which allow any illicit discharge to enter the storm drain system including but not limited to any conveyances which allow any non-storm water discharge including sewage, process wastewater and wash water to enter the storm drain system and any connections to the storm drain system from indoor drains and sinks, regardless of whether said drain or connection had

been previously allowed, permitted or approved by Town, State or Federal Agencies.

- (5) "Illicit Discharge" is any direct or indirect non-storm water discharge to the storm drain system, except as exempted by this chapter.
- (6) "Industrial Activity" is an activity subject to NPDES Industrial Permits. The Stormwater discharges associated with Industrial Activities are defined in 40 CFR, Section 122.26 (b)(14).
- (7) "Municipal Separate Storm Sewer System" (MS4) is the storm drain system of conveyances, owned and operated by the Town of Easton, designed or used for collecting or conveying stormwater.
- (8) "National Pollutant Discharge Elimination System" (NPDES) Storm Water Discharge Permit is a permit issued by Environmental Protection Agency or by the State of Maryland Department of the Environment, that authorizes the discharge of pollutants to waters of the United States, whether the permit is applicable to an individual property, or on general area-wide basis. The permit contains limits on what can be discharged, and monitoring and reporting requirements.
- (9) "Non-Storm Water Discharge" is any discharge to the storm drain system that is not composed entirely of storm water.
- (10) "Oil" refers to any kind of oil in any form, including but not limited to petroleum, fuel oil, crude oil, synthetic oil, motor oil, bio-fuel, cooking oil, grease, sludge, oil refuse, and oil mixed with waste.
- (11) "Pesticide" is a substance or mixture of substances intended to prevent, destroy, repel, or migrate any pest, or substances intended for use as a plant regulator, defoliant, or desiccant.
- (12) "Pollutant" is anything which causes or contributes to pollution. Pollutants may include, but are not limited to paints, varnishes and solvents; oil and other automotive fluids; non-hazardous liquid and solid wastes and yard wastes (including grass clippings); refuse, rubbish, garbage, litter or other discarded or abandoned objects, that may cause or contribute to pollution; floatables; pesticides, herbicides and fertilizers; hazardous substances and wastes; sewage, fecal coliform and pathogens; dissolved and particulate metals; animal and pet waste; wastes and residues that result from constructing a building or structure; and, noxious or offensive matter of any kind.
- (13) "Premises" refers to any building, lot, parcel of land, or portion of land whether improved or unimproved including adjacent sidewalks and parking.
- (14) "Storm Drainage System" refers to the facilities by which storm water is collected and/or conveyed, including but not limited to any roads with drainage systems, municipal streets, gutters, curbs, inlets, piped storm drains, pumping facilities, retention and detention basins, best management practices, natural and human-made or altered drainage channels, reservoirs and other drainage structures.
- (15) "Stormwater Pollution Prevention Plan" is a document which describes the Best Management Practices and activities to be implemented by a person or business

to identify sources of pollution or contamination at a site and the actions to eliminate or reduce pollutant discharges to storm water, storm water conveyance systems and/or receiving waters to the maximum extent practicable in complying with the General Permit For Discharges of Stormwater Associated With Industrial Activity.

6C-3.0 Prohibited Discharges into System

- A. The specific prohibitions and requirements in this section do not include all the discharges prohibited, but are provided to address specific discharges that are frequently found or are known to occur. No person shall release or allow to be released any of the following substances into the municipal separate storm sewer system:
- (1) Any new or used petroleum product.
 - (2) Any industrial waste.
 - (3) Any hazardous substance or hazardous waste, including household hazardous waste.
 - (4) Any domestic sewage or septic tank waste, grease trap or grease interceptor waste, holding tank waste, waste oil bins, or grit trap waste.
 - (5) Any garbage, rubbish or other waste.
 - (6) Any new or used paints, including latex-based paints, oil-based paints, stains, varnish, and primers, as well as cleaning solvents and other associated products.
 - (7) Any yard waste that has been moved or gathered by a person.
 - (8) Any wastewater that contains soap, detergent, degreaser, solvent, or surfactant-based cleaner from a commercial motor vehicle wash facility; from any vehicle washing, cleaning, or maintenance at any new or used motor vehicle dealership, rental agency, body shop, repair shop, or maintenance facility; or from any washing, cleaning or maintenance of any business or commercial or public service vehicle, including a truck, bus or heavy equipment.
 - (9) Any wastewater from a commercial mobile power washer or from the washing or other cleaning of a building exterior that contains soap, detergent, degreaser, solvent, or any surfactant based cleaner.
 - (10) Any wastewater from commercial floor, rug, or carpet cleaning.
 - (11) Any wastewater from the wash down or other cleaning of pavement that contains any soap, detergent solvent, degreaser, emulsifier, dispersant, or other cleaning substance; or any wastewater from the wash down or other cleaning of any pavement where any spill, leak, or other release of oil, motor fuel, or other petroleum hazardous substance has occurred, unless all such materials have been previously removed.
 - (12) Any effluent from a cooling tower, condenser, compressor, emissions scrubber, emission filter, or the blowdown from a boiler.
 - (13) Any ready-mixed concrete, mortar, ceramic, or asphalt base material or discharge resulting from the cleaning of vehicles or equipment containing or used in transporting or applying such material.

- (14) Any runoff, wash down water or waste from any animal pen, kennel, fowl or livestock containment area or any pet wastes generally.
 - (15) Any swimming pool, fountain or spa water or other water containing a harmful level of chlorine per Maryland Department of the Environment regulations.
 - (16) Any discharge from water line disinfection by super chlorination if it contains a harmful level of chlorine (>0.1 ppm) at the point of entry into the municipal separate storm sewer system or surface waters.
 - (17) Any contaminated runoff from a vehicle wrecking or storage yard.
 - (18) Any substance or material that will damage, block, or clog the municipal separate storm sewer system.
 - (19) Any release from a petroleum storage tank, or any leachate or runoff from soil contaminated by leaking petroleum storage tank; or any discharge of pumped, confined, or treated wastewater from the remediation of any such petroleum storage tank release, unless the discharge has received an NPDES permit from the state.
 - (20) Any other discharge that causes or contributes to causing the Town of Easton to violate a state water quality standard, the Town of Easton's NPDES stormwater permits, or any state-issued discharge permit for discharges from its municipal separate storm sewer system.
- B. No person shall release or cause to be released into the municipal separate storm sewer system any harmful quantity of sediment, silt, earth, soil, or other material associated with clearing, grading, excavation or other construction activities in excess of what could be retained on site or captured by employing sediment and erosion control measures.
- C. All pesticides, herbicides, and fertilizers shall be used in accordance with manufacturer recommendations. Pesticides, herbicides and fertilizers shall be stored, transported and disposed of in a manner to prevent release to the municipal separate storm sewer system.
- D. No person shall tamper with, destroy, vandalize, or render inoperable any Best Management Practices that have been installed for the purpose of eliminating or minimizing pollutant discharges, nor shall any person fail to install or fail to properly maintain any Best Management Practices that have been required by the Town of Easton or by other local, state, or federal jurisdictions.

6C-4.0 Exempt Discharges

- A. Unless identified as a significant source of pollutants to waters of the State, the following non-storm water discharges are examples of activities allowed to enter the municipal separate storm sewer system.
- (1) Water line flushing performed by a government agency.
 - (2) Drainage of municipal water storage tanks.
 - (3) Discharges or flows from firefighting activities.
 - (4) Individual residential vehicle washing.

- (5) Irrigation water.
- (6) Uncontaminated groundwater infiltration to separate storm sewer.
- (7) Dechlorinated swimming pool discharges in compliance with Maryland Department of the Environment regulations.

6C-5.0 Prohibition of Illicit Connections

- A. No person shall discharge or cause to be discharged through an illicit connection to the municipal separate storm sewer system operated by the Town of Easton any domestic sewage, non-contact cooling water, process wastewater, or other industrial waste.
- B. The construction, use, maintenance or continued existence of any illicit connections to the storm drain system is prohibited.
- C. This prohibition expressly includes, without limitation, any illicit connections made in the past, regardless of whether the connection was permissible under law or practices applicable or prevailing at the time of connection.
- D. A person is considered to be in violation if the person connects a line conveying sewage to the municipal separate storm sewer system or allows such a connection to continue.
- E. Any owner or person responsible for a property or premises, which is, or may be, the source of an illicit discharge, shall be required to implement, at the owner's or person's expense, the Best Management Practice necessary to prevent the further discharge of pollutants to the municipal storm sewer system. Compliance with all terms and conditions of a valid National Pollutant Discharge Elimination System permit authorizing the discharge of stormwater associated with industrial activity, to the extent practicable, shall be deemed compliant with the provisions of this section.

6C-6.0 Access and Inspection/Monitoring of Properties and Facilities

- A. When the Town of Easton has reasonable cause to believe that an illicit discharge code violation exists or when entry is required for periodic inspections and monitoring to determine compliance, then the Town of Easton is authorized to enter the structure or premises at reasonable times to inspect.
- B. Prior to inspection, the Town of Easton must make reasonable efforts to locate the owner or other person having charge or control of the structure or premises to request entry. If entry is refused or not obtained, the Town is authorized to pursue recourse as provided by law.
- C. The Town shall have the right to enter any premises where there is evidence or suspicion that a violation of this Ordinance exists which poses an immediate threat to the public health and safety for the purposes of performing duties pursuant to the provisions of this Ordinance. The Town representative shall produce proof of identity prior to entry, and must also provide evidence or proof of suspicion of imminent threat to public health and safety.

6C-7.0 Enforcement Actions

- A. Notification of Violation. Whenever the Town of Easton finds that any user has violated or is violating any local, state or federal illicit discharge requirements or any condition of this chapter, the Town of Easton shall serve the user with a written notice of violation stating the standard or requirement violated and the nature of the violation. The Town

of Easton may require the user to respond within thirty (30) days of the notice of violation with a plan for the satisfactory correction thereof which shall be submitted, if required, to the Town by the user. The Town of Easton may require written proof of proper disposal of prohibited items, such as waste manifests.

- B. Compliance Orders. When the Town of Easton finds that a user has violated or continues to violate this chapter, the Town of Easton may issue an order to the user responsible for the illicit discharge, directing that the user come into compliance. Compliance orders may also contain other requirements to address the noncompliance, including self-monitoring and management practices. Issuance of a compliance order shall not be a prerequisite to taking any other action against the user.
- C. Cease and Desist Orders. When the Town of Easton finds that a user is violating this chapter, the Town of Easton may issue an order to the user directing it to cease and desist all such violations and directing the user to immediately comply with all requirements and to take such appropriate remedial or preventive action as may be needed to properly address a violation, including halting operations and/or terminating the illicit discharge.
- D. Supplemental Enforcement Action. The Town of Easton may assess a fee to the user responsible for an illicit discharge that results in expenses to the Town of Easton, that exceed the cost of normal operations, as compensation to the Town of Easton for said expenses. These fees may include, but shall not be limited to cleanup, disposal and repair costs. All labor shall be assessed at the hourly rate of the employee(s) involved with an additional thirty percent (30%) for overhead.
- E. Judicial Enforcement Remedies. If any person discharges an illicit discharge into the Town of Easton 's municipal separate storm sewer system contrary to the provisions of this chapter or any order of the Town of Easton, an action for appropriate legal and/or equitable relief may be commenced.

(1) Injunctive Relief.

- (a) In General. The Town of Easton may bring an action for an injunction against any person who violates any provision of this chapter or any rules, regulation, order, or permit adopted or issued under this chapter.
- (b) Findings. In any action for an injunction under this section, any finding by a Court after hearing is prima facie evidence of each fact the court determines.
- (c) Grounds. On a showing that any person is violating or is about to violate this subtitle or any rule, regulation, order, or permit adopted or issued by the Town of Easton, the court shall grant an injunction without requiring a showing of a lack of an adequate remedy at law.
- (d) Emergency. If an emergency arises due to imminent danger to the public health or welfare, or imminent danger to the environment, the Town of Easton may enter the premises and take any emergency action necessary to stop or limit the danger to abate the public health and safety hazard without prior written notice to the owner or occupant of the premises. The Town may also seek an immediate injunction to stop any illicit discharge, pollution or other activity that is causing the danger. The Town may seek a court order assessing the costs of the abatement

against the owner, tenant, licensee or other person causing or in association with the illicit discharge, illicit connection or that has or is maintaining a prohibited material.

- (2) Civil Penalties. Any user who is found to have violated or continues to violate an order of the Town of Easton or who has violated or continues to violate any provision of this chapter and the orders, rules and regulations issued hereunder shall be guilty of a municipal infraction and shall be liable for a fine of not less than one hundred dollars (\$100.00) nor more than one thousand dollars (\$1,000.00) for each offense. Each day on which a violation shall occur or continue shall be deemed a separate and distinct offense. In addition to the penalties provided herein, the Town of Easton may recover reasonable attorney's fees, court costs, court reporter's fees and other expenses of litigation by appropriate suit at law against the user and/or person found to have violated this chapter or the orders, rules, regulations and permits issued hereunder.
- (3) Criminal Prosecution.
 - (a) Any person who knowingly makes any false statements, representations or certification in any application, record, report, plan or other document filed or required to be maintained pursuant to this chapter shall, upon conviction, be guilty of a misdemeanor, punishable by a fine of not less than one hundred dollars (\$100.00) nor more than one thousand dollars (\$1,000.00) or by imprisonment for not more than six months or by both.
 - (b) Any user who willfully or through gross negligence violates any provision of this chapter shall, upon conviction, be guilty of a misdemeanor, punishable by a fine of not less than one hundred dollars (\$100.00) nor more than one thousand dollars (\$1,000.00) or by imprisonment for not more than six months or by both.
 - (c) Any user who willfully or through gross negligence introduces any substance into the municipal separate storm sewer system which causes personal injury or property damage shall, upon conviction, be guilty of a misdemeanor, punishable by a fine of not less than one hundred dollars (\$100.00) nor more than one thousand dollars (\$1,000.00) or by imprisonment for not more than six months or by both. This penalty shall be in addition to any other cause of action for personal injury or property damage available under state law.
- F. Remedies Nonexclusive. The provisions in this section are not exclusive. The Town of Easton reserves the right to take such other lawful action as is necessary to prevent or remedy any violation. Further, the Town of Easton is empowered to institute more than one enforcement action against any noncompliant user. These actions may be taken concurrently.
- G. Costs. All mitigation and remediation measures under this Ordinance shall be completed at the owner's or responsible person's sole cost and expense. The Town reserves the right to request payment for any costs incurred from action performed by the Town to abate the illicit action. If payment is refused, the Town reserves the right to incur a lien against the property of the responsible party collectible in the same manner as real estate taxes.

- H. Permits pursuant to a violation. The Town of Easton may not issue any form of approval to the property, owner of the property or responsible personnel for the illicit discharge. The Town may not issue any permit, approval, variance, or special exception, unless the person seeking the permit has:
- (1) Fully paid all administrative, civil, or criminal penalties as set forth in Section G. above;
 - (2) Prepared a restoration or mitigation plan, approved by Easton, to abate impacts to water quality or natural resources as a result of the violation;
 - (3) Performed the abatement measures in the approved plan in accordance with the Easton regulations.
- I. Enforcement Appeals. Any person aggrieved by the action of any official charged with the enforcement of this Ordinance, as the result of the disapproval of a properly filed application for a permit, issuance of a written notice of violation, or an alleged failure to properly enforce the Ordinance in regard to a specific application, shall have the right to appeal the action to the Easton Board of Zoning Appeals. The appeal shall be filed in writing within 30 days of the date of official transmittal of the final decision or determination to the applicant, state clearly the grounds on which the appeal is based, and be processed in the manner prescribed for hearing administrative appeals under the Town of Easton Zoning Ordinance. For the purposes of this Ordinance, the Board of Appeals shall be the Board of Appeals established in the Town of Easton Zoning Ordinance. All provisions governing the Board of Zoning Appeals with respect to members, provisions for alternates, quorum, procedure, chairman, terms of office, etc., shall be applicable to appeals from this Ordinance.



TOWN OF EASTON
Planning & Zoning Department
P.O. Box 520
Easton, Maryland 21601

May 24, 2024

Brett Ewing
Lane Engineering, LLC
117 Bay Street
Easton, Maryland 21601

Re: PUD Infill Application 2024 - 1182
139 N. Washington Street
Tax Map 0104, Grid 0EA, Parcel 0621
Easton, Maryland 21601

Dear Mr. Ewing:

At their regularly scheduled meeting on May 16, 2024, the Town of Easton Planning Commission reviewed the above application to request sketch plat subdivision approval, and a recommendation to the Town Council regarding a Planned Unit Development (PUD) - Infill, to construct twenty-four (24) four-story townhomes and nine (9) single-family detached dwellings with associated parking, stormwater management facilities, and landscaping. The applicant also indicated that the project would provide private solid waste removal services.

The Commission voted 4-0 to approve the sketch subdivision plan subject to the Town Council's approval of the PUD - Infill request.

The Commission also voted 4-0 to forward a positive recommendation of approval for the PUD - Infill application and to find the request consistent with the Town's Comprehensive Plan subject to the following conditions:

1. The applicant shall coordinate with the Town Engineer and State Highway Administration to obtain approval of the Traffic Impact Study.
2. The applicant shall address all Easton Staff Development Review (ESDR) comments intended to be complete during the Preliminary Site Plan review.



Any person aggrieved by this decision may, within thirty (30) days of the Planning Commission's decision, file an appeal with the Town Planner and with the Board of Zoning Appeals specifying the grounds thereof. Should you have questions concerning the above finding, please contact this office at 410-822-1943.

Sincerely,

Samantha N. Smith

Samantha N. Smith, Administrative Specialist
Planning & Zoning Department
410-822-1943 ssmith@eastonMD.gov

CC: Miller Development Corporation, % Robert Miller

TOWN OF EASTON
NOTICE OF PUBLIC HEARING
PLANNED UNIT DEVELOPMENT - INFILL
NAI SATURN EASTERN, LLC AND MILLER DEVELOPMENT CORPORATION
139 NORTH WASHINGTON STREET

The Council of the Town of Easton will hold a public hearing on Monday, June 17, 2024 at 5:40 P.M. in the Council Meeting Room, 14 South Harrison Street. The purpose of this hearing is to discuss the request of Lane Engineering, LLC (The Applicant) on behalf of NAI Saturn Eastern, LLC (The Owner) and Miller Development Corporation, for a proposed Planned Unit Development (PUD) - Infill. The property is located at 139 North Washington Street, also known as Tax Map 104, Grid 00EA, Parcel 612.

The application seeks to redevelop the site to construct twenty-four (24) four-story townhomes and nine (9) single-family detached dwellings with associated parking, stormwater management facilities, and landscaping. The application was reviewed and approved by the Easton Historic District Commission at their May 13, 2024 meeting where a Certificate of Appropriateness was granted for the demolition of the existing former Safeway building and the architecture of the proposed buildings.

The public is hereby invited to comment on this application. Such comments may be either submitted in writing at any time prior to the Hearing, or made in person at the Hearing. Copies of the application are on file in the office of the Town Planner and are available for public inspection during normal business hours.

Persons wishing to attend or participate in the public hearing who require special accommodations or assistance because of a disability should contact the Town Clerk, Kathy Ruf at the Town Office, telephone number (410) 822-2525 during normal business hours by June 14, 2024.

Kathy M. Ruf
Town Clerk

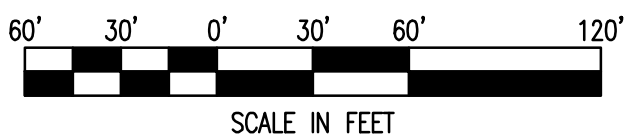
Note to Star Democrat: Please publish the above ad in the June 2, 2024 and June 12, 2024 issues of the Star Democrat and send a Certificate of Publication to: Town Clerk, Town of Easton, P.O. Box 520, Easton, MD 21601.

TALBOT COUNTY, MARYLAND

Page 46 of 300



NAD 83 (2011)
MD COORDINATE SYSTEM



PLANS ARE TOWN OF EASTON TOWN PLANNER DATE			
ISSUED FOR REVIEW ONLY			
TOWN OF EASTON — TOWN ENGINEER DATE			
PLANS ARE NOT EASTON UTILITIES DIVISION ENGINEER DATE			
APPROVED FOR CONSTRUCTION			

REVISONS TO APPROVED PLANS			
No.	DATE	DESCRIPTION	BY

WARNING!!
THE LOCATIONS OF EXISTING UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. THE QUANTITIES SHOWN ON THIS PLAN ARE FOR INFORMATIONAL AND PERMITTING PURPOSES ONLY. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES TO HIS OWN SATISFACTION PRIOR TO BEGINNING CONSTRUCTION.

THE CONTRACTOR SHALL TEST PIT AND LOCATE EXISTING UNDERGROUND UTILITIES PRIOR TO THE BEGINNING OF ANY WORK ON-SITE. THE CONTRACTOR SHALL NOTIFY DEPT. OF PUBLIC WORKS OF ANY POSSIBLE CONFLICT AND REQUEST THE RELOCATION OF THE EXISTING UNDERGROUND UTILITIES BEFORE BEGINNING ANY WORK ON-SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY RELOCATION EXPENSE.



BEFORE YOU DIG CALL
1-800-441-3355 OR 311
PROTECT YOURSELF, GIVE
TWO WORKING DAYS NOTICE

Lane Engineering, LLC

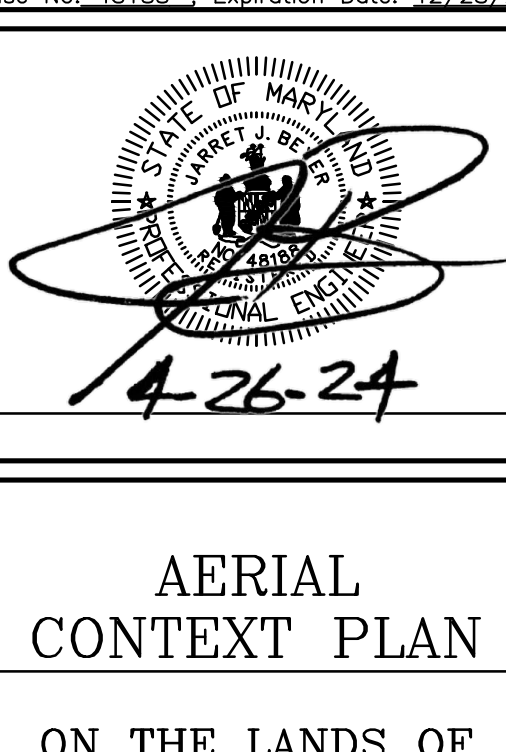
Established 1986

Civil Engineers • Land Planning • Land Surveyors



E-mail: general@leinc.com
117 Bay St., Easton, MD 21601 (410) 822-8003
15 Washington St. Cambridge, MD 21613 (410) 221-0818
354 Pennsylvania Ave. Centreville, MD 21617 (410) 758-2095

PROFESSIONAL CERTIFICATION: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 48188 , Expiration Date: 12/28/2025.

SEAL


DATE

AERIAL CONTEXT PLAN

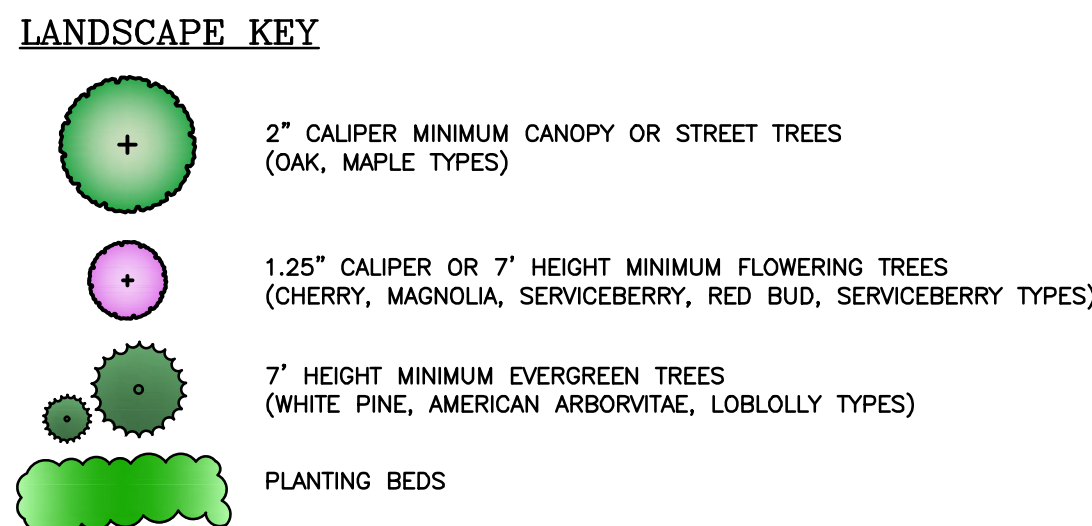
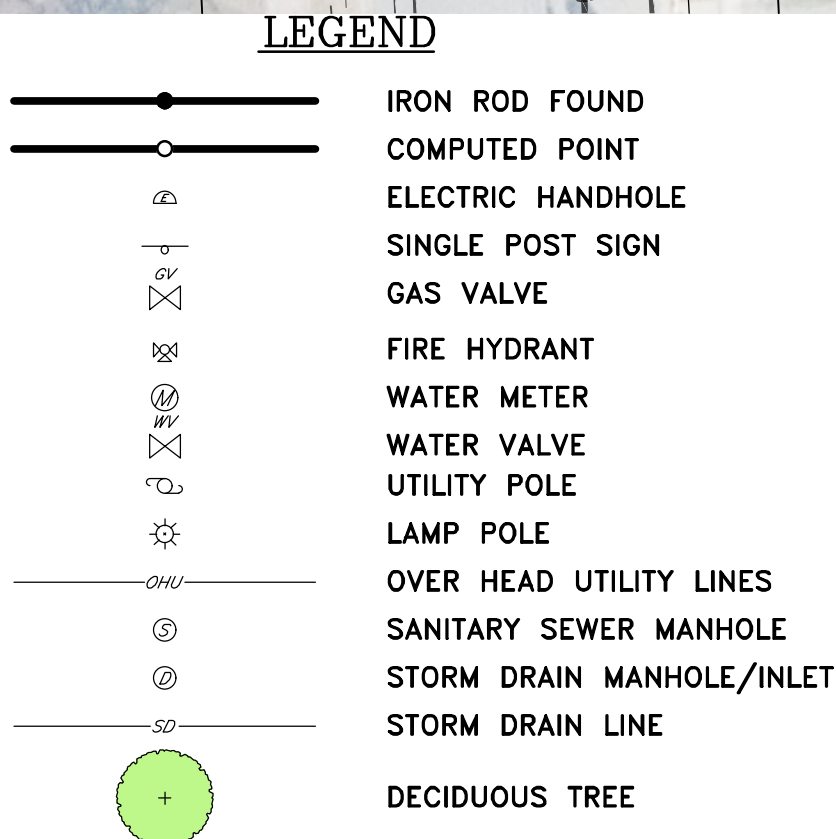
ON THE LANDS OF NAI SATURN EASTERN, LLC

**IN THE TOWN OF EASTON, WARD DISTRICT 1
TALBOT COUNTY, MARYLAND
TAX MAP 104 TAX PARCEL 612**

ISSUED/REVISED FOR: ESDR PC		DATE: 04/03/24 BCE	BY: 04/26/24 BCE
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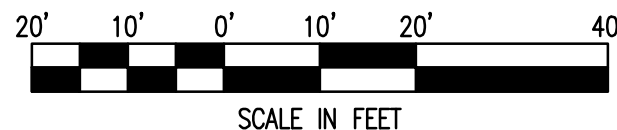
SHEET NO. 2 OF 6	JOB NO. 240014
SCALE: AS NOTED	FILE NO. B412

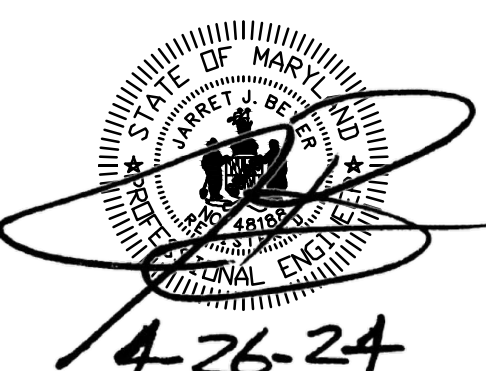
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XREF File(s): VLD-BASE-240014/2024-03-18-CAR/CSF-SRCE-240014/CSK-BASE-240014/CBS-BASE-2436-240014/RAE-BASE-240014/RD-EUC-OLD-BASE-240014/VSF-BASE-240014/CRN-PUD-BASE-240014/LP-PUD-BASE-240014

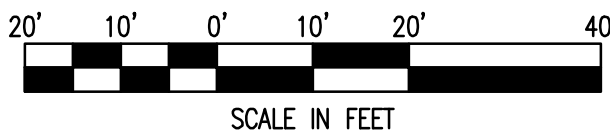


UNOBSTRUCTED VISION TRIANGLE AREA NOTE
40' UNOBSTRUCTED VISION TRIANGLE (AT THE INTERSECTION OF WASHINGTON AND BAY STREET) IN ACCORDANCE WITH THE TOWN OF EASTON ZONING ORDINANCE.

NOTE: THE LAYOUT AS SHOWN HEREON IS CONCEPTUAL ONLY AND NOT INTENDED TO BE UTILIZED FOR DESIGN OR CONSTRUCTION PURPOSES.



APPROVED:			
TOWN OF EASTON - TOWN PLANNER			
ISSUED FOR REVIEW ONLY			
TOWN OF EASTON - TOWN ENGINEER			
APPROVED:			
EASTON TOWN ENGINEER			
PLANS ARE NOT APPROVED FOR CONSTRUCTION			
REVISIONS TO APPROVED PLANS			
No.	DATE	DESCRIPTION	BY
WARNING!!			
THE LOCATIONS OF EXISTING UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. THE QUANTITIES SHOWN ON THIS PLAN ARE FOR INFORMATIONAL AND PERMITTING PURPOSES ONLY. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES TO HIS OWN SATISFACTION PRIOR TO BEGINNING CONSTRUCTION.			
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Lane Engineering, LLC			
Established 1986			
Civil Engineers • Land Planning • Land Surveyors			
117 Bay St. Easton, MD 21601 (410) 822-8003 15 Washington St., Centreville, MD 21613 (410) 221-0818 354 Pennsylvania Ave., Centreville, MD 21617 (410) 758-2095			
PROFESSIONAL CERTIFICATION: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 45188, Expiration Date: 12/28/2025.			
SEAL			
			
DATE: 4-26-24			
ILLUSTRATIVE SITE PLAN			
ON THE LANDS OF NAI SATURN EASTERN, LLC			
IN THE TOWN OF EASTON, WARD DISTRICT 1 TALBOT COUNTY, MARYLAND TAX MAP 104 TAX PARCEL 612			
ISSUED/REVISED FOR:		DATE: BY:	
ESDR		04/03/24 BCE	
PC		04/26/24 BCE	
SHEET No. 4 OF 6		JOB No. 240014	
SCALE: AS NOTED		FILE No. B412	





20' 10' 0' 10' 20' 40'

SCALE IN FEET

20' 10' 0' 10' 20' 40'

SCALE IN FEET

A WAIVER OF STANDARD DRAINAGE & UTILITY EASEMENTS (AT FRONT, SIDE AND REAR OF LOTS) IS REQUESTED AS PART OF THIS PUD.

SOME LOTS ARE PROPOSED AS FEE SIMPLE LOTS WITHOUT DIRECT ROAD FRONTAGE. A 'BLANKET EASEMENT' WILL BE PROVIDED ACROSS THE PROPERTY FOR AREAS OF COMMON USE/TRAVEL.

ISSUED/REVISED FOR: ESDR PC		DATE: 04/03/24 BY: BCE 04/26/24 BCE
SHEET No. 6 OF 6		
SCALE: AS NOTED	JOB No. 240014	
	FILE No. B412	



TOWN OF EASTON
PLANNING & ZONING
14 S Harrison Street, Easton MD 21601

Date of Hearing: June 17, 2024

**TOWN COUNCIL
PUBLIC HEARING
STAFF REPORT**

SUBJECT: **PUD Infill application and Sketch Subdivision Plat on the lands of NAI Saturn Eastern, LLC**

ELECTION WARD: Ward 1

CRITICAL ACTION DATE: At the pleasure of the Council

STAFF CONTACTS: Joseph Mayer, Plan Reviewer
Miguel Salinas, Director of Planning and Zoning

APPLICANT: Miller Development Corporation % Robert Miller

DOCUMENT CREATED ON: May 31, 2024

PURPOSE: The applicant, Miller Development Corporation, is seeking Town Council approval of a PUD request to construct twenty-four (24) four-story townhomes and nine (9) single-family detached dwellings with associated parking, stormwater management facilities, and landscaping.

RECOMMENDATION:

Planning Commission: At the Planning Commission Public Hearing on May 16, 2024 meeting, the Commission forwarded (4-0) the application to the Town Council with a recommendation of approval with recommended conditions.

Staff: Staff notes to Council the outstanding issue outlined below. Should the Town Council approve the sketch site plan, staff recommends proposed conditions (see below).

APPLICATION INFORMATION:	
APPLICANT: NAI Saturn Eastern, LLC (Owner) Miller Development Corporation (Developer): Robert Miller	REPRESENTATIVE: Lane Engineering, LLC (Agent): Brett Ewing MDSW: Ryan D. Showalter
PARCELS/ACREAGE:	
Parcel Information	Acreage
Map 104, Grid 0000, Parcels 0612	1.522
ACCEPTANCE DATE: April 29, 2024	LOCATION: 139 N Washington Street
EXISTING ZONING CB PUD Infill Boundary	EXISTING LAND USE: Commercial
HISTORIC DISTRICT: Applicable	FUTURE LAND USE MAP: Commercial

CONTEXT:

Location/Site Access – The subject property is located along North Washington Street, fronting on the West side of the road, at the intersection of Washington and Bay Streets.

Existing Conditions – The subject property is currently improved with a 22,547 square foot (SF) +/- vacant building.

Surrounding Properties

- 7, 11, 13, 17, 19 & 101 Bay Street - CB
- 117, 119, 120, 129 North West Street - CB
- 122, 123, 130, 134, 133 & 201 North Washington Street - CB



Figure 1: Vicinity Map

PROPOSAL: Miller Development Corporation (Applicant) is seeking Town Council approval of a Planned Unit Development (PUD) Infill application for the construction of twenty-four (24) townhomes and nine (9) single-family detached dwellings with associated parking, stormwater management facilities, and landscaping. The site is the former Safeway grocery store and is zoned Central Business (CB). Areas zoned CB allow a maximum density of 7 dwelling units per gross acre for single-family dwellings and 12 dwelling units per gross acre for townhomes. The maximum density allowed on the property, based on the PUD (Infill) standards, is 60 dwelling units per acre which equals a maximum density of 91 dwelling units based on the property's size (1.46 acres). The total proposed density is 21.68 dwelling units per acre. The subdivision also proposes a mews, which includes an ornamental fence, garden walls and decorative pavers to provide a walkable connection between North Washington Street and North West Street.

BACKGROUND:

Easton Staff Development Review (ESDR)

The applicant submitted an application to the Easton Staff Development Review (ESDR) Committee on April 24, 2024 (please see attached ESDR Determination Letter). The property is also within the Historic District and the Applicant is scheduled to appear before the HDC at their May 13, 2024 meeting for a Certificate of Appropriateness.

Historic District Commission Review

The Town of Easton Historic District Commission, at their regularly scheduled meeting on May 13, 2024, reviewed the application seeking approval for the demolition of the non-contributing former Safeway building, and to construct twenty-four (24) four-story townhomes, and nine (9) single-family dwellings with associated parking, stormwater management facilities, and landscaping. The Commission voted 4-0 to approve the application as submitted with the condition that minor revisions to the proposed site and structure that are consistent with the Historic District Guidelines may be administratively approved by staff after consultation with the Chair of the Commission. The applicant received a Certificate of Appropriateness on May 29, 2024.

Planning Commission Review

The Town of Easton Planning Commission, at their regularly scheduled meeting on May 16, 2024, reviewed the application to request sketch plat subdivision approval, and a recommendation to the Town Council regarding a Planned Unit Development (PUD) - Infill, to construct twenty-four (24) four-story townhomes and nine (9) single-family detached dwellings with associated parking, stormwater management facilities, and landscaping. The applicant also indicated that the project would provide private solid waste removal services.

The Commission voted 4-0 to approve the sketch subdivision plan subject to the Town Council's approval of the PUD - Infill request.

The Commission also voted 4-0 to forward a positive recommendation of approval for the PUD - Infill application and to find the request consistent with the Town's Comprehensive Plan subject to the following conditions:

1. The applicant shall coordinate with the Town Engineer and State Highway Administration to obtain approval of the Traffic Impact Study.
2. The applicant shall address all Easton Staff Development Review (ESDR) comments intended to be complete during the Preliminary Site Plan review.

OUTSTANDING ISSUES PRESENTED AT THE PLANNING COMMISSION:

1. **Trash and Recycling Collection.** The applicant needs to coordinate with the Engineering Department for refuse collection; resolving the placement of trash receptacles on collection day and a safe maneuverable route for the vehicles to collect the refuse

The Applicant indicated at the May 16th Planning Commission meeting that the site would use tipper cans that would be stored in the garages. In addition, the proposed onsite roads are private and there would be a private trash service.

2. **Mews Access.** Staff is seeking clarification from the Applicant on whether the mews is planned for public access.

The Applicant stated at the May 16th Planning Commission meeting that the Mews will be open to the public.

3. Traffic Impact Analysis. Staff is requesting clarification from the Applicant and traffic consultant on whether there are recommended improvements to the intersection of Bay Street and North Washington Street or Bay Street and North West Street.

The Applicant will coordinate with the Town Engineer and State Highway Administration to obtain approval of the Traffic Impact Study. The Applicant stated at the May 16th Planning Commission meeting that currently there is no formal response from the State Highway Administration and the Applicant doesn't anticipate any improvement requests.

ZONING ANALYSIS:

A. Purpose and Intent

Section 28-701 A.

The purpose of a PUD District is to provide for carefully planned residential, mixed use and certain commercial developments at appropriate locations within the Town of Easton. It is the intent of this Section to allow all aspects of a PUD District to be subject to public review and control by the Town with specific provisions to be made on a case-by-case basis for adequate open space, architectural appearance, the height, bulk and location of buildings, required public facilities, and a variety of housing types, densities, and/or compatible commercial or industrial uses as a part of a detailed development plan.

Not all locations in the Town are suitable for PUD development and the nature, size, scale or intensity of proposed uses may cause a particular site not to be suitable for a specific PUD proposal. Therefore, there is no general presumption that an application for such a use at a particular location is valid, inures to the general benefit of the Town or is in compliance with the Town's Comprehensive Plan. Instead, each application will be evaluated according to its particular location and the degree to which the developer is willing or able to propose a development plan which furthers the goals and objectives of this Section and the Ordinance generally.

B. Location

Section 28-701 B. The PUD is a floating zone. That means that while provisions and regulations are made to govern development within any PUD District, no such District will be pre-mapped on the Zoning Map. A PUD District may be established in any parent zoning district provided the requirements outlined in this subsection are met.

Analysis - The current process of the Town of Easton Zoning Ordinance is for the Planning and Zoning Commission to review the material submitted and forward a recommendation to the Mayor and Town Council. The Commission may include recommended changes to the PUD sketch plan or recommended conditions of approval that the Commission deems necessary to better insure compliance with the Comprehensive Plan. In reaching its conclusion, the Commission shall make recommendations addressing the factors in § 28-701.H(2) (see below).

C. Off-Street Parking

28-1001.3 Parking Requirements

	Use/Activity	Minimum Vehicle Spaces	Maximum Vehicle Spaces	Minimum Bicycle Spaces	Notes
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	Residential Buildings				
1	Single-Family Detached	2 per du	–	–	
2	Single-Family Attached	2 per du	–	–	

Total Site Parking Required:

Single-Family Detached: 2 Spaces per dwelling unit required-Minimum
9 units x 2 = 18 spaces required-Minimum
Single-Family Attached: 2 Spaces per dwelling unit required-Minimum
(Townhomes) 24 units x 2 = 48 spaces required-Minimum

33 units x 2 = 66 spaces required-Minimum

Total spaces provided: 67

Analysis- There are no minimum off-street parking spaces required within the CB zoning district, although the adequacy of parking may be a consideration of site plan review. The Applicant is proposing 67 parking spaces.. The townhomes have a total of 24 units and the single-family detached dwellings have a total of 9 units. The Applicant believes the proposed parking is adequate to support the daily operation of this property.

D. DEVELOPMENT STANDARDS

Section 28-701.G.

Applications for any type of Planned Unit Development shall meet the following requirements:

(1) The area proposed for a planned unit development shall be in one (1) ownership, or, if in several ownerships, the proposal shall be filed jointly by all the owners of the property included in the development plan.

Analysis - The Property is owned by a single entity.

(2) The site shall be of a configuration suitable for the development proposed.

Analysis - The site includes 1.522 acres and has direct access onto Bay Street and North West Street. The planned layout and proposed site design provide for a functionally designed site.

(3) Public water and sewerage shall be available, although it may be made available in conjunction with the development of the PUD.

Analysis - There's adequate water and sewer service on-site to serve the proposed Project. The Applicant will provide the utility extensions that are necessary to connect the Project to Town services and will work with Easton Utilities to ensure that all permits and approvals are granted.

(4) *The site shall be located adjacent to adequate transportation facilities capable of serving existing traffic and that expected to be generated by the proposed development. Private roads may only be approved in commercial and multifamily projects or portions of projects. Such roads shall be internal to the development. Private roads shall comply with any standards developed and adopted for such roads by the Town Council. The Town shall bear no responsibility for construction or maintenance of private roads. Development on private roads may not be entitled to all Town services.*

Analysis - The Project has two existing access points; one from Bay Street, a State-owned street and the other from North West Street, a Town-owned street. A Traffic Impact Study ("TIS") was conducted by Traffic Concepts, Inc. in April 18, 2024, which is included with the submittal of this Application. The TIS demonstrates that all intersections of interest near the Project will continue to operate at a Level of Service (LOS) of "D" after the Project is completed. Comments from The Maryland State Highway Administration ("SHA") are pending.

(5) *The owners or developers must indicate that they plan to begin construction of the development within three (3) years after final approval. If there is no action on the part of the applicant at any point in the process for a period of three (3) years, the zoning of the site shall revert to its previous classification unless a time extension is requested by the developer and granted by the Planning and Zoning Commission. For projects constructed in parts or phases, the PUD approval applicable to any portion not improved in accordance with said PUD approval, shall expire if no development activity occurs for a period of five years.*

Analysis - The Applicant intends to commence construction upon approval from the Town Council, in light of the time incurred in obtaining all necessary building permits.

(6) *The setback, lot size, lot coverage, height, minimum frontage, minimum open space, and yard requirements shall be established for each individual project by the Town Council in the ordinance granting the application. The Planning and Zoning Commission shall make recommendations to the Town Council with regard to these requirements. The Town recognizes that it is necessary and encourages such uniquely established standards.*

Analysis - The minimum bulk requirements for the Project will remain consistent with the development standards, except for the deviation from the lot frontage requirements. The applicant intends to eliminate the lot frontage requirements for the townhomes.

(7) *Off-street parking shall be provided for each individual use in the planned unit development in accordance with the requirements of Section 1001. Mixed-use PUD's that integrate coordinated pedestrian and bicycle circulation systems throughout the development,*

shall be permitted to reduce the required off-street parking by 20% of the required standard without the need for a parking variance, waiver, or deferral.

Analysis - There are no minimum off-street parking spaces required within the CB Zoning District, although the adequacy of parking may be a consideration of site plan review. Off street parking within the Project does comply with Town standards. The Town code requires a minimum of two parking spaces per unit (66 spaces). The Project proposes 67 spaces, which is one space above the minimum parking requirement for the residential community. The municipal services offered for refuse collection will not access the private property, therefore the applicant will need to show and describe how refuse will be collected. The applicant needs to coordinate with the Engineering Department for refuse collection; resolving the placement of trash receptacles on collection day and a safe maneuverable route for the vehicles to collect the refuse.

(8) No more than 50% of the off-street parking area for the entire property of a major retail or shopping center use, shall be located between the front façade of the principal building(s) and the primary abutting street.

Analysis - Not Applicable.

In addition, some development standards will vary according to the type of PUD in accordance with the following Table:

Standard	PUD Sub District	
	PUD- Infill	139 N. Washington Street
Minimum Size	N/A	1.522 acres
Maximum Size	5 acres	N/A
Maximum Residential Density (per gross residential acre)**	60 du/acre****	21.68 du/ac
Minimum Open Space Requirement***	Open space shall be that which is deemed adequate by the Town Council. In addition, landscaping shall be provided to enhance the project and advance the degree to which the infill project blends in with surrounding properties.	Required: 30% of total gross area = 0.456 acres. Proposed: A Mews is proposed, which includes ornamental fence, garden walls and decorative pavers to provide a walkable connection between North

		Washington Street and North West Street.
Applicability	Lands within the area indicated on Map 7-1	The property qualifies as Infill

Analysis - Not Applicable.

*****The Town Council may consider projects with a density of up to 25% more than the maximum stated in this table upon a finding that such increased density is in keeping with the existing or intended character of the neighborhood (as expressed in the Comprehensive Plan or, if applicable, any adopted Small Area Plans) and that any potential detrimental impacts from such increased density are ameliorated to the satisfaction of the Council. Additionally, if residential use is part of a vertically-mixed use project (i.e., non-residential uses are present on the ground floor with residential units on non-ground floors), there shall be no limit on the residential density.***

Analysis - As explained above, the Applicant is requesting approval of the PUD allowing a density of 21.68 dwelling units per acre, less than the potential maximum of 60 dwelling units per acre and will not result in any detriment to neighboring properties or nearby traffic patterns and public right of ways. The Property is situated between commercial uses and residential uses and is perfectly suited for higher-density development to create a tiered development scheme. Approval of the requested density is consistent with the goals of the Comprehensive Plan and results in provision of housing that the Town of Easton is seeking for its current and future residents. This has been achieved through creating a sense of place; utilizing existing infrastructure efficiently, producing a pedestrian-friendly neighborhood with connectivity and accommodating transit to Washington Street, Bay Street and West Street.

******The Town Council may consider projects with less than the minimum open space required as specified in this Table, upon a finding that unique circumstances or conditions exist which warrant such a reduction and further provide that the applicant addresses the open space requirement in another acceptable means.***

Analysis - Though there is no designated open space, the Applicant has designed a Mews, which includes an ornamental fence, garden walls and decorative pavers to provide a walkable connection between North Washington Street and North West Street.

*******In the PUD General sub district, for any residential units proposed in excess of the maximum residential density permitted in base residential zoning districts (3.5 du/ac), at least 25% must be devoted to affordable housing, or the developer may contribute a fee-in-lieu to an entity to be determined by the Town.***

Analysis - Not Applicable.

E. Forest Conservation

Easton Forest Conservation Ordinance #718, Article III, § 31-3.2 Exemptions

O. An activity on a previously developed area covered by impervious surface and located in the priority funding area.

Analysis - The site is within the priority funding area and is an existing developed area covered by impervious surface; existing building, parking lot and utilities. The overall site area is 1.522 acres with nine (9) proposed single-family detached dwellings and twenty-four (24) proposed 4-story townhomes with associated parking, stormwater management and landscaping. Required Forest Conservation would be 0.228 acres or 9,945 square feet. The intent of the project is to maximize density within the infill area and provide adequate facilities to accommodate the site. The applicant has provided a landscape plan with ten (10) deciduous-shade/canopy trees, fourteen (14) understory trees and one (1) evergreen tree that is sixty (60) percent of the required forest conservation area. Based on the existing conditions and priority funding area, the staff supports the exemption under *Ordinance #718, Article III, § 31-3.2 Exemption, “O”, an activity on a previously developed area covered by impervious surface and located in the priority funding area.*

F. Traffic Impact Analysis

The Traffic Impact Analysis (TIA) was submitted by the applicant on April 18, 2024. The documents prepared by Lenhart Traffic Consulting, Inc. described that the primary access to the single-family detached dwellings and townhome units will be provided along Bay Street and West Street.

The study was prepared in accordance with a scoping agreement coordinated with the Town of Easton and conforms to the MDOT SHA Traffic Impact Study Guidelines. Note that per MDOT SHA's Access Permits Manual, all study intersections were evaluated using the Critical Lane Volume (CLV) methodology and must maintain Level-of-Service (LOS) D or better to be considered adequate. The Highway Capacity Manual (HCM) methodology was also utilized to evaluate the study intersections per Town of Easton Guidelines. Study intersections included:

- Bay Street & West Street.
- Bay Street & Site Access.
- Bay Street & MD 565 (Washington Street).
- West Street & Site Access.
- West Street & Federal Street.

Morning and evening peak hour turn movement counts were conducted on April 18, 2024. The Maryland Department of Transportation State Highway Administration's Average Daily Traffic Volumes (ADT's) have been reviewed for the past ten years and it was determined that average yearly growth in the area is approximately 1.34%. To provide a conservative analysis, a growth rate of 3.0% was applied for 3 years to the existing peak hour volumes and the resulting base

peak hour volumes. The previous use for the property, a Safeway grocery store, has been vacant for some time. To account for the traffic previously generated by the property, the previous grocery store use was included as a background development.

Projected Conditions with Site

The site is proposed to be redeveloped with 9 single family detached units and 24 single family attached units. The trip generation rates were obtained from the ITE Trip Generation Manual, 11th Edition. Trips associated with the previous use for the property were included in the background peak hour volumes. With the proposed redevelopment, these trips will no longer be on the roadway. The proposed project will generate less trips than the previous grocery store.

The CLV analysis indicates that all intersections operate at LOS A under total conditions. The results of the HCM analyses indicate that each study intersection operates with LOS “D” or better. The TIA also indicates minimal impact on the minor street delays at the unsignalized study intersections.

The TIA noted that an evaluation of sight distance for each of the proposed access points was evaluated to ensure vehicles are able to safely exit the site. The posted speed limit along both Bay Street and West Street is 25 MPH. Given the proximity of the proposed access points to the signalized intersection of MD 565 & Bay Street, and the stop-controlled intersection of Bay Street & West Street, it is likely vehicles are traveling below the posted speed limit when passing the site access points. As such, a 25 MPH design speed is assumed for Bay Street and West Street for the purpose of the sight distance evaluations. The required stopping sight distance (SSD) for left turns from stop considering a 25 MPH design speed is 155 feet and the required intersection sight distance (ISD) is 280 feet. Right turn maneuvers from stop require lower distances for both SSD and ISD purposes and are not analyzed in the following discussion.

The minimum SSD is provided in both directions from each access point. While the minimum ISD is not achieved, the AASHTO Green Book (A Policy on Geometric Design of Highways and Streets) contains guidance on intersection sight distance in Chapter 9.5.1 and states that, *“if the available sight distance for an entering or crossing vehicle is at least equal to the appropriate sight distance for the major road, then drivers have sufficient sight distance to anticipate and avoid collisions”*. As mentioned above, due to the proximity of the access points to the intersections of MD 565 & Bay Street and Bay Street & West Street, it is likely that vehicles are traveling well below the posted speed limit of 25 MPH. As such, the actual SSD required to anticipate and avoid collisions at these locations is likely lower than the minimum SSD used in this analysis. Based on the results of the sight distance evaluation, and according to AASHTO guidance, drivers have sufficient sight distance to safely anticipate and avoid collisions.

In the conclusion of the findings contained in the report, it is recommended by Lenhart Traffic Consulting, Inc. that the proposed development be approved. In their letter dated April 26, 2024, the Town of Easton Engineering Department stated that they reviewed the analysis and found it acceptable with the following comments that should be addressed by the Traffic Consultant at the Planning Commission meeting:

- SHEET 83 OF 83: AASHTO stopping sight distance layout is acceptable
- Curb markings indicating NO PARKING locations must be labeled on the Preliminary Site Plan
- Are there any recommended improvements to the intersection at Bay/Washington or Bay/West?
- Comments from The Maryland State Highway Administration ("SHA") are pending.

POLICY ANALYSIS:

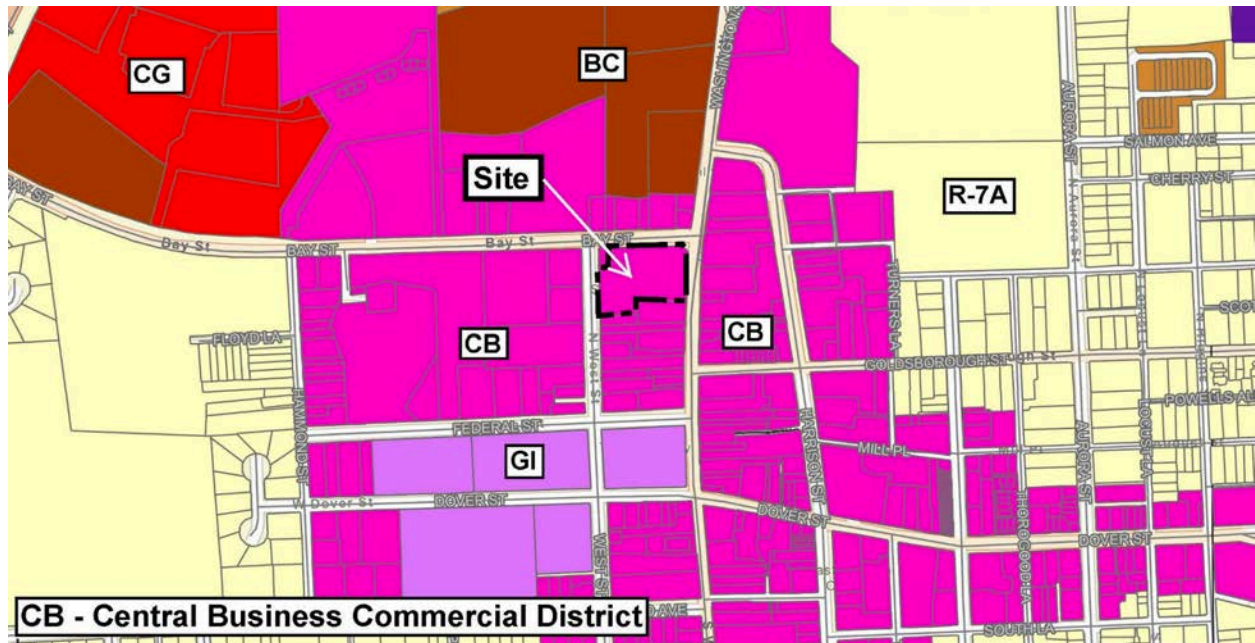


Figure 2: Zoning Map

Section 28-901.2.G of the Town Code states that the submission of a site plan for a proposed use or development activity shall not be approved unless it meets the factors below:

1. The site plan meets the design principles and standards and required improvements set forth in this Ordinance, the Town Comprehensive Plan, the Town of Easton Subdivision Regulations, and other ordinances, regulations, and policies established by the Town of Easton.

Analysis - The proposed subdivision meets the design requirements of the Town of Easton, including those described in the Town's Comprehensive Plan, Zoning Code, and any Design Guidelines. Notwithstanding, the staff's outstanding comments as noted above. Those comments can be resolved prior to Final Record Plat recording.

Town of Easton 2010 Comprehensive Plan Design Principles (Principle #1) Integrated uses are desirable- Applicant's response: *This development proposes residential development adjoining other residential land use and commercial uses.*

Staff notes that this is an appropriate location for walkable residential townhomes and single-family detached dwellings within the Town of Easton's Central Business Commercial District. In addition, the proposed development is under the PUD Infill Boundary, which provides a mechanism for the redevelopment, rehabilitation, and general improvement of certain older areas within the Town of Easton, including properties that have fallen into a somewhat neglected or dilapidated state.

(Principle #2) Natural features should determine design – Applicant's response: *No compelling natural features; SWM integrated on site.*

Staff notes that there are no compelling natural features on site.

(Principle #3) Automobiles should not determine design – Applicant's response: *Parking for residents is important. The proposed parking has been designed to accommodate the building layout on-site.*

Staff notes that the applicant has provided adequate off-street parking interior to the site while maintaining a form of development consistent within the context of the Central Business District; i.e. the site layout with its street fronting single-family detached homes does not reflect a suburban, auto-oriented type of residential development.

(Principle #4) Ample Open Space should be provided within & around neighborhoods – Applicant's response: *Usable open space not specifically applicable here.*

Staff notes that an attractive open space has been created within the proposed mews area, which includes an ornamental fence, garden walls and decorative pavers to provide a walkable connection between North Washington Street and North West Street. The mews enhances the project and advances it to the degree to which this infill project blends in with surrounding properties.

(Principle #5) Architecture should respect Easton's Historical Development – Applicant's response: *The application proposes architecture compatible with existing buildings and compatible with existing architecture found in Easton.*

Staff notes that this project is scheduled for Historic District Commission on 5/13/24 for the demolition of an existing building and the construction of twenty-four (24) four-story townhomes and nine (9) single-family detached dwellings.

(Principle #6) Signs should inform but not dominate – Applicant's response: *Signs should inform but not dominate-signage tasteful, simple and per code.*

Staff notes that any proposed monument sign will require a Signage Application to be submitted prior to installation.

(Principle #7) Neighborhoods should contain a diversity of housing types – *Applicant's response: This development proposes townhomes and single family dwellings as permitted in the CB Zoning District.*

Staff notes that the townhomes and single family dwellings offer a diverse pairing of housing types on the project site.

(Principle #8) Residential neighborhoods should be interesting places – *Applicant's response: This development setting provides diversity to the downtown district.*

(Principle #9) Neighborhoods should connect – *Applicant's response: The mews will provide pedestrian connection from Washington Street to West Street.*

Staff notes that the Comprehensive Plan states that older historic areas of Easton are where you find a great variety of lot sizes, configurations, and housing types as opposed to the more recent homogenous subdivisions built over the last 30 years. In addition, the plan states that connected neighborhoods are a fundamental characteristic of the older parts of Easton that are essential to emulate in new development projects for four reasons: 1) to offer multiple travel options, 2) to promote community and increase the opportunities for social interactions and walking between adjacent developments, 3) connected neighborhoods are safer and urban gridded streets promote lower vehicular speeds, and 4) connected neighborhoods are more sustainable and can promote compact, vibrant, mixed-use neighborhoods where living in a mixed-use environment where residents are within walking distance of shops and services results in increased walking and biking.

The Comprehensive Plan's Community Character chapter, related to the role of infill development in Easton's growth strategy, states that infill development can accommodate growth without annexing land. Infill and redevelopment means:

- *decreased demand for new, undeveloped greenfields*
- *mobility for those who do not or cannot drive*
- *it's less expensive to provide services to infill sites versus greenfield sites*
- *An increased supply of smaller-sized housing units can offer more affordable and lower maintenance housing choices for smaller households*
- *new opportunities and improved quality of life for in-Town residents,*
- *savings on energy and the environment,*
- *development that is consistent with State Smart Growth Policies*

The plan does state that extra attention needs to be given to compatibility and neighborhood impact issues and the plan offers points for consideration with any infill or redevelopment project. These points include: ensure housing types that are compatible with existing types, employ appropriate traffic calming measures, and provide a continuous pedestrian network.

It is also noted that this site is included within the area subject to the Downtown Easton Master Plan for Infill Development, and was in fact one of a handful of parcels examined more closely for potential infill and redevelopment opportunities. The plan was finalized in

July of 2008. While outdated, there are principles or recommendations in the plan which are still useful for reference. The following is a portion of the description of such opportunities for this site:

NORTH SIDE STRATEGIC INFILL SITE: SAFEWAY

DEVELOPMENT PRINCIPLES AND CONCEPT PLAN

As shown on Figure 1-15, the development principles of this infill site create a unique opportunity to begin making the important gateway intersection of Bay and Washington Streets integrated to the character and context of downtown (also see the rendered illustration in Figure 1-11, above). By creating a development plan that pushes parking to the interior and brings active building frontages to the corner, a new gateway anchor in the community can be established. Use of the adjacent Town parking lot across West Street can also minimize the total parking provided on-site.

Figure 1-15 provides a concept plan for the site emphasizing its street-oriented and mixed-use approach. The proposed site redevelopment a small residential component of about 12 units fronting on West Street, about 29,500 square feet of new retail, and about 36,000 square feet of ground floor and upper floor commercial space. Like the existing Safeway store, the site is very appropriate for an urban-scale grocery store and that is the assumed use for the new retail space. Parking would be to the interior possibly on a two story deck or utilizing internal parking and the Town lot located across West Street.

The Downtown Plan envisioned a mixed-use project with residential units over retail. Notwithstanding, the proposed site plan practically mirrors the recommendations of the Downtown Plan. In addition, the Downtown Plan states that providing for residential development will serve to reactivate downtown and increase the hours that downtown is active. The property is located in what the Downtown Plan calls the Downtown Gateway, which includes Washington Street. The building heights of the dwellings facing the street are consistent with the recommended stories (three plus a dormer level), the homes demonstrate variations of siding materials (brick and fiber cement), the window openings are vertically oriented, and the dwellings are close to the front setback line (Table 1-2, Infill Design Guidelines).

The Downtown Plan also notes that there is a noticeable gap or divide between the existing development pattern north and south of Goldsborough Street. Where the area south of Goldsborough includes small parcels, finely-scaled architecture, and historical street-fronting buildings, the area north of the street is characterized by larger vacant lots (some used for parking), irregular street walls (street frontage), and irregular building styles. Staff notes this area includes more auto-dominated development patterns typical of suburban patterns of development. Prime examples are the Talbot Town shopping center, Talbot Cleaners, the two buildings at 134 and 137 North Washington Street, and the old Safeway site that is the subject of this application.

The Downtown Plan recommends establishing the Washington/Bay Street intersection as a new gateway presence to help connect the northern and southern portions of downtown¹. The plan also recommends closing up gaps in the street wall and activating the street at ground level to help make the area more walkable and to reinvigorate downtown. Staff notes that the architectural renderings show a low street wall that includes a series of planting beds along North Washington Street. These beds, combined with the single family homes located close to the front setback, closes the current gap that exists along the roadside and achieves the more traditional urban form that defines the downtown².

2. The site plan avoids or minimizes adverse impacts upon features (whether on-site or off-site) of historical, cultural or ecological significance.

Analysis - The site is within the Historic District and was granted architectural approval from the Historic District at their scheduled meeting on May 13, 2024. The site is not within the Critical Area. This project would provide thirty-three residential units with improved amenities; adequate parking, stormwater management facilities and landscaping.

3. The proposed use or development activity will not substantially increase traffic hazards due to traffic generated by the proposed use, the location of curb cuts or the layout of internal traffic circulation.

Analysis - The proposed use and activity will not increase traffic hazards in the surrounding area. Adequate off-street parking is provided.

4. The site plan and the proposed use or uses do not cause any adverse impact upon the health or safety of persons residing or working in the area surrounding the site or upon the character of the neighborhood surrounding the site; and

Analysis - There would be no adverse impacts. The existing property is located within the Central Business zoning district. The project would provide a residential use with associated parking, stormwater management facilities and landscaping.

5. The site plan improves the water quality of the Chesapeake Bay or its tributaries.

Analysis - The proposed site would meet required design practices for stormwater management.

¹ Other recommendations were to connect Bay Street with Brewers Lane and extend Harrison Street into the Talbot Town site.

² The Downtown Plan states that the entire character of the north downtown area can be enhanced by orienting new development to the street and eliminating large areas of open parking and non-contiguous street frontages (p. 1-7).

Section 28-701.H.2

The Planning and Zoning Commission shall review the material submitted and following the presentation from the applicant, shall forward a recommendation to the Mayor and Town Council. The Planning and Zoning Commission's transmittal to the Town Council may include recommended changes to the PUD Sketch Plan or recommended conditions of approval that the Commission deems necessary to better insure compliance with the Comprehensive Plan. In reaching its conclusion as to the merits of the project, the Commission shall make recommendations addressing the following:

- a. Whether the proposed PUD development conforms to the Town of Easton Comprehensive Plan;***

Analysis - The proposed PUD revisions conforms to the Town's Comprehensive Plan.

- b. Whether the proposed PUD development conforms with all provisions of the Town of Easton Zoning Code which are not proposed for modification subject to the request;***

Analysis - This PUD development conforms with all provisions of the Town of Easton Zoning Code which are not proposed for modification subject to the request.

- c. Whether the proposed PUD development complies with all Town engineering and design regulations and standards;***

Analysis - The overall development conforms with Town engineering and design regulations and standards. Staff notes the sketch plan will still need to submit a development site plan, upon approval of the PUD, for further review of site infrastructure.

- d. Whether the proposed PUD development complies with any other applicable Town, County, State, or Federal regulations, policies or plans, except those standards proposed for modification. If the standards of any jurisdiction other than the Town of Easton are proposed for modification, any PUD project approval, should it subsequently be granted by the Town Council, shall be subject to the applicant successfully obtaining approval of said modification and demonstrating proof of such approval to the Town's satisfaction.***

Analysis - Currently, this PUD development complies with the standards of any jurisdiction other than the Town of Easton.

- e. Whether the proposed PUD will be superior to or more innovative than conventional development and how it will provide greater public benefit without additional probable significant adverse impacts to public health, safety or the environment, than would be available through the use of conventional zoning and/or development standards.***

Analysis - The development's proximity to multiple use properties will provide greater public benefit without additional significant adverse impacts to public health, safety or the

environment. The development provides a walkable design to support a pedestrian-oriented community, parking, landscaping, stormwater management and forest conservation.

CHAPTER 25, ARTICLE IV-SECTION 401 SKETCH PLAT PROCEDURES

(f) The Planning and Zoning Commission shall not approve a sketch subdivision plan unless they determine that the proposed subdivision satisfies each of the following requirements. Failure to satisfy any single requirement shall be just cause to deny a subdivision application, even if all others are satisfied. For each subdivision, the Planning Commission shall make findings that:

(1) The proposed subdivision provides against such scattered or premature subdivision of land as would involve danger or injury to health, safety, or prosperity by reason of the lack of water supply, drainage, transportation, schools, fire protection, or other public services, or necessitate the excessive expenditure of public funds for the supply of such services;

Analysis - There would be no adverse impacts that would involve danger or injury to the surrounding area. The existing property is located within the Central Business zoning district and is not within the Critical Area.. The project would provide a residential use with associated parking, stormwater management facilities and landscaping. Adequate water and sewer services to serve the proposed Project exist and are adjacent to the property. The Applicant will provide the utility extensions that are necessary to connect the Project to Town services and will work with Easton Utilities to ensure that all permits and approvals are granted

(2) The proposed subdivision provides for harmonious development of the municipality and its environs;

Analysis - The proposed subdivision will promote a harmonious infill development by providing townhomes and single family dwellings that offer a diverse pairing of housing types to complement the Central Business Commercial District. This development provides an integrated use that is desirable for the site and its surrounding multiple use properties; ranging from commercial to residential. The development's proximity to multiple use properties will provide greater public benefit without additional probable significant adverse impacts to public health, safety or the environment. The development provides a walkable design to support a pedestrian oriented community, parking, landscaping, and stormwater management.

(3) The proposed subdivision requires the proper arrangement and coordination of streets within subdivisions in relation to other existing or planned streets;

Analysis - The single-family detached dwellings and townhome units will be provided access along Bay Street and West Street, utilizing the two (2) existing curb-cut entrances. The Traffic Impact Analysis (TIA), prepared by Lenhart Traffic Consulting, Inc., described the CLV analysis indicating that all intersections operate at LOS A under total conditions and the results of the HCM analyses indicate that each study intersection operates with LOS "D" or better. The TIA also indicates minimal impact on the minor street delays at the unsignalized study intersections. The previous use for the property, a Safeway grocery store, has been vacant for

some time. To account for the traffic previously generated by the property, the previous grocery store use was included as a background development. Staff is requesting clarification from the Applicant and traffic consultant on whether there are recommended improvements to the intersection of Bay Street and North Washington Street or Bay Street and North West Street. At this time, there is no formal response from the State Highway Administration and the Applicant doesn't anticipate any improvement requests.

(4) The proposed subdivision provides for open spaces of adequate proportions (or satisfies this requirement by other acceptable means, when and as specified herein);

Analysis - The proposed subdivision meets the open space requirement by creating an attractive mews area, which includes an ornamental fence, garden walls and decorative pavers to provide a walkable connection between North Washington Street and North West Street. The mews enhances the project and advances it to the degree to which this infill project blends in with surrounding properties.

(5) The proposed subdivision provides suitably located streets of sufficient width to accommodate existing and prospective traffic and afford adequate light, air, and access for fire fighting apparatus and equipment to buildings, and is coordinated so as to compose a convenient system; Town of Easton 9 Subdivision Regulations Effective DECEMBER 12, 2023

Analysis - The proposed subdivision provides adequate drive aisle widths necessary for maneuverability and access for parking spaces and garages. The Applicant will need to work with the Easton Fire Department to ensure that access for fire fighting apparatus and equipment to buildings are adequate. In addition, the proposed onsite roads are private and there would be a private trash service. The Applicant indicated at the May 16th Planning Commission meeting that the site would use tipper cans that would be stored in the garages.

(6) The proposed subdivision provides parks of reasonable size for neighborhood playgrounds or other recreational uses on land suitable for such uses (or satisfies this requirement by other acceptable means) in accordance with the standards of Section 708 of these Regulations;

Analysis - The proposed subdivision provides *other acceptable means* to meet the park requirement by creating an attractive mews area, which includes an ornamental fence, garden walls and decorative pavers to provide a walkable connection between North Washington Street and North West Street. The mews enhances the project and advances it to the degree to which this infill project blends in with surrounding properties.

(7) The land indicated on the plats submitted to the Planning Commission is of such character that it can be used for building purposes without danger to public health, safety, or general welfare;

Analysis - The proposed subdivision indicated on the Sketch Plat can be used for building purposes without danger to public health, safety, or general welfare.

(8) The proposed subdivision prescribes minimum areas of lots in conformance with the Town's Zoning Ordinance and such additional areas as may be needed for each lot for on-site sanitary facilities (if needed);

Analysis - The proposed subdivision offers adequate lot sizes with applicable utilities.

(9) The proposed subdivision promotes the orderly growth of the Town of Easton, providing for public and other open space and for proper development of land while preventing, through the Commission's discretion, such scattered, premature and undesirable subdivision and development of land as would involve danger, or injury to health, safety or property, by reason of lack of water supply, sewage, drainage, transportation, or other public services or would necessitate in the Commission's judgment an excessive expenditure of public funds for the supply of such services, or would be injurious to maintenance of the integrity of the adopted Town Comprehensive Plan;

Analysis - The proposed subdivision is a complementing infill project that promotes an orderly growth within the Central Business Commercial District. This project utilizes other acceptable means to meet the open space and park requirement by creating an attractive mews area, which enhances the project and advances it to the degree to which this infill project blends in with surrounding properties. There would be no adverse impacts that would involve danger or injury to the surrounding area. The project would provide a residential use with associated parking, stormwater management facilities, landscaping and a walkable connectivity between Washington Street and West Street through the proposed mews. Adequate water and sewer services to serve the proposed Project exist and are adjacent to the property. The Applicant will provide the utility extensions that are necessary to connect the Project to Town services and will work with Easton Utilities to ensure that all permits and approvals are granted

(10) The proposed subdivision satisfies all technical requirements of these Regulations; and

Analysis - The proposed subdivision satisfies the technical requirements. Notwithstanding, the staff's outstanding comments as noted above. Those comments can be resolved prior to Final Record Plat recording.

(11) The proposed subdivision meets all design requirements of the Town of Easton, including those described in the Town's Comprehensive Plan, Zoning Code, and any Design Guidelines as may be adopted by the Town Council. The Planning Commission may approve a sketch subdivision plat subject to conditions intended to insure compliance with these requirements.

Analysis - The proposed subdivision meets the design requirements of the Town of Easton, including those described in the Town's Comprehensive Plan, Zoning Code, and any Design Guidelines. Notwithstanding, the staff's outstanding comments as noted above. Those comments can be resolved prior to Final Record Plat recording.

RECOMMENDED CONDITIONS:

Staff believes the proposed PUD Amendment is consistent with the Town's Comprehensive Plan and recommends that you approve the PUD Amendment. If approved, staff recommends the following conditions:

- The applicant will need to coordinate with the Town Engineer and State Highway Administration to obtain approval of the Traffic Impact Study.
- Address all ESDR comments intended to be complete during the Preliminary Site Plan review.

DRAFT MOTIONS:

1. I move that the Town Council approve the PUD Amendment to the Town Council, subject to staff's Conditions of Approval.

OR

2. I move that the Town Council forward the application to the July 1st Council meeting for further discussion.

OR

3. I move an alternate motion.

ATTACHMENTS:

1. 2024-04-03 Application - Site Plan, paper copy & PDF
2. 2024-04-08 HDC Application, paper copy & PDF
3. 2024-04-08-Arch Drawings, paper copy & PDF
4. 2024-04-22 Traffic Impact Analysis, paper copy & PDF
5. 2024-04-25 ESDR Determination Letter & Application, paper copy & PDF
6. 2024-04-26 ReviewLetter-1-ESDR-(SAFEWAY), paper copy & PDF
7. 2024-04-26-CommentResponses, paper copy & PDF
8. 2024-04-29 139 N. Washington Street - Public Notice, paper copy & PDF
9. 2024-04-29-PUD Sketch Plan 139 N Washington-PC Submittal, paper copy & PDF
10. 2024-05-06 139 N. Washington Street - May PC 400' Notice Letter, paper copy & PDF
11. 2024-05-06 Subdivision Application, paper copy & PDF

**Town of Easton**

Engineering, Planning and Zoning

14 South Harrison Street, Easton, MD 21601

RECEIVED

APR 03 2024

TOWN OF EASTON

Site Plan, PUD, Planned Healthcare Application**Application Type**Planned Unit Development ☒Amendment ☐Health Care (HC) ☐Site Plan ☒**Subdivision Information**

Name	139 North Washington			
Original Property Size	Acres	1.522 AC ±	Square Feet	66,298 SF ±
Telephone No.	301-807-7057	Email	rmiller@miller.group	

Site Plan Information

Property Size	Acres	1.522 AC ±	Square Feet	66,286 SF ±	
Structure's Floor Area	25,548 SF ±	total	Structure's Square Feet	83,340 SF ±	total approximate GFA
Area of Disturbance	1.522 AC ±		Number of Dwelling Units	33	

Property Information

Address	139 N Washington St, Easton, MD 21601						
Tax Map	104	Grid	EA	Parcel	612	Lot	
Deed Reference:	Liber	2237	Folio	62			
Plat Reference:	Liber	21 / 37	Folio	48 / 10			
Base Zoning District	CB	Historic	Y ☒ N ☐	Planned Redevelopment	Y ☐ N ☐		
Source of Electricity	Easton Utilities						

Owner

Name	NAI Saturn Eastern, LLC	Developer:	Miller Development Corporation c/o Robby Miller
Mailing Address	250 Park Center Blvd, Boise, ID 83706	8120 Woodmont Ave, #160, Bethesda, MD 20814	
Telephone No.	301-807-7057	Email	rmiller@miller.group

Applicant or Agent

Name	Lane Engineering, LLC c/o Brett Ewing, AICP		
Mailing Address	117 Bay St, Easton, MD 21601		
Telephone No.	410-822-8003	Email	bewing@leinc.com

Surveyor / Engineer

Name	Jarret Beyer, P.E.	License No.	48188	Expiration Date	12/28/2025
Mailing Address	117 Bay St, Easton, MD 21601				
Telephone No.	410-822-8003	Email	jbeyer@leinc.com		

Any modifications during review shall warrant an updated application.

I hereby certify that I have reviewed and satisfied the Town of Easton Development Standards and that submission of an incomplete application will be returned for correction prior to processing.

Signature of Applicant or Agent



Date 4/3/2024

Printed Name of Applicant or Agent

Brett Ewing, AICP, Lane Engineering, LLC

For Office Use Only

Planning Commission Required	Y ☒ N ☐	
Planning Commission Meeting Date	05/16/2024	
Sketch Approval Date		Project No. PUD 24-01 ESDR 24-08
Prelim/Dev. Approval Date		Application No. 2024-1182
Final Approval Date		Sketch Fee Paid 04/03/2024
Recordation Date		Develop. Fee Paid

Revised 02-2019



RECEIVED

APR 08 2024

HD 24-47

TOWN OF EASTON TOWN OF EASTON
PLANNING AND ZONING
14 SOUTH HARRISON STREET, EASTON, MD 21601

Application #: 2024-1182
Date Received: 04/08/2024
Fee Paid: 04/08/2024
HDC Meeting Date: 04/22/2024
Date Property Posted: 04/15/2024

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

ROOFING DEMOLITION SIGNAGE FENCING OTHER
NEW CONSTRUCTION/ADDITION EXTERIOR ALTERATIONS
FOR TREE REMOVAL(S) - PLEASE USE THE TREE REMOVAL APPLICATION

PROPERTY INFORMATION

ADDRESS 139 N Washington St, Easton, MD 21601
☐ Contributing ☒ Non-Contributing YEAR BUILT: 1967 NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME Contract Purchaser/Applicant: Miller Development Corporation c/o Robby Miller
TELEPHONE NO. 301-807-7057 EMAIL rmiller@miller.group

Applicant or Agent

NAME Lane Engineering, LLC c/o Brett Ewing, AICP
TELEPHONE NO. 410-822-8003 EMAIL bewing@leinc.com

Description of Proposal (include additional sheets, as necessary)

Demolition of the old Safeway building and construction of 4-story townhomes and single-family dwellings (33 units total).

Specific Requirements

- The payment of fees is due at the time of application submittal.
As of December 27, 2022, the fees are as follows:
Commercial - \$200 Residential - \$75 Signs - \$75 Staff Approval \$25
- Provide 2 hard copies plus 1 digital copy of the application and all supplemental information.
- Disclose any easements or deed restrictions pertaining to the property and any improvements including the details of said easements or restrictions.
- Disclose any tax credits and or grants being considered for the project.

The Historic District Commission (HDC) reserves the right to request reasonable additional information or design drawings that further clarify proposals. In cases where professional design services are warranted, HDC may require the applicant to retain a licensed design consultant.
If the applicant or their designee is not present for the scheduled meeting the Commission may elect to refrain from discussing and voting on the scheduled agenda item.
Any modifications during review shall warrant an updated application.

I hereby certify that I have reviewed the Easton Historic District Guidelines as published

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

4/8/2024

Brett Ewing, AICP, Lane Engineering, LLC

Revised 4.4.2022



Historic District Commission Application Checklist

Revised December 2022

Please complete the section that applies to your application. If a checklist item is not included or is non-applicable, please provide information supporting its omission for the Commission's consideration.

Requirements:

The payment of fees is due at the time of application submittal. As of December, 2022, the fees are as follows:

Commercial - \$200, Residential - \$75, Signs - \$75, Staff Approval - \$25.

The application submitted shall include 2 copies plus 1 digital.

All Applications to Include:

☒ A narrative fully explaining the request

☒ Photographs of all existing conditions and that will be affected by the proposed project

TBD ☐ Description of all existing materials and a listing of all materials to be used for proposed project.

TBD ☐ Manufacturer cut-sheets and material specifications related to all proposed work.

☒ Any available and applicable historical photographs, sketches or other documentary evidence illustrating previous conditions and configurations of the building(s)

New Construction / Addition

☒ Dimensioned elevations drawn to an appropriate scale illustrating all sides of the proposed structure. Drawings shall include notations outlining roof pitches, trim details and the type of windows and doors to be used for the project

☒ Site plan drawn to an appropriate scale and including setbacks and neighboring structures. Site Plan should illustrate the footprint(s) of all proposed EXISTING AND PROPOSED construction.

TBD ☐ Construction schedule

☒ For new construction only, the Commission will require a three-dimensional rendering, superimposed photo, silhouette or model of the proposed structure, other structure(s) located on the subject property and neighboring structures when necessary to understand the visual impact of the new construction and its compliance with the Guidelines.

Renovations

- ☐ Elevations or photographs of the existing conditions
- ☐ Elevation of the proposed changes
- ☐ Cut sheet for all proposed materials – Be sure to include all of the following that apply and any other additional materials:
 - Windows
 - Doors
 - Trim, fascia, soffit, etc
 - Decking/ porch flooring materials
 - Roofing Materials, gutters

Windows

Restoration of existing windows is the Commissions first choice. However, the Commission recognizes it may not always be practical to replace windows. For contributing buildings the front façade and any other façade facing a primary right of way are required to be wood windows. Aluminum, or fiberglass clad wood windows may be approved by the Commission on side or rear façades of contributing buildings. For non-contributing buildings clad wood windows will be considered on all elevations. Note: National Register Buildings are held to the highest of standards.

- ☐ Photograph or scaled elevation of all elevations of the building with each window that is to be replaced clearly labeled.
- ☐ Manufacturers cut sheet for each window to be replaced. Clearly labeled where it will be installed on the building.
- ☐ Materials for the windows must be clearly identified on the cut sheet
- ☐ Please note if existing trim/shutters are to remain or if new are to be installed, please include list of all new materials and cut sheets.

Roofing

Note: National Register Buildings are held to the highest of standards.

- ☐ Photographs or scaled elevations showing the existing roofing material to be replaced.
- ☐ Manufacturers cut sheet for each type of roofing to be replaced. Clearly labeled where it will be installed on the building.
- ☐ Please note if existing trim, fascia, soffit, or gutters are to remain or if new are to be installed, please include list of all new materials and cut sheets.

Signs

- ☐ Dimensioned scale drawings of the sign. Identify all materials to be used, color(s), lettering (including size and font style) and wording
- ☐ Photograph depicting the proposed location for the signage
- ☐ Lighting detail
- ☐ Construction and or mounting details

Landscaping & Trees

- ☐ Landscape plan where existing and proposed landscape features to be installed/planted, removed and/or relocated are identified including the location and species of existing and new trees

Fence

- ☐ Application must Include:
 - A Site plan :
 - Drawn to scale
 - Show and label the location of new and any existing fence. (this can be completed on two separate site plans for clarity)
 - Include location of neighboring structures
 - Identify height of proposed fence, location of gates and other openings
 - If the height or style of fence changes based on location, this must be clearly identified.
 - Proposed fence style and material
 - Include photograph, manufacturer cut-sheet of the fence, or detailed sketch of proposed fence.
 - other relevant construction and or material detail

Demolition

The Historic District Commission (HDC) reserves the right to request a professional inspection of the structure(s). Said request may include evaluation by a historic preservation specialist.

- ☐ Elevations and photographic documentation of all elevations of the structure(s) to be demolished including footprint dimensions, height dimensions and a site plan illustrating location of the structure(s) to be demolished
- ☐ Structural Analysis by Structural Engineer or Licensed Architect
- ☐ For Economic Hardship please provide documentation. Reference Guideline 13.9
- ☐ Attach replacement plan

Other

- ☐ Attach all documentation supporting request

The Historic District Commission (HDC) reserves the right to request reasonable additional information or design drawings that further clarify proposals. In cases where professional design services are warranted, the HDC may require the applicant to retain a licensed design consultant.

If the applicant or their designee is not present for the scheduled HDC meeting, the Commission may elect to refrain from discussing and voting on the scheduled agenda item.

This checklist shall be submitted along with the completed Historic District Commission Application and all additional supporting information.

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID	ADDRESS	OWNER NAME
2101024329	139 N WASHINGTON ST	SAFEWAY STORES HOLDINGS CORP.

YEAR BUILT	PHYSICAL CONDITION
1967	VERY GOOD

ARCHITECTURAL STYLE	ADDITION(S)
COMMERCIAL	

NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				E		N	AGE

NOTES

BUILT AFTER DISTRICTS PERIOD OF SIGNIFICANCE.



VIEW AT CORNER OF BAY ST AND WASHINGTON ST



○ KEY PLAN 1-40
1" = 40'-0"

HDC SUBMISSION - 04.08.24

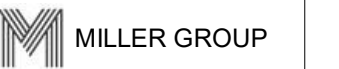
139 N. Washington St.

139 N. WASHINGTON ST. | EASTON, MD 20814

1ST ELECTION DISTRICT
TALBOT COUNTY, MD
WSSC GRID:
TAX MAP:

NCPPC:

OWNER / CLIENT



8120 Woodmont Ave, Ste 160 | Bethesda, MD 20814

202.752.9866 | www.miller.group

ARCHITECT

mauricewalters | architect

400 7th St NW, Ste 502 | Washington, DC 20004

202.675.1094 | www.mwaltersarchitect.com

CIVIL ENGINEER

Lane Engineering, LLC

17 Bay St. | Easton, MD 21601

410.822.8003 | www.leinc.com

LANDSCAPE ARCHITECT

OEHME, VAN SWEDEN

800 G St SE | Washington, DC 20003

202.546.7575 | www.ovsla.com

LAND USE ATTORNEY

McAllister, DeTar, Showalter & Walker, LLC

100 N. West St | Easton, MD 21601

410.820.0222 | www.mdswwlaw.com

Issues / Revisions

[illegible]

Professional Seal



I hereby certify that these document were prepared or approved by me, and that I am a duly licensed professional architect under the laws of the State of Maryland.

NAME: MAURICE WALTERS

LICENSE No: 15649
EXPIRATION DATE: 00

EXPIRATION DATE: 09/03/2024

Drawing Title	
---------------	--

SITE RENDERING

Sheet No.

A001

Scale

1" = 40'-0"

139 N. WASHINGTON ST. | EASTON, MD 20814

1ST ELECTION DISTRICT
TALBOT COUNTY, MD
WSSC GRID:
TAX MAP:

MNCPPC:

OWNER / CLIENT

 **MILLER GROUP**

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ARCHITECT
maurice**walters** | architect
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202.675.1094 | www.mwaltersarchitect.com

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410.820.0222 | www.mdswlaw.com

[illegible]

STATE OF MARYLAND
MAURICE C. WALTERS, III
LICENSE NO. 13218
ARCHITECT

NAME: MAURICE WALTERS
LICENSE No: 15649
EXPIRATION DATE: 09/03/2024

Sheet No.

A002

Scale 1" = 40'-0"



The site plan illustrates the proposed development layout. The site is bounded by West St. to the west, Washington St. to the east, and N. Alley and S. Alley running north-south. A central horizontal corridor is labeled MEWS. The plan shows 33 numbered building footprints arranged in several rows. Building 1 is at the top left, followed by buildings 2, 3, and 4. Building 5 is at the top center, followed by buildings 6, 7, and 8. Building 25 is at the top right. Building 26 is below building 25. Building 27 is below building 26. Building 28 is below building 27. Building 29 is below building 28. Building 30 is at the bottom center. Building 31 is at the bottom left. Building 32 is above building 31. Building 33 is above building 32. The plan also shows parking spaces, including a large lot on the left and a smaller lot on the right. A north arrow is located in the bottom right corner.

○ KEY PLAN 1-40
1" = 40'-0"

HDC SUBMISSION - 04.08.24



HDC SUBMISSION - 04.08.24

139 N. Washington St.

139 N. WASHINGTON ST. | EASTON, MD 20814

1ST ELECTION DISTRICT
TALBOT COUNTY, MD
WSSC GRID:
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ARCHITECT

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410.820.0222 | www.mdswlaw.com

Issues / Revisions

[illegible]

Professional Seal



I hereby certify that these document were prepared or approved by me, and that I am a duly licensed professional architect under the laws of the State of Maryland.

NAME: MAURICE WALTERS
LICENSE No: 15649
EXPIRATION DATE: 09/03/2024

LICENSE No: 15649
EXPIRATION DATE: 09/

EXPIRATION DATE: 09/03/2024

Drawing Title

SITE RENDERING

Sheet No.

A004

Scale

1" = 40'-0"

	Materials Legend
Key Value	Keynote Text
BR1	BRICK A (RED)
BR2	BRICK B (GRAY)
BR3	BRICK C (RED)
BR6	STACKED BOND BRICK, MATCH BRICK
BR6	SOLDIER COURSE BRICK HEADER, MATCH BRICK
BR7	BRICK CORBEL DETAIL, MATCH BRICK
BR8	CHECKERBOARD BRICK SPANDELR, MATCH BRICK
CL1	DECORATIVE PORCH COLUMNS AND ENTABLATURE
CS1	CAST STONE SILL/AND/HEADER
CS2	CAST STONE COPING
DR1	TOWNHOUSE DOOR, SINGLE
DR2	TOWNHOUSE DOOR, DOUBLE
DR3	SECTIONAL ALUMINUM AND GLASS OVERHEAD GARAGE DOOR
DR4	TERRACE DOOR
FC1	CLAPBOARD SIDING (FIBER CEMENT)
FC2	VERTICAL SHIPLAP SIDING (FIBER CEMENT)
FC3	FIBER CEMENT PANEL
FC4	FIBER CEMENT TRIM
GW1	MASONRY GARDEN WALLS
MT1	DECORATIVE RAILING
MT2	STEEL LINTEL, PAINTED
RF1	SHINGLED ROOFING
RF3	STANDING SEAM METAL ROOF AND SIDING
SR1	SHUTTERS, OPERABLE
WS1	WINDOWS, HUNG OR AWNING
WS2	DORMER WINDOWS, HUNG OR AWING



① Washington St - East Elevation
1/16" = 1'-0"



② Bay Street - South Elevation
1/16" = 1'-0"



③ North Alley - North Elevation
1/16" = 1'-0"



HDC SUBMISSION - 04.08.24

139 N. Washington St.

139 N. WASHINGTON ST. | EASTON, MD 20814

1ST ELECTION DISTRICT
TALBOT COUNTY, MD
WSSC GRID:
TAX MAP:

MNCPPC:

OWNER / CLIENT

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Issues / Revisions

[illegible]

Professional Seal



I hereby certify that these document were prepared or approved by me, and that I am a duly licensed professional architect under the laws of the State of Maryland.

NAME: MAURICE WALTERS

EXPIRATION DATE: 09/03/2024

Drawing Title

SITE ELEVATIONS

Sheet No.

SD - 201

Scale As indicated

	Materials Legend
Key Value	Keynote Text
BR1	BRICK A (RED)
BR2	BRICK B (GRAY)
BR3	BRICK C (RED)
BR6	STACKED BOND BRICK, MATCH BRICK
BR6	SOLDIER COURSE BRICK HEADER, MATCH BRICK
BR7	BRICK CORBEL DETAIL, MATCH BRICK
BR8	CHECKERBOARD BRICK SPANDELR, MATCH BRICK
CL1	DECORATIVE PORCH COLUMNS AND ENTABLATURE
CS1	CAST STONE SILL/AND/HEADER
CS2	CAST STONE COPING
DR1	TOWNHOUSE DOOR, SINGLE
DR2	TOWNHOUSE DOOR, DOUBLE
DR3	SECTIONAL ALUMINUM AND GLASS OVERHEAD GARAGE DOOR
DR4	TERRACE DOOR
FC1	CLAPBOARD SIDING (FIBER CEMENT)
FC2	VERTICAL SHIPLAP SIDING (FIBER CEMENT)
FC3	FIBER CEMENT PANEL
FC4	FIBER CEMENT TRIM
GW1	MASONRY GARDEN WALLS
MT1	DECORATIVE RAILING
MT2	STEEL LINTEL, PAINTED
RF1	SHINGLED ROOFING
RF3	STANDING SEAM METAL ROOF AND SIDING
SR1	SHUTTERS, OPERABLE
WS1	WINDOWS, HUNG OR AWNING
WS2	DORMER WINDOWS, HUNG OR AWING



1 West St - West Elevation
1/16" = 1'-0"



② Mews - North Elevation
 $\frac{1}{16"} = 1'-0"$



3 North Alley - South Elevation (S. ALLEY SIMILAR)
1/16" = 1'-0"



HDC SUBMISSION - 04.08.24

139 N. Washington St.

139 N. WASHINGTON ST. | EASTON, MD 20814

1ST ELECTION DISTRICT
TALBOT COUNTY, MD
WSSC GRID:
TAX MAP:

MNCPPC:

OWNER / CLIENT



MILLER GROUP

8120 Woodmont Ave, Ste 160 | Bethesda, MD 2081

202.752.9866 | www.miller.group

ARCHITECT

maurice**walters** | architect

400 7th St NW, Ste 502 | Washington, DC 20004

202.675.1094 | www.mwaltersarchitect.com

CIVIL ENGINEER

Lane Engineering, LLC

117 Bay St. | Easton, MD 21601

410.822.8003 | www.leinc.com

LANDSCAPE ARCHITECT

OEHME, VAN SWEDEN

G St SE | Washington, DC 20003

202.546.7575 | www.ovsla.com

LAND USE ATTORNEY

DeTar, Showalter & Walker, LLC

100 N. West St | Easton, MD 21601

410.820.0222 | www.mdswlaw.com

Issues / Revisions

[illegible]

Professional Seal



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NAME: MAURICE WALTERS
LICENSE No: 15649
EXPIRATION DATE: 09/03/2015

Drawing Title

SITE ELEVATIONS

Sheet No.

SD - 202

Scale As indicated

TRAFFIC IMPACT ANALYSIS

FOR

139 N. WASHINGTON

Prepared by:

LENHART TRAFFIC CONSULTING, INC.
TRAFFIC ENGINEERING & TRANSPORTATION PLANNING

April 18, 2024



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Section 1 Introduction

1.1 Project Description

This Traffic Impact Analysis (TIA) has been prepared for the proposed redevelopment of the property located at 139 N. Washington Street, located in Easton, Maryland. The location of the site is shown on **Exhibit 1**. The site was previously developed with a 22,547 square foot Safeway grocery store and is proposed to be redeveloped with 9 single family detached units and 26 single family attached units. Access to the site will be provided along Bay Street and West Street.

1.2 Scope of Study

This TIA has been prepared in accordance with a scoping agreement coordinated with the Town of Easton and conforms to the MDOT SHA Traffic Impact Study Guidelines. Note that per MDOT SHA's Access Permits Manual, all study intersections were evaluated using the Critical Lane Volume (CLV) methodology and must maintain Level-of-Service (LOS) D or better to be considered adequate. The Highway Capacity Manual (HCM) methodology was also utilized to evaluate the study intersections per Town of Easton Guidelines.

Study Intersections:

1. Bay Street & West Street
2. Bay Street & Site Access
3. Bay Street & MD 565 (Washington Street)
4. West Street & Site Access
5. West Street & Federal Street



Trip Generation Memo

Site Location
Map

**Exhibit
1**

 **LENHART TRAFFIC CONSULTING, INC.**
645 BALTIMORE ANNAPOLIS BLVD, SUITE 214
SEVERNA PARK, MD 21146
www.lenharttraffic.com

Section 2 Existing Conditions

2.1 Description of Road Network

The key roads in the study area are:

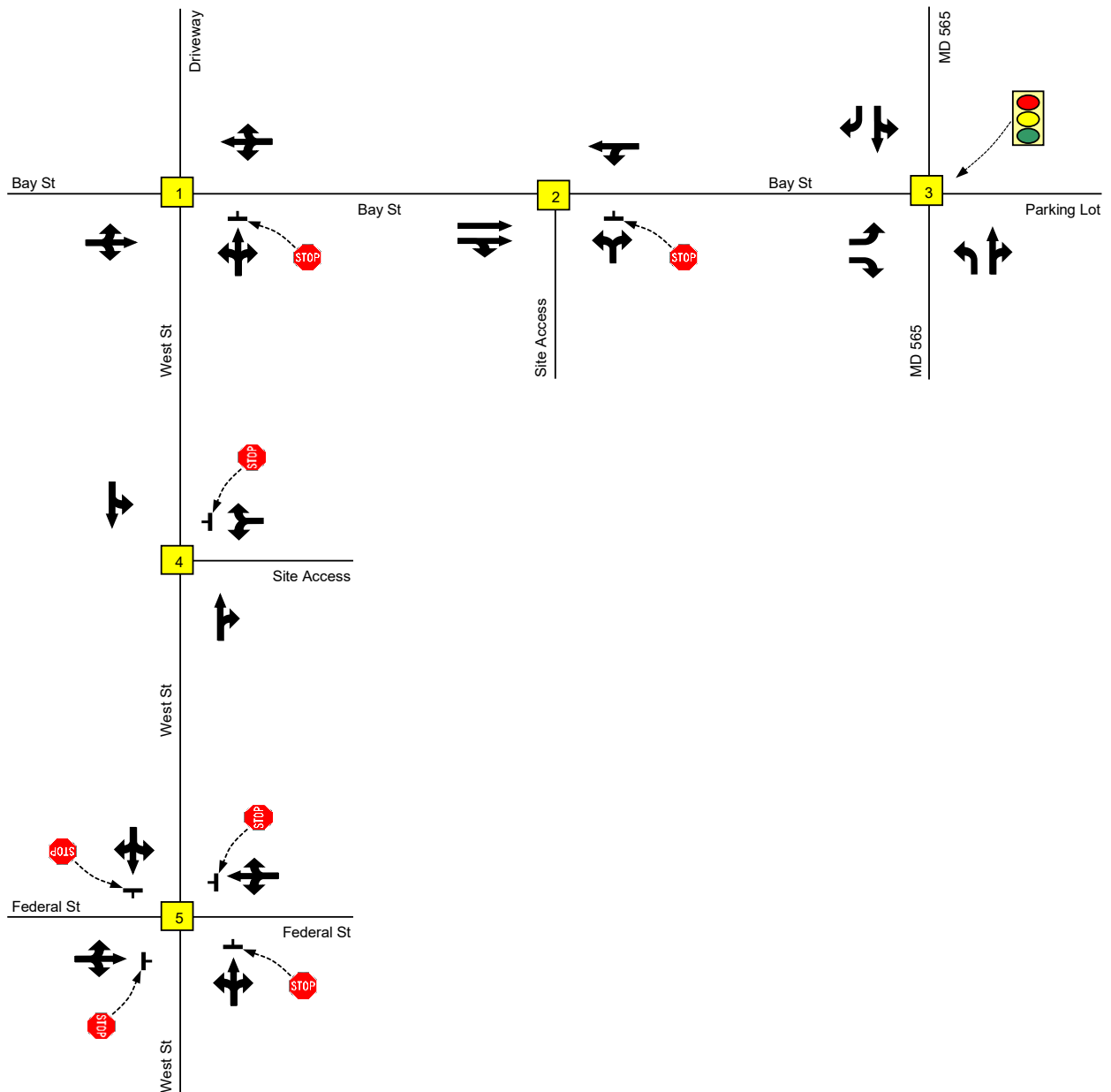
- N. Washington Street (MD 565) – a two- to four-lane roadway classified as a minor arterial. The roadway has a posted speed limit of 30 MPH.
- Bay Street (MD 33) – a two-lane roadway classified as a minor arterial. The roadway has a posted speed limit of 25 MPH within the vicinity of the site.
- West Street – a two-lane local roadway..

2.2 Existing Lane Configurations

The Lane Use & Traffic Control Devices are shown on **Exhibit 2**.

2.3 Existing Traffic Counts

Peak hour turning movement counts were conducted and are shown on **Exhibit 3**.



Traffic Impact Analysis

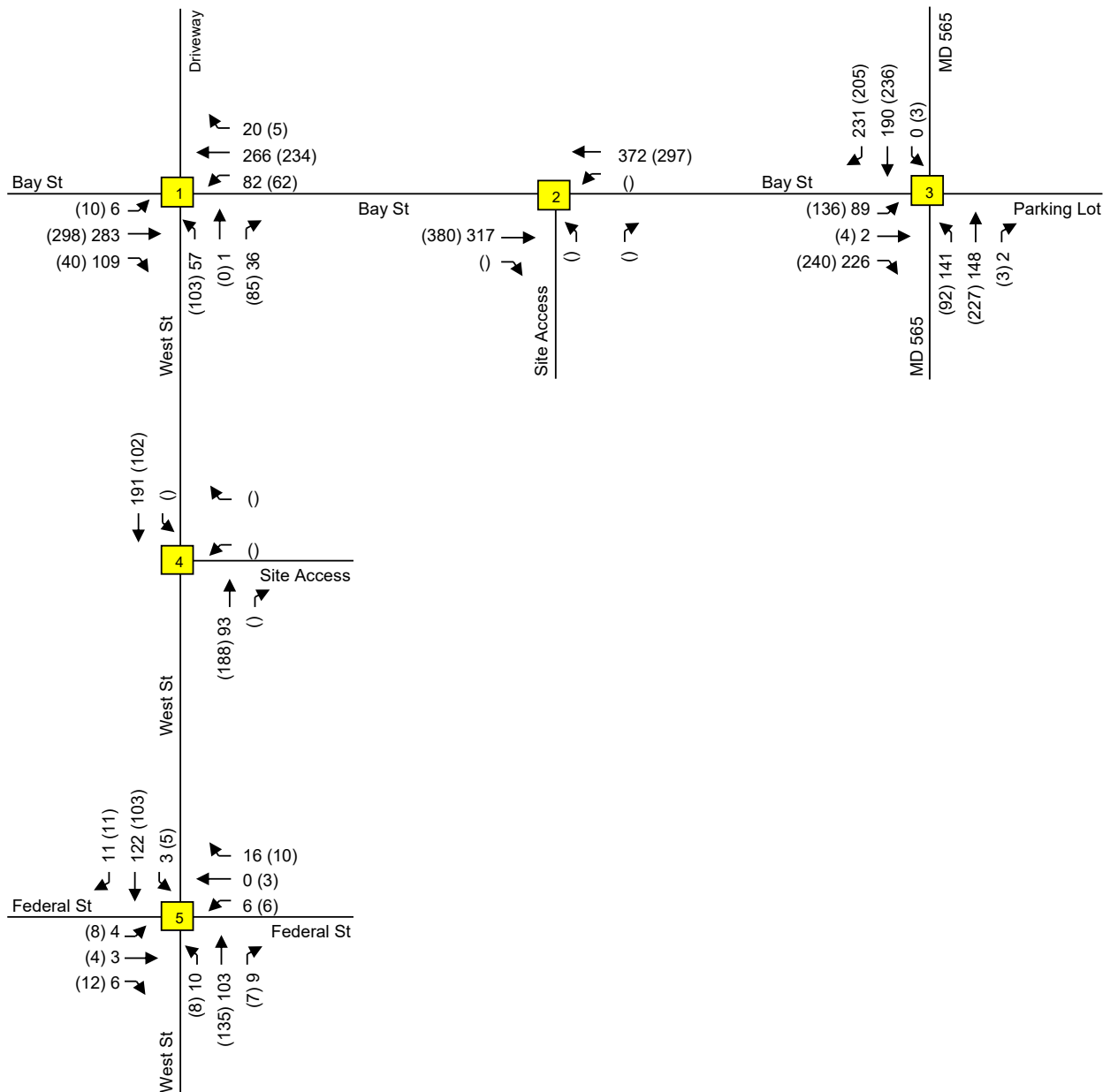
Existing Peak Hour Volumes

Exhibit 3



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SEVERNA PARK, MD 21146
www.lenharttraffic.com

Key: xx = AM Peak Vol's (xx) = PM Peak Vol's



Traffic Impact Analysis



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SEVERNA PARK, MD 21146
www.lenharttraffic.com

Existing Peak Hour Volumes

Key: xx = AM Peak Vol's (xx) = PM Peak Vol's

Exhibit 3

Section 3 Background Conditions

3.1 Annual Growth

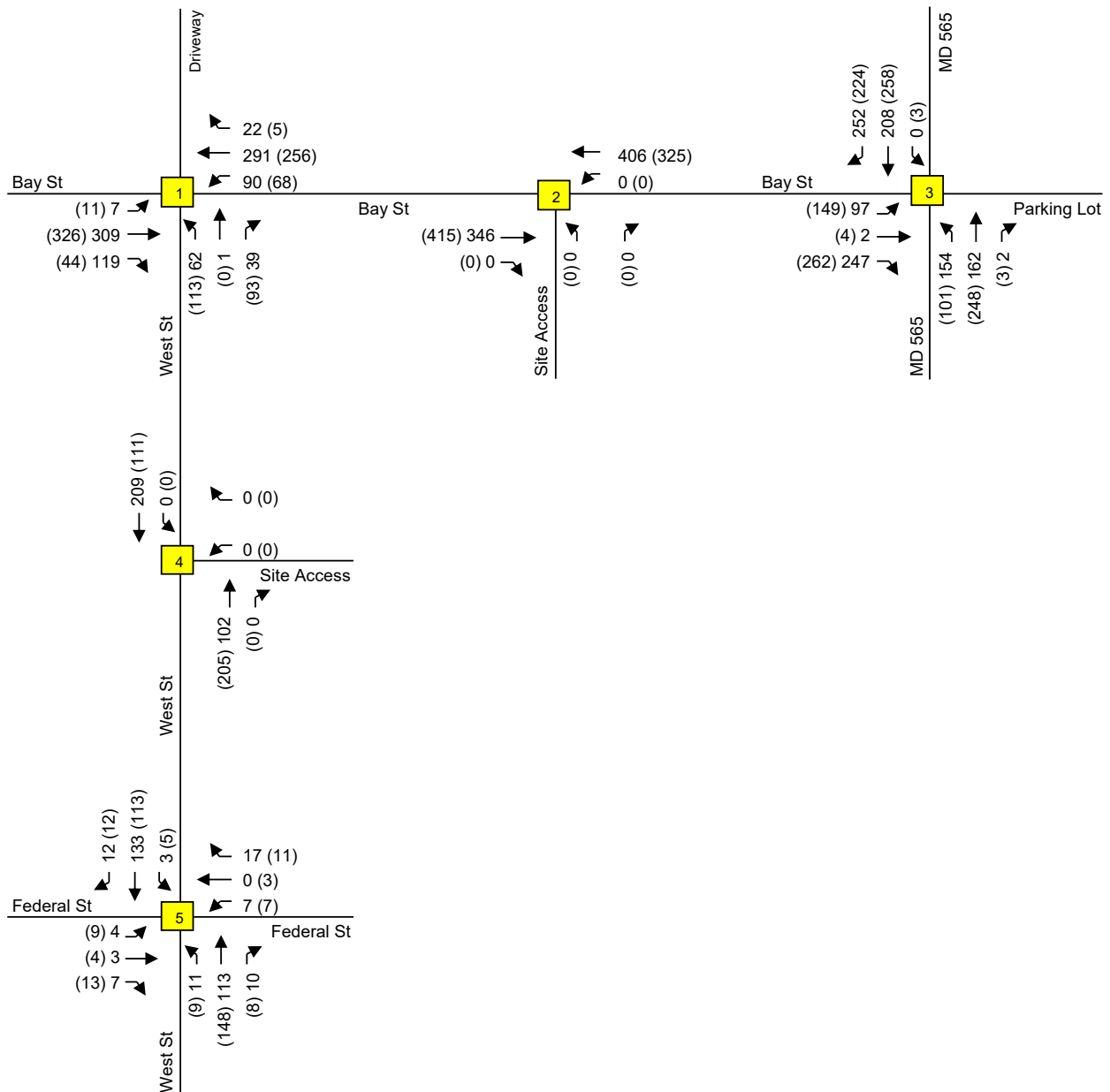
The Maryland Department of Transportation State Highway Administration's Average Daily Traffic Volumes (ADT's) have been reviewed for the past ten years and it was determined that average yearly growth in the area is approximately 1.34%. To provide a conservative analysis, a growth rate of 3.0% was applied for 3 years to the existing peak hour volumes and the resulting base peak hour volumes are shown on **Exhibit 4**.

3.2 Background Developments

The previous use for the property, a Safeway grocery store, has been vacant for some time. To account for the traffic previously generated by the property, the previous grocery store use was included as a background development. Trip generation and assignment exhibits for the previous use are provided in Appendix C.

3.3 Background Traffic Volumes

The background peak hour volumes are shown on **Exhibit 5**. These volumes combine the base peak hour volumes (Exhibit 4) with the trips generated by the previous use (Exhibit C-2 in Appendix C).



0.03	Growth Rate
3	Years of Growth
1.093	Total Growth

Traffic Impact Analysis

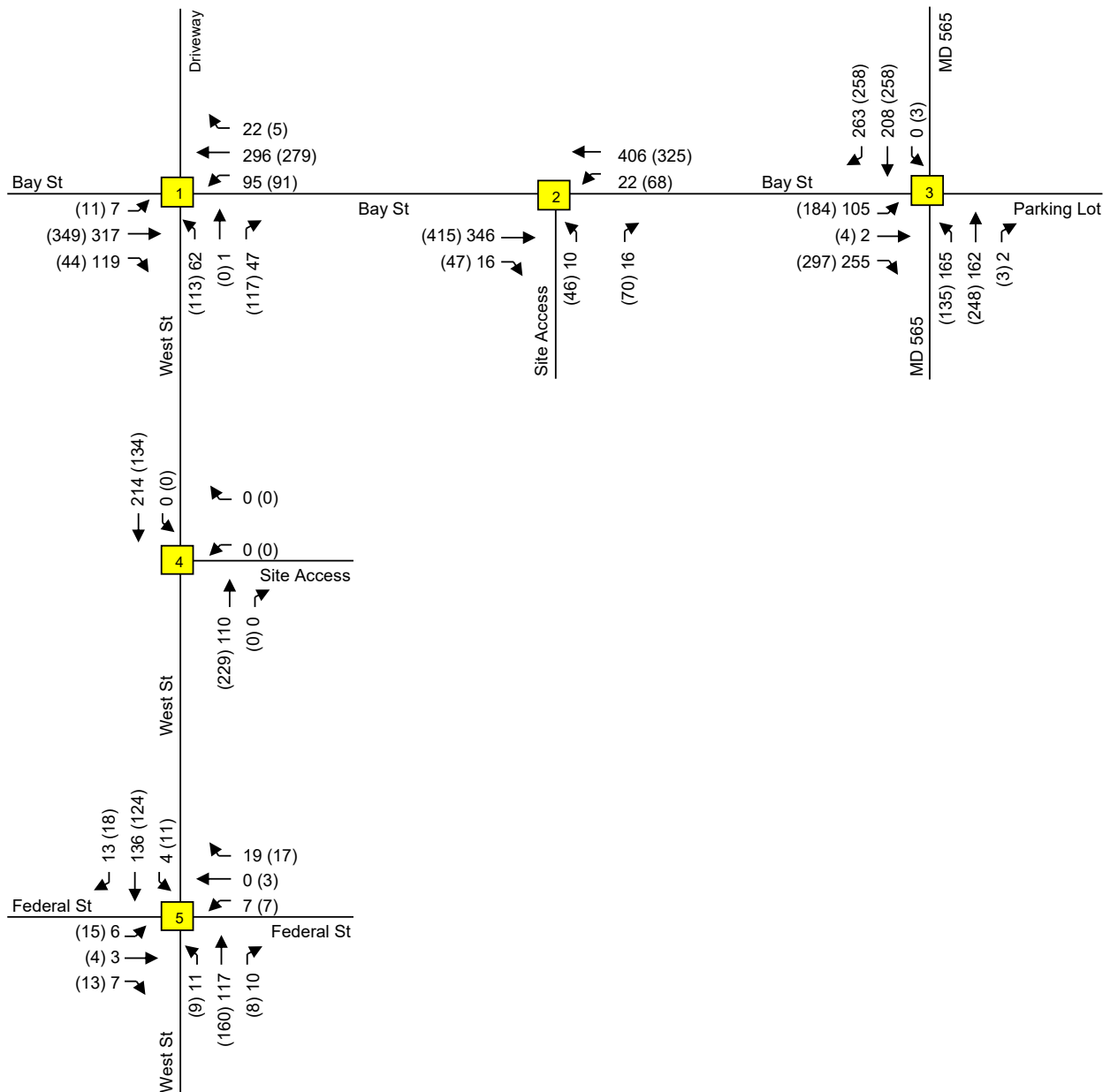


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www.lenharttraffic.com

Existing Peak Hour Volumes

Key: xx = AM Peak Vol's (xx) = PM Peak Vol's

Exhibit 3



Traffic Impact Analysis

Existing Peak Hour Volumes

**Exhibit
3**



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Key: xx = AM Peak Vol's (xx) = PM Peak Vol's

Section 4 Projected Conditions with Site

4.1 Site Trip Generation

The site is proposed to be redeveloped with 9 single family detached units and 26 single family attached units.

The trip generation for the proposed development is detailed on **Exhibit 6**. Trip generation rates were obtained from the ITE Trip Generation Manual, 11th Edition.

4.2 Removal of Trips Associated with Previous Use

Trips associated with the previous use for the property were included in the background peak hour volumes shown on Exhibit 5. With the proposed redevelopment, these trips will no longer be on the roadway. **Exhibit 7** removes the trips associated with the previous use for the property from the road network.

4.3 Site Trip Distribution & Trip Assignment

The trip distribution and assignment is shown on **Exhibit 8**.

4.4 Total Traffic Volumes

The Total Peak Hour Volumes are shown on **Exhibit 9**.

4.5 Projected Level of Service

The total peak hour traffic volumes shown on Exhibit 10 were evaluated using the CLV methodology per MDOT SHA Guidelines. The results of the CLV analyses are shown on **Exhibit 11** and indicate that all intersections operate at LOS A under total conditions. The results of the HCM analyses are shown on **Exhibit 12** and indicate that each study intersection operates with LOS D or better. The results on Exhibit 12 also indicate that the site has minimal impact on the minor street delays at the unsignalized study intersections.

4.6 Sight Distance Evaluation

The sight distance at each of the proposed access points was evaluated to ensure vehicles are able to safely exit the site.

The posted speed limit along both Bay Street and West Street is 25 MPH. Given the proximity of the proposed access points to the signalized intersection of MD 565 & Bay Street, and stop-controlled intersection of Bay Street & West Street it is likely vehicles are traveling below the posted speed limit when passing the site access

points. As such, a 25 MPH design speed is assumed for Bay Street and West Street for the purpose of the sight distance evaluations. The required stopping sight distance (SSD) for left turns from stop considering a 25 MPH design speed is 155 feet and the required intersection sight distance (ISD) is 280 feet. Right turn maneuvers from stop require lower distances for both SSD and ISD purposes and are not analyzed in the following discussion.

A sight distance evaluation exhibit has been included in Appendix D that includes sight distance lines for each access point.

As shown, the minimum SSD is provided in both directions from each access point. While the minimum ISD is not achieved, the AASHTO Green Book (A Policy on Geometric Design of Highways and Streets) contains guidance on intersection sight distance in Chapter 9.5.1 and states that, “if the available sight distance for an entering or crossing vehicle is at least equal to the appropriate sight distance for the major road, then drivers have sufficient sight distance to anticipate and avoid collisions”. As mentioned above, due to the proximity of the access points to the intersections of MD 565 & Bay Street and Bay Street & West Street, it is likely that vehicles are traveling well below the posted speed limit of 25 MPH. As such, the actual SSD required to anticipate and avoid collisions at these locations is likely lower than the minimum SSD used in this analysis.

Based on the results of the sight distance evaluation, and according to AASHTO guidance, drivers have sufficient sight distance to safely anticipate and avoid collisions.

Trip Generation Rates

Supermarket (ksf, ITE-850)		<u>Trip Distribution (In/Out)</u>
Morning Trips = 2.86 x ksf		60/41
Ln(Evening Trips) = 0.81 x Ln(ksf) + 2.92		51/49
Single-Family Detached Housing (ITE-210, Units)		<u>Trip Distribution (In/Out)</u>
Ln(Morning Trips) = 0.91 x Ln(Units) + 0.12		26/74
Ln(Evening Trips) = 0.94 x Ln(Units) + 0.27		63/37
Single-Family Attached Housing (ITE-215, Units)		<u>Trip Distribution (In/Out)</u>
Morning Trips = 0.52 x Units - 5.70		31/69
Evening Trips = 0.60 x Units - 3.93		57/43

Existing Trip Generation Totals

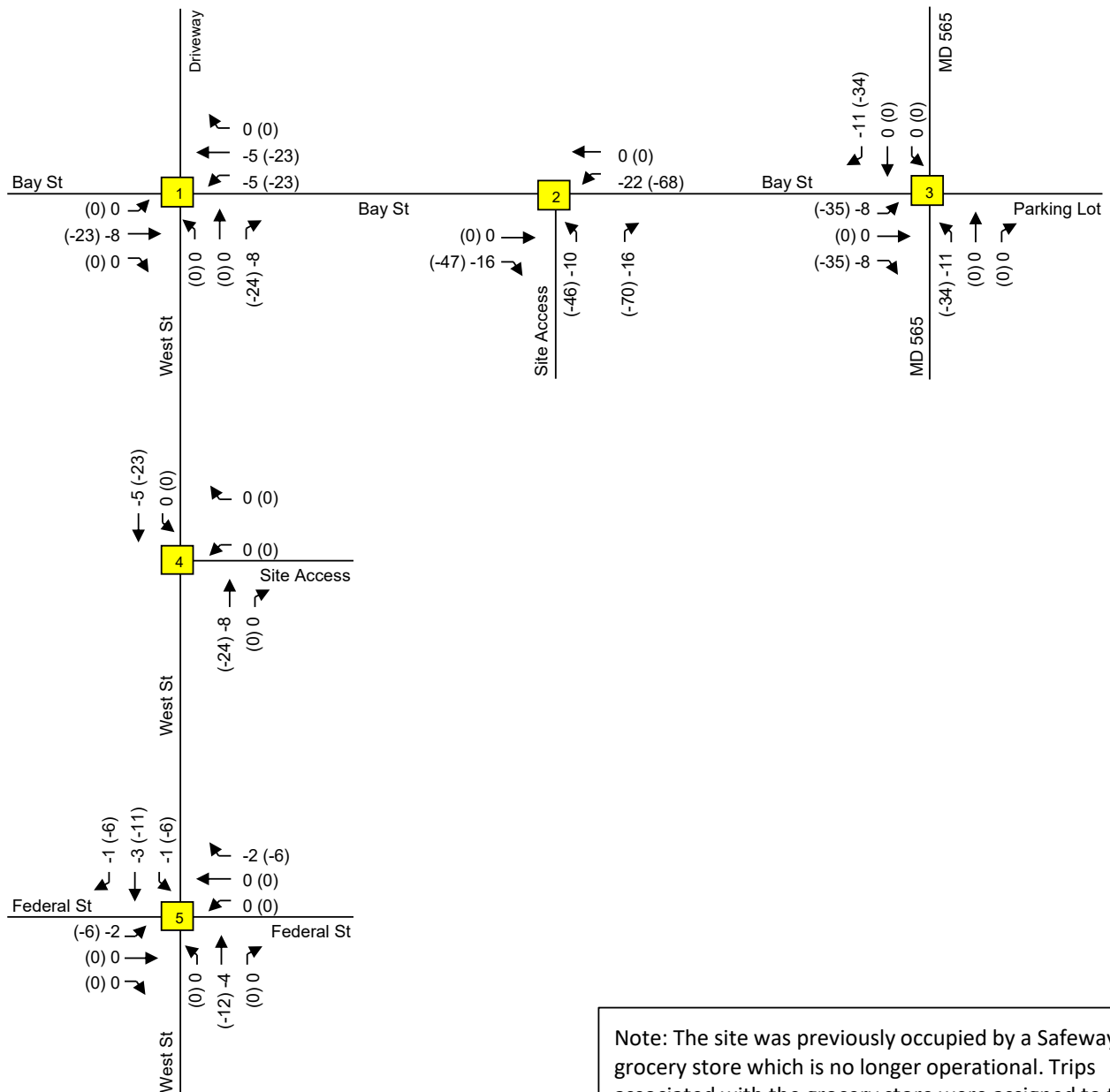
			AM Peak			PM Peak		
			In	Out	Total	In	Out	Total
LU Code 850	Supermarket (ksf, ITE-850)	22,547 sq.ft.	38	26	64	115	116	231

Proposed Trip Generation Totals

			AM Peak			PM Peak		
			In	Out	Total	In	Out	Total
LU Code 210	Single-Family Detached Housing (ITE-210, Units)	9 units	2	6	8	6	4	10
LU Code 215	Single-Family Attached Housing (ITE-215, Units)	26 units	2	6	8	7	5	12
Total:			4	12	16	13	9	22

NOTE: Trip Generation Rates obtained from the ITE Trip Generation Manual, 11th Edition

Traffic Impact Analysis		Trip Generation for Site	Exhibit 6
 LENHART TRAFFIC CONSULTING, INC. 645 BALTIMORE ANNAPOLIS BLVD, SUITE 214 SEVERNA PARK, MD 21146 www.lenharttraffic.com			



Note: The site was previously occupied by a Safeway grocery store which is no longer operational. Trips associated with the grocery store were assigned to the road network under background conditions. Those trips, shown on Exhibit C-2 in Appendix C, are removed from the study network on this exhibit as the grocery store is not part of the proposed redevelopment.

Traffic Impact Analysis

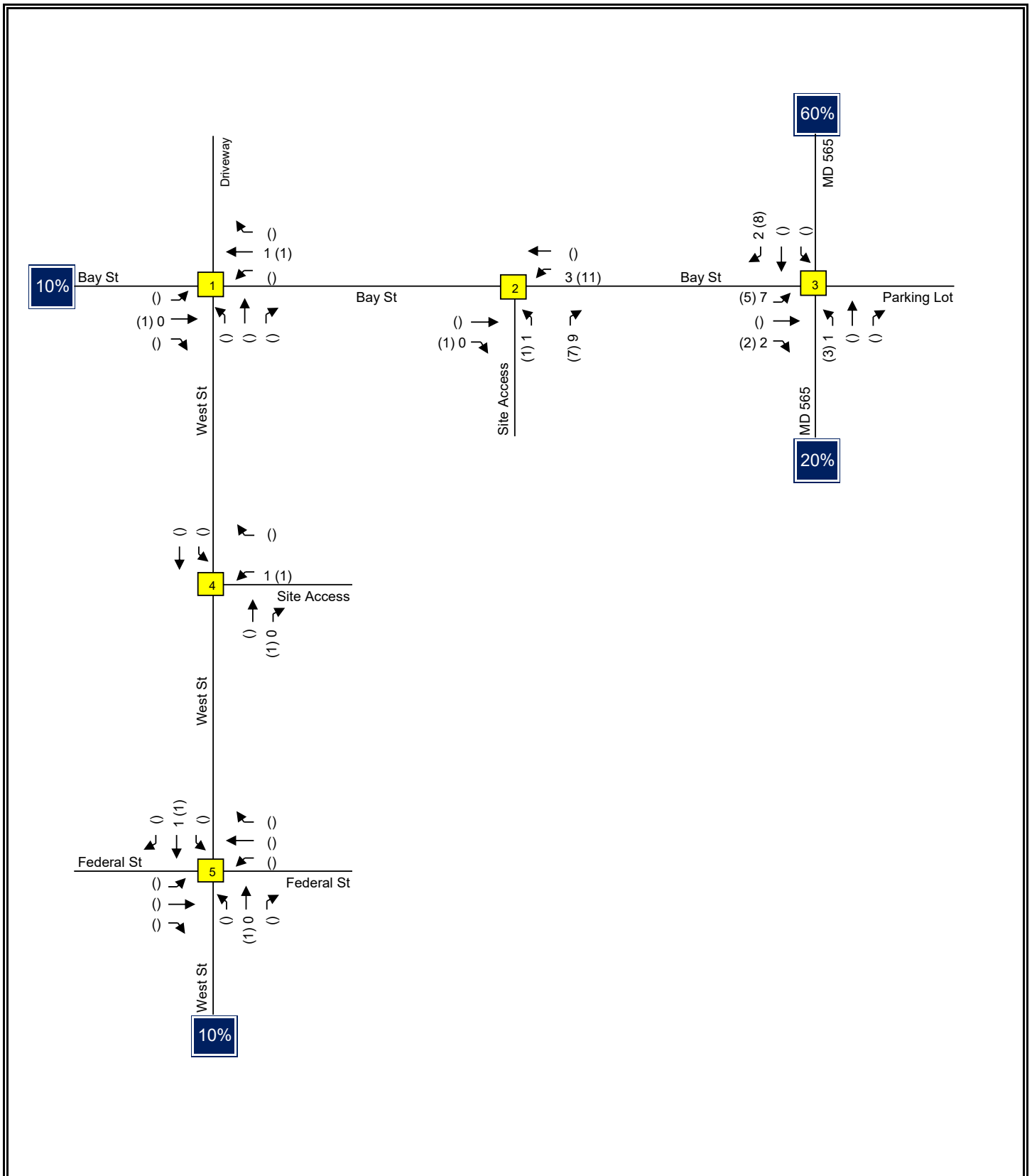


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SEVERNA PARK, MD 21146
www.lenharttraffic.com

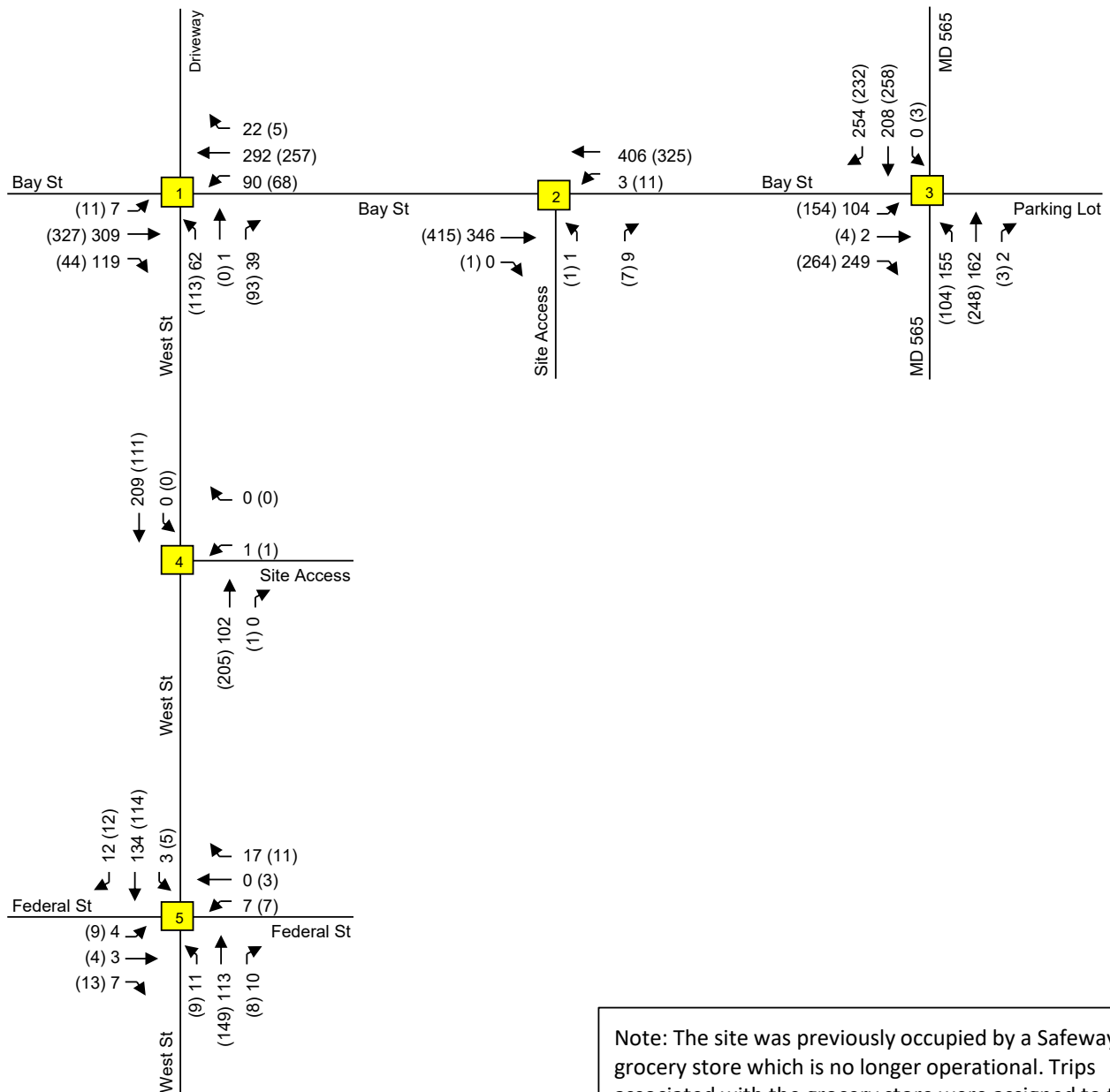
Removal of Trips Associated with Previous Grocery Use

Key: xx = AM Peak Vol's (xx) = PM Peak Vol's

Exhibit 7



Traffic Impact Analysis LENHART TRAFFIC CONSULTING, INC. 645 BALTIMORE ANNAPOLIS BLVD, SUITE 214 SEVERNA PARK, MD 21146 www.lenharttraffic.com	Trip Assignment for Site Key: xx = AM Peak Vol's (xx) = PM Peak Vol's	Exhibit 8
--	--	-----------------------------



Note: The site was previously occupied by a Safeway grocery store which is no longer operational. Trips associated with the grocery store were assigned to the road network under background conditions. Those trips, shown on Exhibit C-1 in Appendix C, are removed from the study network on this exhibit as the grocery store is not part of the proposed redevelopment.

Traffic Impact Analysis



LENHART TRAFFIC CONSULTING, INC.
645 BALTIMORE ANNAPOLIS BLVD, SUITE 214
SEVERNA PARK, MD 21146
www.lenharttraffic.com

Total Peak Hour Volumes

Key: xx = AM Peak Vol's (xx) = PM Peak Vol's

Exhibit 9

Level-of-Service Results

Morning Peak Hour	Existing CLV	Background CLV	Total CLV	LOS D or better?
1). Bay Street & West Street	A / 586	A / 661	A / 640	Y
2). Bay Street & Site Access	A / 372	A / 476	A / 422	Y
3). MD 565 & Bay Street	A / 559	A / 630	A / 614	Y
4). West Street & Site Access	A / 191	A / 214	A / 210	Y
5). West Street & Federal Street	A / 173	A / 197	A / 189	Y
Evening Peak Hour	Existing CLV	Background CLV	Total CLV	LOS D or better?
1). Bay Street & West Street	A / 618	A / 747	A / 678	Y
2). Bay Street & Site Access	A / 297	A / 577	A / 355	Y
3). MD 565 & Bay Street	A / 578	A / 700	A / 636	Y
4). West Street & Site Access	A / 188	A / 229	A / 207	Y
5). West Street & Federal Street	A / 187	A / 232	A / 206	Y

NOTES:

1. All intersections satisfy MDOT SHA Guidelines of LOS "D" or better.

Traffic Impact Analysis	Results of CLV Level-of-Service Analyses	Exhibit 10
 LENHART TRAFFIC CONSULTING, INC. 645 BALTIMORE ANNAPOLIS BLVD, SUITE 214 SEVERNA PARK, MD 21146 www.lenharttraffic.com		

Level-of-Service Results

Morning Peak Hour	Existing LOS	Background LOS	Total LOS	LOS D or better?
1). Bay Street & West Street Northbound Approach	A / 3.4 C / 20.1	A / 4.1 C / 24.4	A / 3.8 C / 23.7	Y
2). Bay Street & Site Access Northbound Approach	A / 0.0 A / 0.0	A / 0.8 B / 13.2	A / 0.2 B / 10.1	Y
3). MD 565 & Bay Street	B / 12.6	B / 13.0	B / 12.9	Y
4). West Street & Site Access Westbound Approach	A / 0.0 A / 0.0	A / 0.0 A / 0.0	A / 0.0 B / 10.5	Y
5). West Street & Federal Street Eastbound Approach	A / 7.8	A / 8.0	A / 8.0	Y
Westbound Approach	A / 7.4	A / 7.6	A / 7.4	
Northbound Approach	A / 7.2	A / 7.4	A / 7.4	
Southbound Approach	A / 7.9	A / 8.1	A / 8.0	
	A / 7.9	A / 8.1	A / 8.1	
Evening Peak Hour	Existing LOS	Background LOS	Total LOS	LOS D or better?
1). Bay Street & West Street Northbound Approach	A / 5.8 C / 22.1	B / 10.2 E / 39.7	A / 7.3 D / 28.4	Y
2). Bay Street & Site Access Northbound Approach	A / 0.0 A / 0.0	A / 2.7 C / 15.2	A / 0.3 B / 10.5	Y
3). MD 565 & Bay Street	B / 13.4	B / 14.9	B / 13.8	Y
4). West Street & Site Access Westbound Approach	A / 0.0 A / 0.0	A / 0.0 A / 0.0	A / 0.0 B / 10.5	Y
5). West Street & Federal Street Eastbound Approach	A / 7.9	A / 8.3	A / 8.1	Y
Westbound Approach	A / 7.5	A / 7.8	A / 7.6	
Northbound Approach	A / 7.5	A / 7.6	A / 7.6	
Southbound Approach	A / 8.1	A / 8.5	A / 8.3	
	A / 7.9	A / 8.2	A / 8.0	

Traffic Impact Analysis



Results of HCM
Level-of-Service Analyses

**Exhibit
11**

Section 5 Conclusions / Recommendations

5.1 Results of Analyses

This Traffic Impact Analysis (TIA) has been prepared for the proposed redevelopment of the property located at 139 N. Washington Street, located in Easton, Maryland. The site was previously developed with a 22,547 square foot Safeway grocery store and is proposed to be redeveloped with 9 single family detached units and 26 single family attached units. Access to the site will be provided along Bay Street and West Street.

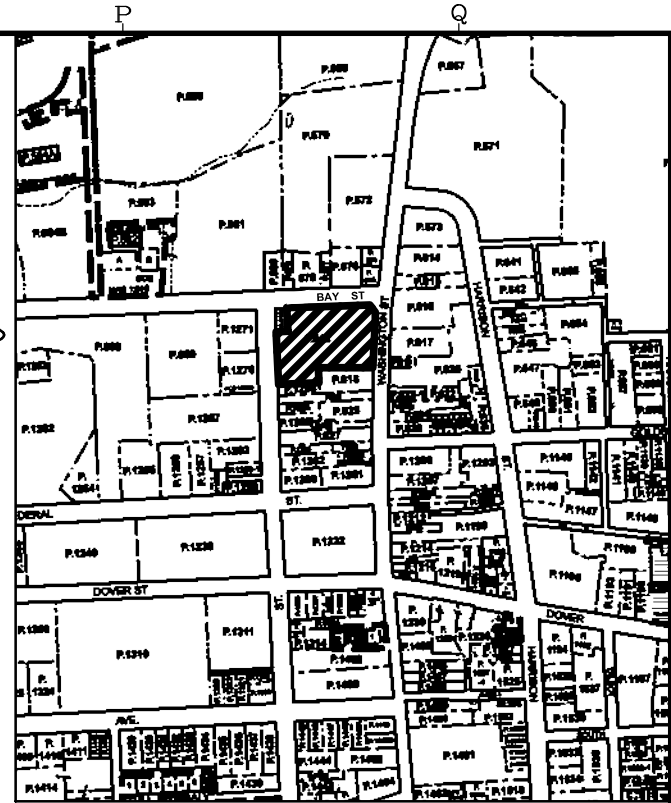
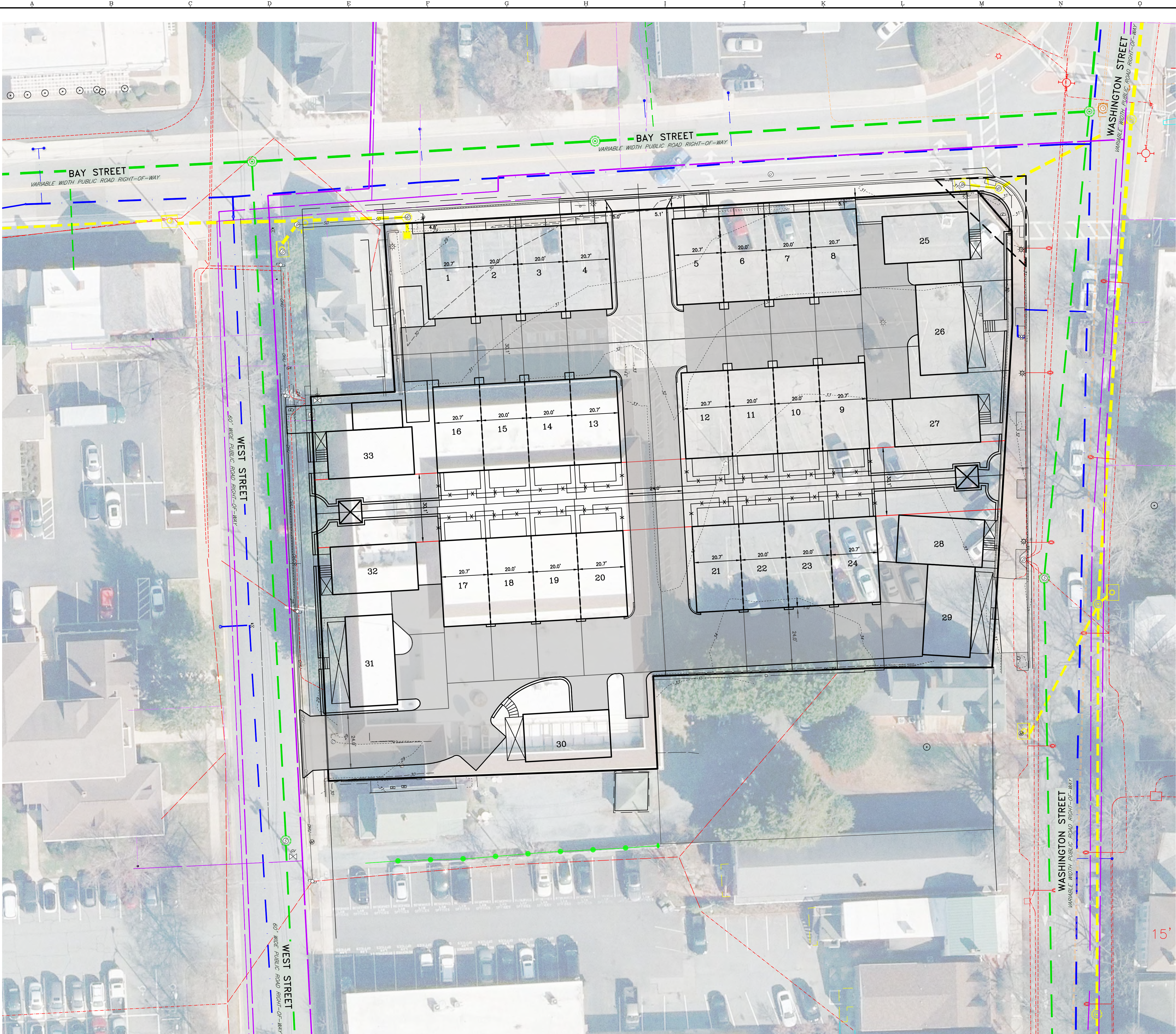
Based on the analyses contained in this report all study intersections operate at LOS “B” or better under existing, background, and total conditions using the CLV and HCM methodologies and are therefore considered to operate adequately per MDOT SHA and Town of Easton Guidelines.

In light of the findings contained in this report, it is recommended that the proposed development is approved.

Appendix A

Supplemental Information
Turning Movement Counts

Date: 03/27/2024 - 8:53am User: jcorrell Project Manager: BCE
Drawing Path: J:\2024\0000\240014\Draw\Plots\CSK-240014.dwg | Illustrative
XREF File(s): VLD-BASE-240014\2024-03-18-CAR\CSF-SRCE-240014\CSK-BASE-240014\CBS-BASE-2436-240014\RAE-BASE-240014\RLD-EUC-OLD-BASE-240014\VSF-BASE-240014



VICINITY MAP
SCALE: 1" = 600'

APPROVED: _____
TOWN OF EASTON TOWN PLANNER DATE _____
ISSUED FOR REVIEW ONLY
APPROVED: _____
TOWN OF EASTON - TOWN ENGINEER DATE _____
APPROVED: _____
EASTON TOWN ENGINEER DATE _____
APPROVED FOR CONSTRUCTION

REVISIONS TO APPROVED PLANS			
No.	DATE	DESCRIPTION	BY

WARNING!!
THE LOCATIONS OF EXISTING UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. THE QUANTITIES SHOWN ON THIS PLAN ARE FOR INFORMATIONAL AND PERMITTING PURPOSES ONLY. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES TO HIS OWN SATISFACTION PRIOR TO BEGINNING CONSTRUCTION.
THE CONTRACTOR SHALL TEST PIT AND LOCATE EXISTING UNDERGROUND UTILITIES PRIOR TO THE BEGINNING OF ANY WORK ON-SITE. THE CONTRACTOR SHALL NOTIFY DEPT. OF PUBLIC WORKS OF ANY POSSIBLE CONFLICT AND REQUEST THE RELOCATION OF THE EXISTING UNDERGROUND UTILITIES BEFORE BEGINNING ANY WORK ON-SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY RELOCATION EXPENSE.



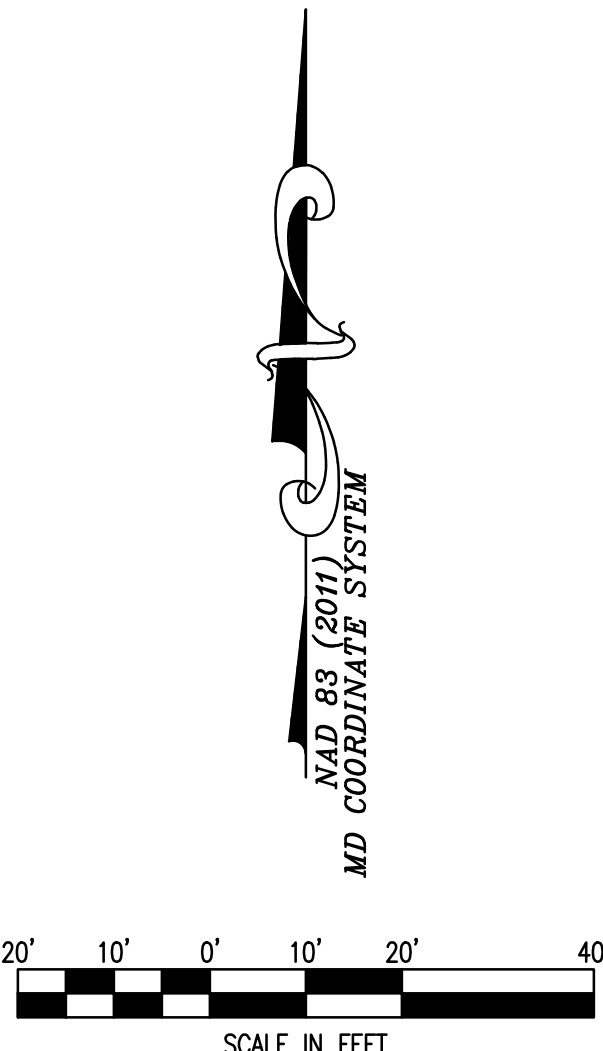
Lane Engineering, LLC
Established 1986
Civil Engineers • Land Planning • Land Surveyors
E-mail: general@laneinc.com
117 Bay St. Easton, MD 21601 (410) 822-8003
15 Washington St. Centreville, MD 21613 (410) 221-0818
354 Pennsylvania Ave. Centreville, MD 21617 (410) 758-2095

PROFESSIONAL CERTIFICATION: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 45188, Expiration Date: 12/28/2025.



ILLUSTRATIVE
SITE PLAN
ON THE LANDS OF
NAI SATURN EASTERN, LLC
IN THE TOWN OF EASTON, WARD DISTRICT 1
TALBOT COUNTY, MARYLAND
TAX MAP 104 TAX PARCEL 612

ISSUED/REVISED FOR: _____ DATE: _____ BY: _____
SHEET No. 1 OF 1
JOB No. 240014
AS NOTED
FILE No. B412



From: [Rick VanEmburch](#)
To: [mlenhart](#)
Cc: [Richard Baker \(SHA\)](#); [Robert Engel](#); [Nick Driban](#); [Henry Dierker](#); [Sierra Clem](#)
Subject: Re: Safeway Site (139 N. Washington) Scoping
Date: Tuesday, April 2, 2024 3:29:35 PM
Attachments: [image001.png](#)
[image002.png](#)
[Safeway Site Scoping Exhibits \(1\).pdf](#)
[2024-03-27.pdf](#)

Rich -

I spoke to Mike Lenahrt on the phone today about the proposed townhouse project at our old Safeway site.

I understand the townhouses will generate less traffic than the Safeway and feel that the Scope is reasonable based on the reduction in traffic.

In summary, the Scope looks acceptable to me, but defer to you if there is something you would like modified.

Thank you.

Rick Van Emburgh, P.E.
Town Engineer
Town of Easton
[Engineering Department](#)
410-820-8822

On Tue, Apr 2, 2024 at 3:05 PM mlenhart <mlenhart@lenharttraffic.com> wrote:

Hi Rich (Baker),

I sent a scoping agreement to Rick Van Emburgh and he asked that I forward it to you for your review. He also pointed out that Bay Street is a state road which I didn't realize at first.

1. Site plan is attached.
2. This site was previously developed with a Safeway that has access to Bay Street and N. W. Street. (Attached Exhibit 1)
3. The 22 ksf Safeway generated 64 AM trips and 231 PM trips based on ITE Trip Generation (Attached Exhibit 2)
4. The proposed 35 townhomes will generate 16 AM and 22 PM trips.

5. A TIA would not normally be required by SHA since it generates fewer than 50 peak hour trips, and particularly in this case since the proposed redevelopment is a significant reduction in trips.
6. Even though a traffic study would not normally be required, we are providing one to the Town in case any questions arise during the review. The attached scope goes to the next intersection in each direction from the two access points.

We've run this scope by Rick at the Town and he is ok with it, but wanted us to make you aware and ensure you don't have any comments. We'll be sure the SHA gets a copy during the review process.

Thanks,

Mike

Mike Lenhart, P.E., PTOE

President

Office: [\(410\) 216-3333](tel:4102163333) (Ext. 1)

Mobile: [\(410\) 980-2367](tel:4109802367)



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From: mlenhart <mlenhart@LENHARTTRAFFIC.COM>
Sent: Tuesday, April 2, 2024 2:08 PM
To: 'Rick Van Emburgh' <rvanemburgh@eastonmd.gov>
Cc: Robert Engel <rengel@LENHARTTRAFFIC.COM>; Nick Driban <ndriban@LENHARTTRAFFIC.COM>; mlenhart <mlenhart@LENHARTTRAFFIC.COM>
Subject: RE: Safeway Site (139 N. Washington) Scoping

Hi Rick,

Just wanted to follow up on the email trail below. We are placing cameras tomorrow to collect this traffic data. Please advise if you have any questions or comments, otherwise, we'll assume that the proposed scope (attached) is adequate.

As Nick pointed out in his email below, the townhomes will generate a fraction of the traffic that was generated by the Safeway. Also, the townhouses generate only 16 AM and 22 PM peak hour trips, therefore this should be adequate.

Thanks,

Mike

Mike Lenhart, P.E., PTOE

President

Office: [\(410\) 216-3333](tel:(410)216-3333) (Ext. 1)

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From: mlenhart <mlenhart@LENHARTTRAFFIC.COM>
Sent: Wednesday, March 27, 2024 5:23 PM
To: 'Rick Van Emburgh' <rvanemburgh@eastonmd.gov>
Cc: Robert Engel <rengel@LENHARTTRAFFIC.COM>; Nick Driban <ndriban@LENHARTTRAFFIC.COM>; mlenhart <mlenhart@LENHARTTRAFFIC.COM>
Subject: RE: Safeway Site (139 N. Washington) Scoping

Hi Rick,

I just wanted to follow up on Nick's scoping email below. See attached pdf for study intersections.

Please confirm this is acceptable. We're conducting traffic counts next week after school is back in session from Spring Break.

Thanks,

Mike

Mike Lenhart, P.E., PTOE

President

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From: Nick Driban <ndriban@LENHARTTRAFFIC.COM>
Sent: Monday, March 25, 2024 3:26 PM
To: 'Rick Van Emburgh' <rvanemburgh@eastonmd.gov>
Cc: mlenhart <mlenhart@LENHARTTRAFFIC.COM>; Robert Engel <rengel@LENHARTTRAFFIC.COM>
Subject: Safeway Site (139 N. Washington) Scoping

Hi Rick,

I hope all is well with you!

I've attached scoping exhibits for a redevelopment of the old Safeway site, located at 139 North Washington. The development is proposed to include up to 35 units, mostly townhomes, but also a few single-family units. As shown, the site generates a very low volume of traffic, especially when compared to the Safeway that previously occupied the site. As such, I think any potential impacts from this minimal volume of traffic would be limited to the immediately adjacent intersections, which are what I've identified as the Study Intersections. As far as the Safeway, I don't intend to take credit for the Safeway trips in the study in terms of removing them from the roadway network (unless you say otherwise) as I know the store has been closed for quite some time, but I wanted to at least show the numbers on the exhibit since that use was in fact open and operating on this site at one point.

Access to the proposed residences is via Bay Street and along West Street.

Please confirm that the attached is acceptable. In particular, we'd like to get the counts done ASAP, so if you could confirm the study intersections as soon as possible, I'd really appreciate it.

I'm out of the office for a few days after today, but Mike or Robert Engel, both Cc'd on this email, can answer any questions you may have.

Thanks,

Nick

Nick Driban, P.E., PTOE

Associate Vice President

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Time:	Weekday Morning Peak Hour (6:30 am - 9:30 am)																				Total
	West St Northbound					Driveway Southbound					Bay St Eastbound					Bay St Westbound					
	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	
6:30-6:45	0	8	0	3	0	0	0	1	0	0	0	1	25	3	0	0	2	41	0	0	84
6:45-7:00	0	15	0	2	0	0	0	0	0	0	0	1	28	9	0	0	4	57	0	0	116
7:00-7:15	0	16	0	6	0	0	0	0	0	0	0	1	25	13	0	0	8	44	2	0	115
7:15-7:30	0	9	1	6	0	0	0	0	0	0	0	0	61	14	0	0	12	48	1	0	152
7:30-7:45	0	12	0	6	1	0	0	0	0	1	0	3	61	14	0	0	12	59	7	0	174
7:45-8:00	0	10	0	5	2	0	0	0	1	0	0	2	90	22	0	0	20	78	1	0	229
8:00-8:15	0	15	0	9	0	0	0	0	0	0	0	1	74	33	0	0	16	74	7	1	229
8:15-8:30	0	17	0	10	0	0	0	0	0	0	0	1	59	27	0	0	24	60	7	0	205
8:30-8:45	0	15	1	12	0	0	0	0	0	2	0	2	60	27	0	0	22	54	5	0	198
8:45-9:00	0	7	0	15	1	0	0	0	1	0	0	0	61	24	0	0	22	49	4	1	183
9:00-9:15	0	16	0	9	0	0	0	0	0	2	0	2	47	15	0	0	12	49	0	0	150
9:15-9:30	0	9	0	5	0	0	0	0	0	0	0	1	59	14	0	0	14	41	4	1	147

Hourly Totals																					
6:30-7:30	0	48	1	17	0	0	0	1	0	0	0	3	139	39	0	0	26	190	3	0	467
6:45-7:45	0	52	1	20	1	0	0	0	0	1	0	5	175	50	0	0	36	208	10	0	559
7:00-8:00	0	47	1	23	3	0	0	0	1	1	0	6	237	63	0	0	52	229	11	0	674
7:15-8:15	0	46	1	26	3	0	0	0	1	1	0	6	286	83	0	0	60	259	16	1	789
7:30-8:30	0	54	0	30	3	0	0	0	1	1	0	7	284	96	0	0	72	271	22	1	842
7:45-8:45	0	57	1	36	2	0	0	0	1	2	0	6	283	109	0	0	82	266	20	1	866
8:00-9:00	0	54	1	46	1	0	0	0	1	2	0	4	254	111	0	0	84	237	23	2	820
8:15-9:15	0	55	1	46	1	0	0	0	1	4	0	5	227	93	0	0	80	212	16	1	742
8:30-9:30	0	47	1	41	1	0	0	0	1	4	0	5	227	80	0	0	70	193	13	2	685
AM	Northbound					Southbound					Eastbound					Westbound					
Peak Hour	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	Total
7:45-8:45	0	57	1	36	2	0	0	0	1	2	0	6	283	109	0	0	82	266	20	1	866

Time:	Weekday Evening Peak Hour (4 pm - 7 pm)																				Total
	West St Northbound					Driveway Southbound					Bay St Eastbound					Bay St Westbound					
	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	
4:00-4:15	0	28	0	22	0	0	0	0	1	0	0	2	62	9	0	0	12	71	1	1	208
4:15-4:30	0	27	0	19	0	0	0	0	0	0	0	4	67	13	0	0	18	57	3	0	208
4:30-4:45	0	28	0	24	0	0	0	0	0	0	0	2	90	15	0	0	16	47	1	0	223
4:45-5:00	0	20	0	20	1	0	0	0	0	1	0	2	79	3	0	0	16	59	0	0	199
5:00-5:15	0	44	2	23	0	0	0	0	0	0	0	0	62	11	0	0	10	42	1	0	195
5:15-5:30	0	26	0	18	0	0	0	0	0	0	0	1	73	16	0	0	15	43	2	0	194
5:30-5:45	0	16	0	12	0	0	0	1	0	0	0	2	48	7	0	0	12	41	2	0	141
5:45-6:00	0	8	2	11	0	0	0	0	1	0	0	0	49	8	0	0	13	33	2	0	127
6:00-6:15	0	15	2	18	0	0	0	0	0	0	0	1	46	9	0	0	7	37	4	0	139
6:15-6:30	0	13	0	6	1	0	0	0	0	0	0	1	54	4	0	0	9	20	2	0	109
6:30-6:45	0	10	0	2	0	0	1	0	0	1	0	1	36	10	0	0	9	25	0	0	94
6:45-7:00	0	12	0	6	2	0	0	0	0	0	0	1	32	5	0	0	9	21	0	1	86

Hourly Totals																					
4:00-5:00	0	103	0	85	1	0	0	0	1	1	0	10	298	40	0	0	62	234	5	1	841
4:15-5:15	0	119	2	86	1	0	0	0	0	1	0	8	298	42	0	0	60	205	5	0	827
4:30-5:30	0	118	2	85	1	0	0	0	0	1	0	5	304	45	0	0	57	191	4	0	813
4:45-5:45	0	106	2	73	1	0	0	1	0	1	0	5	262	37	0	0	53	185	5	0	731
5:00-6:00	0	94	4	64	0	0	0	1	1	0	0	3	232	42	0	0	50	159	7	0	657
5:15-6:15	0	65	4	59	0	0	0	1	1	0	0	4	216	40	0	0	47	154	10	0	601
5:30-6:30	0	52	4	47	1	0	0	1	1	0	0	4	197	28	0	0	41	131	10	0	517
5:45-6:45	0	46	4	37	1	0	1	0	1	1	0	3	185	31	0	0	38	115	8	0	471
6:00-7:00	0	50	2	32	3	0	1	0	0	1	0	4	168	28	0	0	34	103	6	1	433
PM	Northbound					Southbound					Eastbound					Westbound					
Peak Hour	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	Total
4:00-5:00	0	103	0	85	1	0	0	0	1	1	0	10	298	40	0	0	62	234	5	1	841

Peak Hour
Turning Movement Count



LENHART TRAFFIC CONSULTING, INC.
645 BALTIMORE ANNAPOLIS BLVD, SUITE 214
SEVERNA PARK, MD 21146
www.lenharttraffic.com

Intersection: Bay St & Driveway
Weather: Clear
Count by: Count Cam DSS
Count Day/Date: Thursday, April 11, 2024
Jurisdiction: Talbot County

Time:	Weekday Morning Peak Hour (6:30 am - 9:30 am)																				Total	
	MD 565 Northbound					MD 565 Southbound					Bay St Eastbound					Driveway Westbound						
	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds		
6:30-6:45	0	23	17	0	0	0	0	29	19	0	0	10	0	19	0	0	0	1	0	0	118	
6:45-7:00	0	32	22	0	0	0	0	44	40	0	0	7	1	21	0	0	0	0	0	0	167	
7:00-7:15	0	24	11	0	0	0	0	22	29	0	0	10	0	20	0	0	0	0	0	0	116	
7:15-7:30	0	24	27	0	0	0	0	37	37	1	0	23	0	44	0	0	0	0	0	0	192	
7:30-7:45	0	33	38	0	0	0	0	50	44	0	0	17	2	47	1	0	0	0	0	0	231	
7:45-8:00	0	49	28	0	0	0	0	47	57	0	0	23	1	73	0	0	0	0	0	0	278	
8:00-8:15	0	27	48	0	0	0	0	52	65	1	0	14	1	66	1	0	0	0	0	0	273	
8:15-8:30	0	35	28	2	0	0	0	47	56	0	0	25	0	46	0	0	0	0	1	2	240	
8:30-8:45	0	30	44	0	0	0	0	44	53	0	0	27	0	41	3	0	0	0	0	0	239	
8:45-9:00	0	26	44	1	0	0	0	46	50	0	0	31	1	46	0	0	0	0	0	0	245	
9:00-9:15	0	27	52	0	0	0	0	1	44	33	0	0	14	0	39	0	0	0	0	1	2	211
9:15-9:30	0	31	38	0	0	0	0	1	40	28	0	0	17	0	45	3	0	0	0	1	0	201

Hourly Totals																					
6:30-7:30	0	103	77	0	0	0	0	132	125	1	0	50	1	104	0	0	0	1	0	0	594
6:45-7:45	0	113	98	0	0	0	0	153	150	1	0	57	3	132	1	0	0	0	0	0	708
7:00-8:00	0	130	104	0	0	0	0	156	167	1	0	73	3	184	1	0	0	0	0	0	819
7:15-8:15	0	133	141	0	0	0	0	186	203	2	0	77	4	230	2	0	0	0	0	0	978
7:30-8:30	0	144	142	2	0	0	0	196	222	1	0	79	4	232	2	0	0	0	1	2	1027
7:45-8:45	0	141	148	2	0	0	0	190	231	1	0	89	2	226	4	0	0	0	1	2	1037
8:00-9:00	0	118	164	3	0	0	0	189	224	1	0	97	2	199	4	0	0	0	1	2	1004
8:15-9:15	0	118	168	3	0	0	1	181	192	0	0	97	1	172	3	0	0	0	2	4	942
8:30-9:30	0	114	178	1	0	0	2	174	164	0	0	89	1	171	6	0	0	0	2	2	904
AM	Northbound					Southbound					Eastbound					Westbound					
Peak Hour	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	Total
7:45-8:45	0	141	148	2	0	0	0	190	231	1	0	89	2	226	4	0	0	0	1	2	1037

Time:	Weekday Evening Peak Hour (4 pm - 7 pm)																			Total	
	MD 565 Northbound					MD 565 Southbound					Bay St Eastbound					Driveway Westbound					
	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right		Peds
4:00-4:15	0	29	60	0	0	0	2	55	56	0	0	36	0	52	1	0	0	0	4	2	294
4:15-4:30	0	17	54	0	0	0	0	59	58	0	0	26	2	54	0	0	0	0	0	0	270
4:30-4:45	0	22	57	2	0	0	0	60	44	0	0	39	2	75	0	0	0	0	4	0	305
4:45-5:00	0	24	56	1	0	0	1	62	47	0	0	35	0	59	0	0	0	0	0	0	285
5:00-5:15	0	19	51	1	3	0	0	63	32	0	0	29	0	64	0	0	0	1	0	0	260
5:15-5:30	0	21	44	1	0	0	0	54	38	2	0	30	0	60	1	0	0	0	3	0	251
5:30-5:45	0	17	41	1	3	0	1	58	36	1	0	21	0	41	0	0	0	0	2	0	218
5:45-6:00	0	10	41	1	1	0	0	52	38	0	0	14	0	47	1	0	0	0	1	0	204
6:00-6:15	0	12	29	2	0	0	0	47	35	0	0	25	1	37	0	0	0	0	0	0	188
6:15-6:30	0	10	45	0	1	0	0	50	20	2	0	12	0	48	2	0	0	1	1	0	187
6:30-6:45	0	10	24	0	1	0	1	39	21	2	0	6	1	33	1	0	0	2	1	3	138
6:45-7:00	0	8	35	0	2	0	1	38	21	0	0	6	0	32	0	0	0	1	2	2	144

Hourly Totals																					
4:00-5:00	0	92	227	3	0	0	3	236	205	0	0	136	4	240	1	0	0	0	8	2	1157
4:15-5:15	0	82	218	4	3	0	1	244	181	0	0	129	4	252	0	0	0	1	4	0	1123
4:30-5:30	0	86	208	5	3	0	1	239	161	2	0	133	2	258	1	0	0	1	7	0	1107
4:45-5:45	0	81	192	4	6	0	2	237	153	3	0	115	0	224	1	0	0	1	5	0	1024
5:00-6:00	0	67	177	4	7	0	1	227	144	3	0	94	0	212	2	0	0	1	6	0	945
5:15-6:15	0	60	155	5	4	0	1	211	147	3	0	90	1	185	2	0	0	0	6	0	870
5:30-6:30	0	49	156	4	5	0	1	207	129	3	0	72	1	173	3	0	0	1	4	0	808
5:45-6:45	0	42	139	3	3	0	1	188	114	4	0	57	2	165	4	0	0	3	3	3	731
6:00-7:00	0	40	133	2	4	0	2	174	97	4	0	49	2	150	3	0	0	4	4	5	673
PM	Northbound					Southbound					Eastbound					Westbound					
Peak Hour	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	Total
4:00-5:00	0	92	227	3	0	0	3	236	205	0	0	136	4	240	1	0	0	0	8	2	1157

Time:	Weekday Morning Peak Hour (6:30 am - 9:30 am)																				Total
	West St Northbound					West St Southbound					Federal St Eastbound					Federal St Westbound					
	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	
6:30-6:45	0	0	11	1	0	0	0	5	0	1	0	0	0	0	0	0	0	0	0	1	17
6:45-7:00	0	1	17	0	0	0	1	9	0	3	0	1	0	0	0	0	0	0	0	1	29
7:00-7:15	0	0	23	1	0	0	0	18	2	1	0	0	0	1	0	0	0	1	1	0	47
7:15-7:30	0	1	18	0	3	0	0	21	3	0	0	0	0	1	0	0	1	0	0	0	45
7:30-7:45	0	3	22	3	0	0	1	16	3	3	0	1	0	0	0	0	0	0	1	0	50
7:45-8:00	0	3	15	3	5	0	1	30	2	9	0	1	1	2	2	0	0	0	4	6	62
8:00-8:15	0	2	18	3	3	0	0	37	0	9	0	1	1	2	0	0	2	0	9	3	75
8:15-8:30	0	1	27	1	2	0	0	30	1	8	0	1	0	2	1	0	1	0	2	2	66
8:30-8:45	0	1	34	2	1	0	1	29	5	8	0	0	2	2	0	0	1	0	2	1	79
8:45-9:00	0	6	24	3	0	0	2	26	5	15	0	2	0	0	0	0	2	0	3	4	73
9:00-9:15	0	2	24	0	0	0	0	19	2	10	0	2	0	2	1	0	0	0	1	0	52
9:15-9:30	0	3	15	2	0	0	0	21	3	4	0	2	0	0	0	0	1	0	1	2	48

Hourly Totals																					
6:30-7:30	0	2	69	2	3	0	1	53	5	5	0	1	0	2	0	0	1	1	1	2	148
6:45-7:45	0	5	80	4	3	0	2	64	8	7	0	2	0	2	0	0	1	1	2	1	182
7:00-8:00	0	7	78	7	8	0	2	85	10	13	0	2	1	4	2	0	1	1	6	6	233
7:15-8:15	0	9	73	9	11	0	2	104	8	21	0	3	2	5	2	0	3	0	14	9	275
7:30-8:30	0	9	82	10	10	0	2	113	6	29	0	4	2	6	3	0	3	0	16	11	306
7:45-8:45	0	7	94	9	11	0	2	126	8	34	0	3	4	8	3	0	4	0	17	12	342
8:00-9:00	0	10	103	9	6	0	3	122	11	40	0	4	3	6	1	0	6	0	16	10	350
8:15-9:15	0	10	109	6	3	0	3	104	13	41	0	5	2	6	2	0	4	0	8	7	323
8:30-9:30	0	12	97	7	1	0	3	95	15	37	0	6	2	4	1	0	4	0	7	7	298
AM	Northbound					Southbound					Eastbound					Westbound					
Peak Hour	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	Total
8:00-9:00	0	10	103	9	6	0	3	122	11	40	0	4	3	6	1	0	6	0	16	10	350

	Weekday Evening Peak Hour (4 pm - 7 pm)																				
	West St Northbound					West St Southbound					Federal St Eastbound					Federal St Westbound					
Time:	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	Total
4:00-4:15	0	1	38	0	0	0	0	22	2	3	0	4	0	2	2	1	2	1	2	1	75
4:15-4:30	0	1	32	1	0	0	1	26	3	0	0	0	1	0	1	0	0	1	3	1	69
4:30-4:45	0	3	38	1	6	0	2	26	2	1	0	2	2	5	4	0	0	1	2	0	84
4:45-5:00	0	0	29	3	0	0	1	21	3	3	0	3	1	3	1	2	1	1	4	1	72
5:00-5:15	0	1	40	1	2	0	2	24	2	3	0	3	0	3	2	0	2	1	4	0	83
5:15-5:30	0	4	28	2	0	0	0	32	4	4	0	0	1	1	3	1	0	0	0	0	73
5:30-5:45	0	0	24	1	0	0	0	19	2	2	0	1	2	1	1	1	0	0	1	4	52
5:45-6:00	0	2	11	3	2	0	1	17	3	1	0	1	0	3	0	0	2	0	2	2	45
6:00-6:15	0	0	26	1	0	0	0	15	1	2	0	2	0	1	1	2	6	0	2	0	56
6:15-6:30	0	0	17	6	7	0	0	13	1	1	0	0	0	1	0	1	4	2	4	1	49
6:30-6:45	0	1	11	3	2	0	1	14	3	6	0	0	0	0	0	0	3	3	1	0	40
6:45-7:00	0	0	14	2	4	0	0	10	2	0	0	0	1	1	0	0	2	1	2	1	35

Hourly Totals																					
4:00-5:00	0	5	137	5	6	0	4	95	10	7	0	9	4	10	8	3	3	4	11	3	324
4:15-5:15	0	5	139	6	8	0	6	97	10	7	0	8	4	11	8	2	3	4	13	2	333
4:30-5:30	0	8	135	7	8	0	5	103	11	11	0	8	4	12	10	3	3	3	10	1	342
4:45-5:45	0	5	121	7	2	0	3	96	11	12	0	7	4	8	7	4	3	2	9	5	306
5:00-6:00	0	7	103	7	4	0	3	92	11	10	0	5	3	8	6	2	4	1	7	6	279
5:15-6:15	0	6	89	7	2	0	1	83	10	9	0	4	3	6	5	4	8	0	5	6	248
5:30-6:30	0	2	78	11	9	0	1	64	7	6	0	4	2	6	2	4	12	2	9	7	226
5:45-6:45	0	3	65	13	11	0	2	59	8	10	0	3	0	5	1	3	15	5	9	3	215
6:00-7:00	0	1	68	12	13	0	1	52	7	9	0	2	1	3	1	3	15	6	9	2	205
PM	Northbound					Southbound					Eastbound					Westbound					
Peak Hour	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	Total
4:30-5:30	0	8	135	7	8	0	5	103	11	11	0	8	4	12	10	3	3	3	10	1	342



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TRAFFIC GROWTH PROJECTION

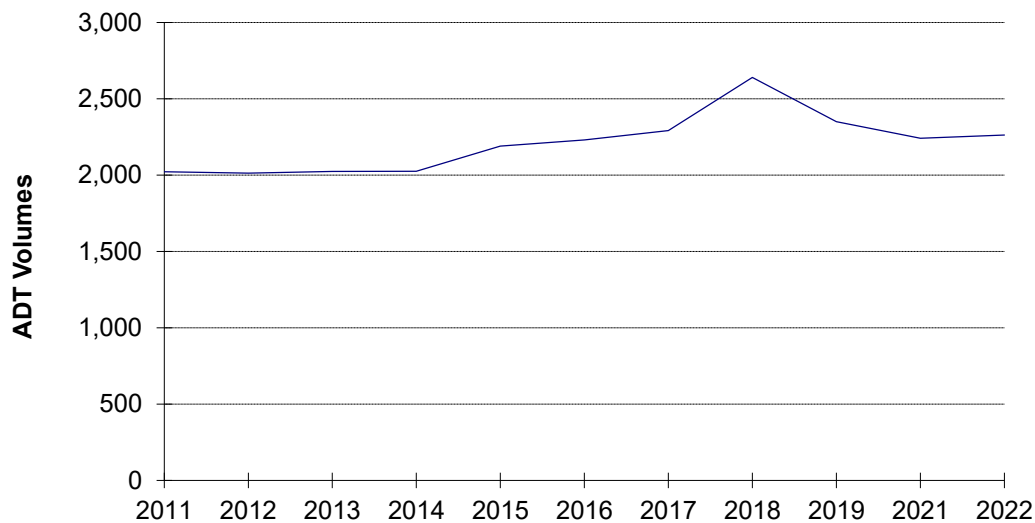
LOCATION: MD 565, north of MD 322

REPORT DATE: 17-Apr-24

AVERAGE GROWTH: 1.34%

MATHEMATICAL GROWTH: 1.13%

Year	ADT Volume	Vol. increase	% increase	Average %
2011	2,022			
2012	2,013	-9	-0.45%	-0.45%
2013	2,024	11	0.55%	0.05%
2014	2,025	1	0.05%	0.05%
2015	2,190	165	8.15%	2.07%
2016	2,231	41	1.87%	2.03%
2017	2,292	61	2.73%	2.15%
2018	2,640	348	15.18%	4.01%
2019	2,350	-290	-10.98%	2.14%
2021	2,242	-108	-4.60%	1.39%
2022	2,263	21	0.94%	1.34%



TRAFFIC GROWTH
MD 565, north of MD 322

Appendix B

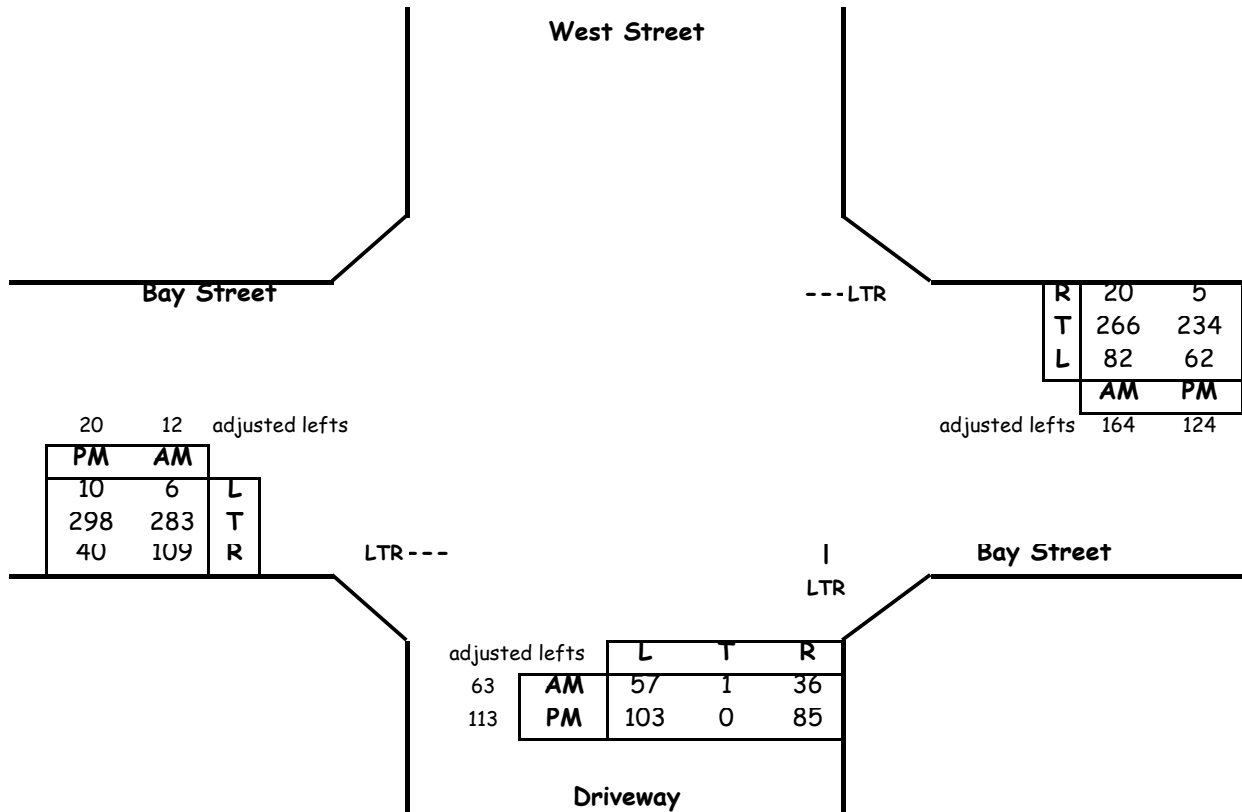
Critical Lane Volume (LOS) Worksheets

CRITICAL LANE VOLUME (CLV) METHODOLOGY for MSHA

Main Line: West Street
Minor Street: Bay Street
Study Period: Existing Traffic

Analyst: Lenhart Traffic Consulting

Lane Use + Traffic Volumes



Critical Lane Volume Analysis

Morning Peak Hour							
Dir	Thru Volumes			+ Opposing Lefts			AM
	VOL	x LUF	= Total	VOL	x LUF	= Total	CLV
NB	100	1.00	100	0	0	0	100
SB	0	0.00	0	57	1	57	
EB	404	1	404	82	1	82	486
WB	450	1	450	6	1	6	
CLV TOTAL=							586
Level of Service (LOS) =							A

Evening Peak Hour							
Dir	Thru Volumes			+ Opposing Lefts			PM
	VOL	x LUF =	Total	VOL	x LUF =	Total	CLV
NB	198	1.00	198	0	0	0	198
SB	0	0.00	0	103	1	103	
EB	358	1	358	62	1	62	420
WB	363	1	363	10	1	10	
						CLV TOTAL=	618
						Level of Service (LOS) =	A

Critical Lane Volume Analysis



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West Street &
Bay Street
(Existing Traffic)

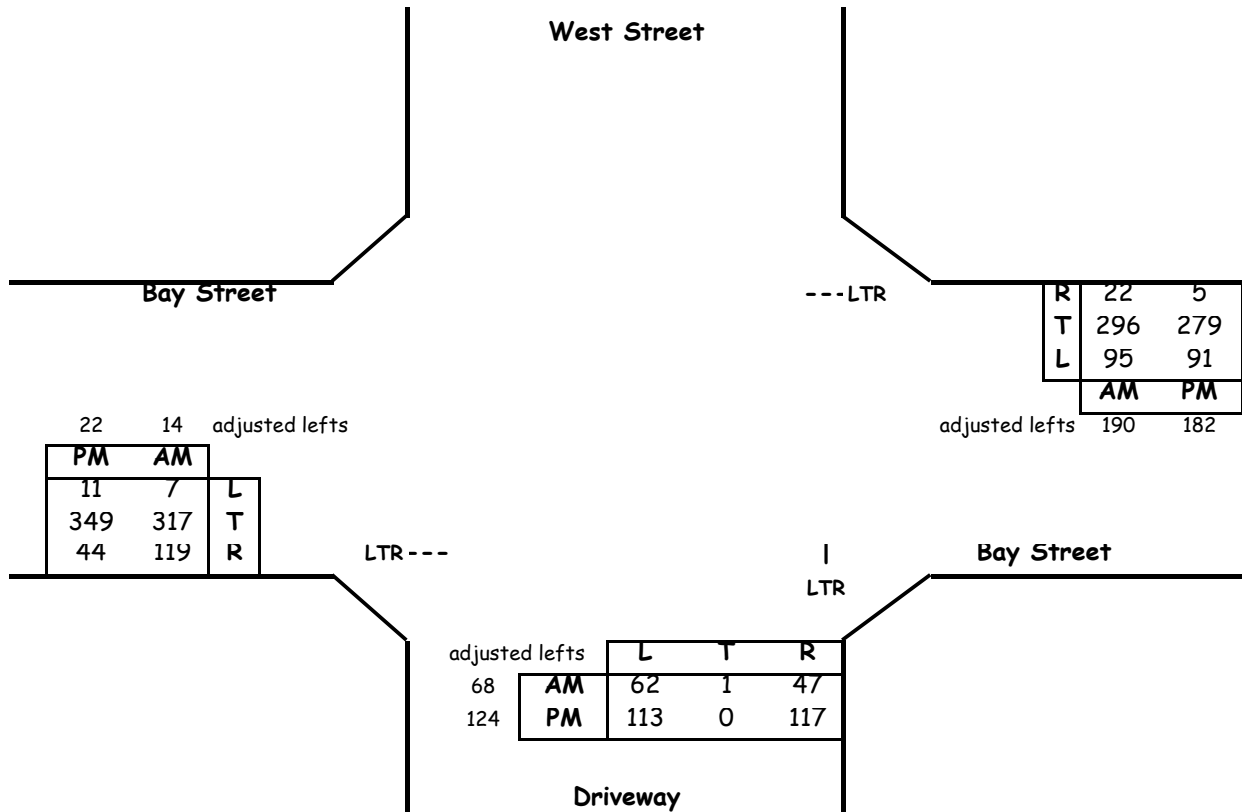
Intersection 1

CRITICAL LANE VOLUME (CLV) METHODOLOGY for MSHA

Main Line: West Street
Minor Street: Bay Street
Study Period: Background Traffic

Analyst: Lenhart Traffic Consulting

Lane Use + Traffic Volumes



Critical Lane Volume Analysis

Morning Peak Hour						
Dir	Thru Volumes			+ Opposing Lefts		
	VOL	x LUF	= Total	VOL	x LUF	= Total
NB	116	1.00	116	0	0	0
SB	0	0.00	0	62	1	62
EB	450	1	450	95	1	95
WB	508	1	508	7	1	7
CLV TOTAL=						661
Level of Service (LOS)=						A

Evening Peak Hour						
Dir	Thru Volumes			+ Opposing Lefts		
	VOL	x LUF	= Total	VOL	x LUF	= Total
NB	241	1.00	241	0	0	0
SB	0	0.00	0	113	1	113
EB	415	1	415	91	1	91
WB	466	1	466	11	1	11
CLV TOTAL=						747
Level of Service (LOS)=						A

Critical Lane Volume Analysis



**West Street &
Bay Street**
(Background Traffic)

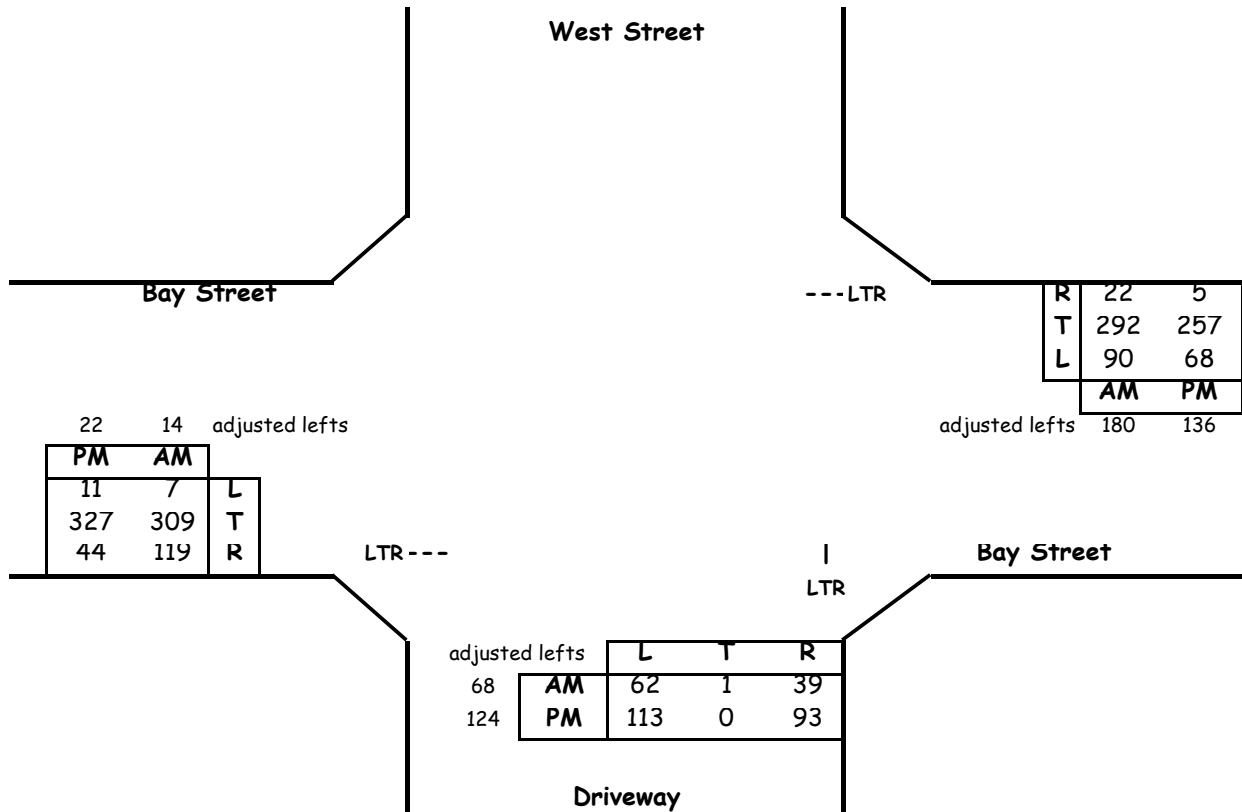
**Intersection
1**

CRITICAL LANE VOLUME (CLV) METHODOLOGY for MSHA

Main Line: West Street
Minor Street: Bay Street
Study Period: Total Traffic

Analyst: Lenhart Traffic Consulting

Lane Use + Traffic Volumes



Critical Lane Volume Analysis

Morning Peak Hour						
Dir	Thru Volumes			+ Opposing Lefts		
	VOL	x LUF	= Total	VOL	x LUF	= Total
NB	108	1.00	108	0	0	0
SB	0	0.00	0	62	1	62
EB	442	1	442	90	1	90
WB	494	1	494	7	1	7
CLV TOTAL=						640
Level of Service (LOS) =						A

Evening Peak Hour						
Dir	Thru Volumes			+ Opposing Lefts		
	VOL	x LUF	= Total	VOL	x LUF	= Total
NB	217	1.00	217	0	0	0
SB	0	0.00	0	113	1	113
EB	393	1	393	68	1	68
WB	398	1	398	11	1	11
CLV TOTAL=						678
Level of Service (LOS) =						A

Critical Lane Volume Analysis



**West Street &
Bay Street**
(Total Traffic)

**Intersection
1**

Critical Lane Volume (CLV) Methodology for MSHA

Main Line: Bay Street
Minor Street: Site Access
Study Period: Existing Traffic

Analyst: Lenhart Traffic Consulting

BAY STREET

---TL

	AM	PM
T	372	297
L	0	0

adjusted lefts 0 0

PM	AM	
380	317	T
0	0	R

T---
TR---

BAY STREET

|
LR

Site Access

	L	R
AM	0	0
PM	0	0

Critical Lane Volume Analysis

Morning Peak Hour						
Dir	Thru Volumes			+ Opposing Lefts		
	VOL	x LUF	= Total	VOL	x LUF	= Total
NB	0	1.00	0			
EB	317	0.55	174	0	1.00	0
WB	372	1.00	372			
CLV TOTAL=						372
Level of Service (LOS) =						A

Evening Peak Hour						
Dir	Thru Volumes			+ Opposing Lefts		
	VOL	x LUF	= Total	VOL	x LUF	= Total
NB	0	1.00	0			
EB	380	0.55	209	0	1.00	0
WB	297	1.00	297			
CLV TOTAL=						297
Level of Service (LOS) =						A

Critical Lane Volume Analysis



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**Bay Street &
 Site Access
 (Existing Traffic)**

**Intersection
 2**

Critical Lane Volume (CLV) Methodology for MSHA

Main Line: Bay Street
Minor Street: Site Access
Study Period: Background Traffic

Analyst: Lenhart Traffic Consulting

BAY STREET

---TL

	AM	PM
T	406	325
L	22	68

adjusted lefts 44 136

PM	AM	
415	346	T
47	16	R

T---
TR---

BAY STREET

|
LR

Site Access

	L	R
AM	10	16
PM	46	70

Critical Lane Volume Analysis

Morning Peak Hour						
Dir	Thru Volumes			+ Opposing Lefts		
	VOL	x LUF	= Total	VOL	x LUF	= Total
NB	26	1.00	26			
EB	362	0.55	199	22	1.00	22
WB	450	1.00	450			
CLV TOTAL=						476
Level of Service (LOS) =						A

Evening Peak Hour						
Dir	Thru Volumes			+ Opposing Lefts		
	VOL	x LUF	= Total	VOL	x LUF	= Total
NB	116	1.00	116			
EB	462	0.55	254	68	1.00	68
WB	461	1.00	461			
CLV TOTAL=						577
Level of Service (LOS) =						A

Critical Lane Volume Analysis



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**Bay Street &
 Site Access**
 (Background Traffic)

**Intersection
 2**

Critical Lane Volume (CLV) Methodology for MSHA

Main Line: Bay Street
Minor Street: Site Access
Study Period: Total Traffic

Analyst: Lenhart Traffic Consulting

BAY STREET

---TL

	AM	PM
T	406	325
L	3	11

adjusted lefts 6 22

PM	AM	
415	346	T
1	0	R

T---
TR---

BAY STREET

|
LR

Site Access

	L	R
AM	1	9
PM	1	7

Critical Lane Volume Analysis

Morning Peak Hour						
Dir	Thru Volumes			+ Opposing Lefts		
	VOL	x LUF	= Total	VOL	x LUF	= Total
NB	10	1.00	10			
EB	346	0.55	190	3	1.00	3
WB	412	1.00	412			
CLV TOTAL=						422
Level of Service (LOS) =						A

Evening Peak Hour						
Dir	Thru Volumes			+ Opposing Lefts		
	VOL	x LUF	= Total	VOL	x LUF	= Total
NB	8	1.00	8			
EB	416	0.55	229	11	1.00	11
WB	347	1.00	347			
CLV TOTAL=						355
Level of Service (LOS) =						A

Critical Lane Volume Analysis



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**Bay Street &
 Site Access**
 (Total Traffic)

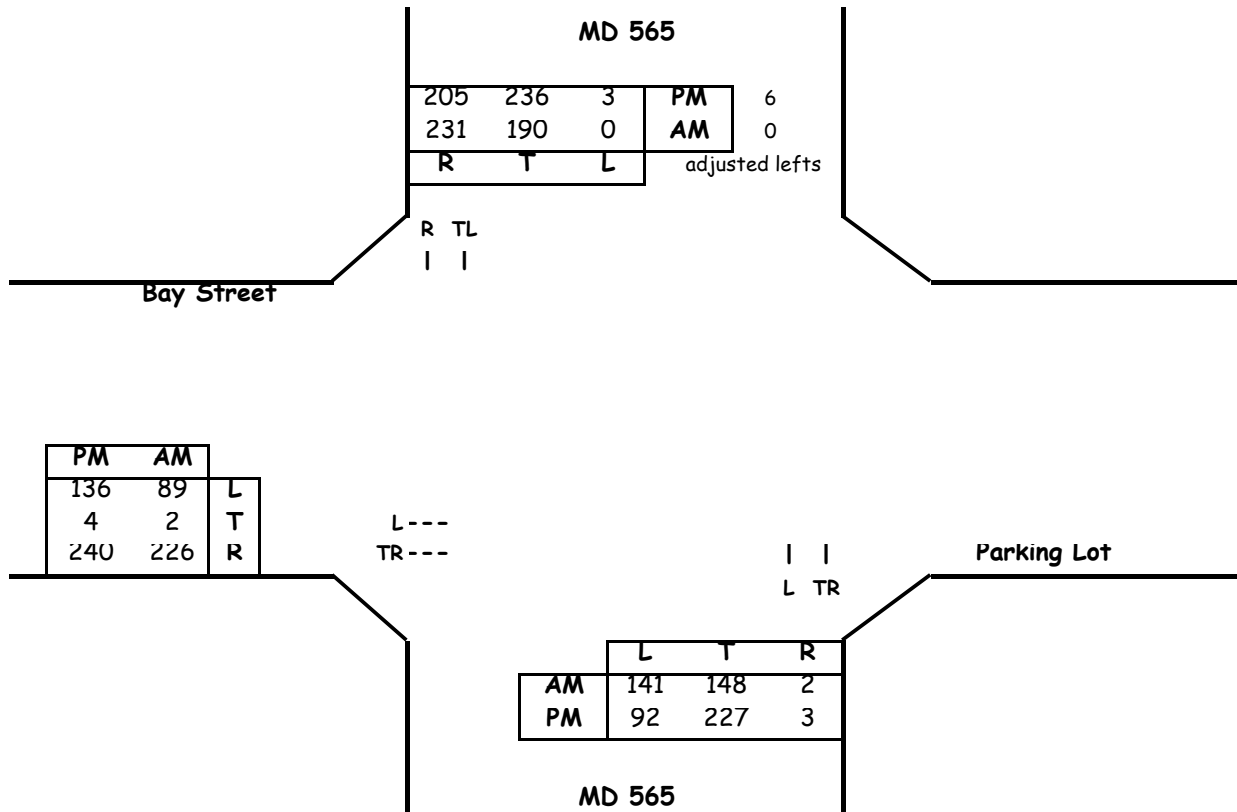
**Intersection
 2**

CRITICAL LANE VOLUME (CLV) METHODOLOGY for MSHA

Main Line: MD 565
Minor Street: Parking Lot
Study Period: Existing Traffic

Analyst: Lenhart Traffic Consulting

Lane Use + Traffic Volumes



Critical Lane Volume Analysis

Morning Peak Hour						
Dir	Thru Volumes			+ Opposing Lefts		
	VOL	x LUF	= Total	VOL	x LUF	= Total
NB	150	1.00	150	0	1	0
SB	190	1.00	190	141	1	141
EB	228	1	228	0	0	0
WB	0	0	0	89	1	89
CLV TOTAL=						559
Level of Service (LOS) =						A

Evening Peak Hour						
Dir	Thru Volumes			+ Opposing Lefts		
	VOL	x LUF	= Total	VOL	x LUF	= Total
NB	230	1.00	230	3	1	3
SB	242	1.00	242	92	1	92
EB	244	1	244	0	0	0
WB	0	0	0	136	1	136
CLV TOTAL=						578
Level of Service (LOS) =						A

Critical Lane Volume Analysis



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**MD 565 &
 Parking Lot**
 (Existing Traffic)

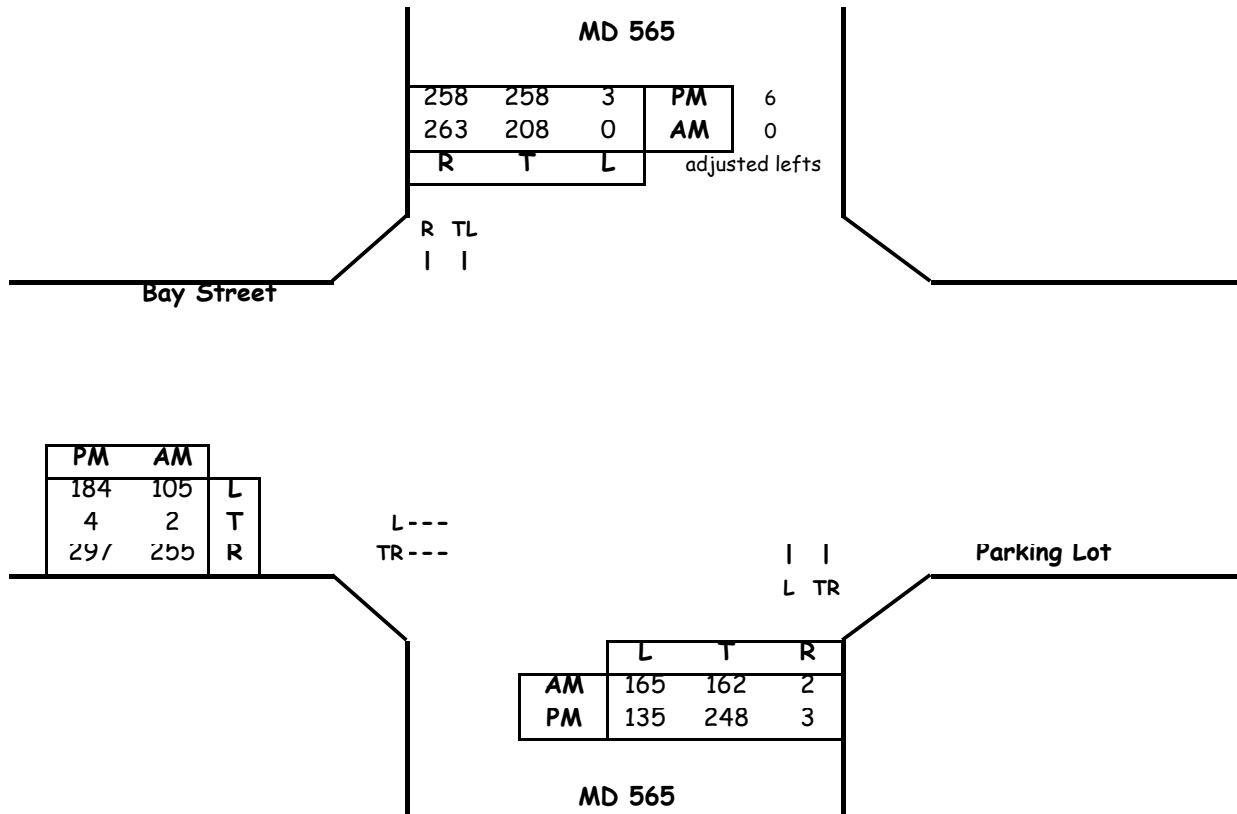
**Intersection
 3**

CRITICAL LANE VOLUME (CLV) METHODOLOGY for MSHA

Main Line: MD 565
Minor Street: Parking Lot
Study Period: Background Traffic

Analyst: Lenhart Traffic Consulting

Lane Use + Traffic Volumes



Critical Lane Volume Analysis

Morning Peak Hour						
Dir	Thru Volumes			+ Opposing Lefts		
	VOL	x LUF	= Total	VOL	x LUF	= Total
NB	164	1.00	164	0	1	0
SB	208	1.00	208	165	1	165
EB	257	1	257	0	0	0
WB	0	0	0	105	1	105
CLV TOTAL=						630
Level of Service (LOS) =						A

Evening Peak Hour						
Dir	Thru Volumes			+ Opposing Lefts		
	VOL	x LUF	= Total	VOL	x LUF	= Total
NB	251	1.00	251	3	1	3
SB	264	1.00	264	135	1	135
EB	301	1	301	0	0	0
WB	0	0	0	184	1	184
CLV TOTAL=						700
Level of Service (LOS) =						A

Critical Lane Volume Analysis



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**MD 565 &
 Parking Lot**
 (Background Traffic)

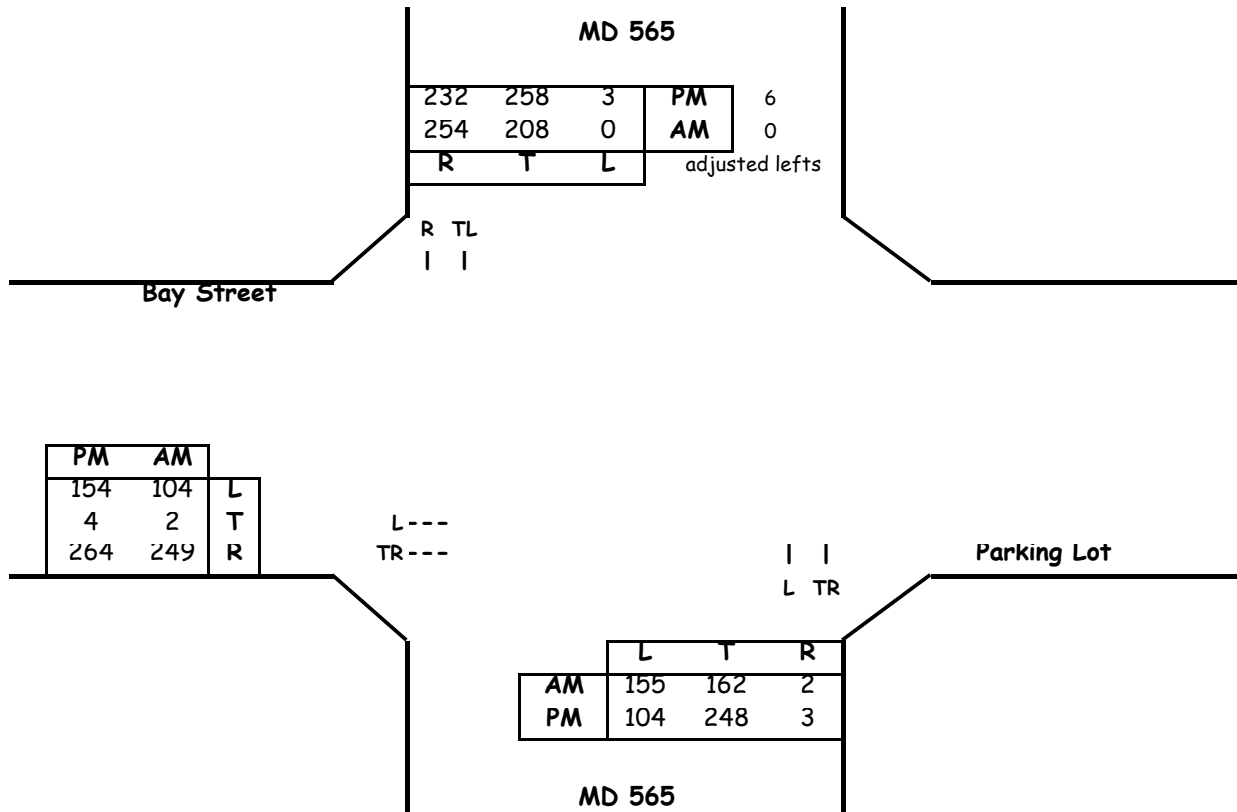
**Intersection
 3**

CRITICAL LANE VOLUME (CLV) METHODOLOGY for MSHA

Main Line: MD 565
Minor Street: Parking Lot
Study Period: Total Traffic

Analyst: Lenhart Traffic Consulting

Lane Use + Traffic Volumes



Critical Lane Volume Analysis

Morning Peak Hour							
Dir	Thru Volumes			+ Opposing Lefts			AM
	VOL	x LUF	= Total	VOL	x LUF	= Total	CLV
NB	164	1.00	164	0	1	0	363
SB	208	1.00	208	155	1	155	
EB	251	1	251	0	0	0	251
WB	0	0	0	104	1	104	
CLV TOTAL=							614
Level of Service (LOS) =							A

Evening Peak Hour							
Dir	Thru Volumes			+ Opposing Lefts			PM
	VOL	x LUF	= Total	VOL	x LUF	= Total	CLV
NB	251	1.00	251	3	1	3	368
SB	264	1.00	264	104	1	104	
EB	268	1	268	0	0	0	268
WB	0	0	0	154	1	154	
CLV TOTAL=							636
Level of Service (LOS) =							A

Critical Lane Volume Analysis



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**MD 565 &
Parking Lot**
(Total Traffic)

Intersection
3

CRITICAL LANE VOLUME (CLV) METHODOLOGY

Choose your methodologies

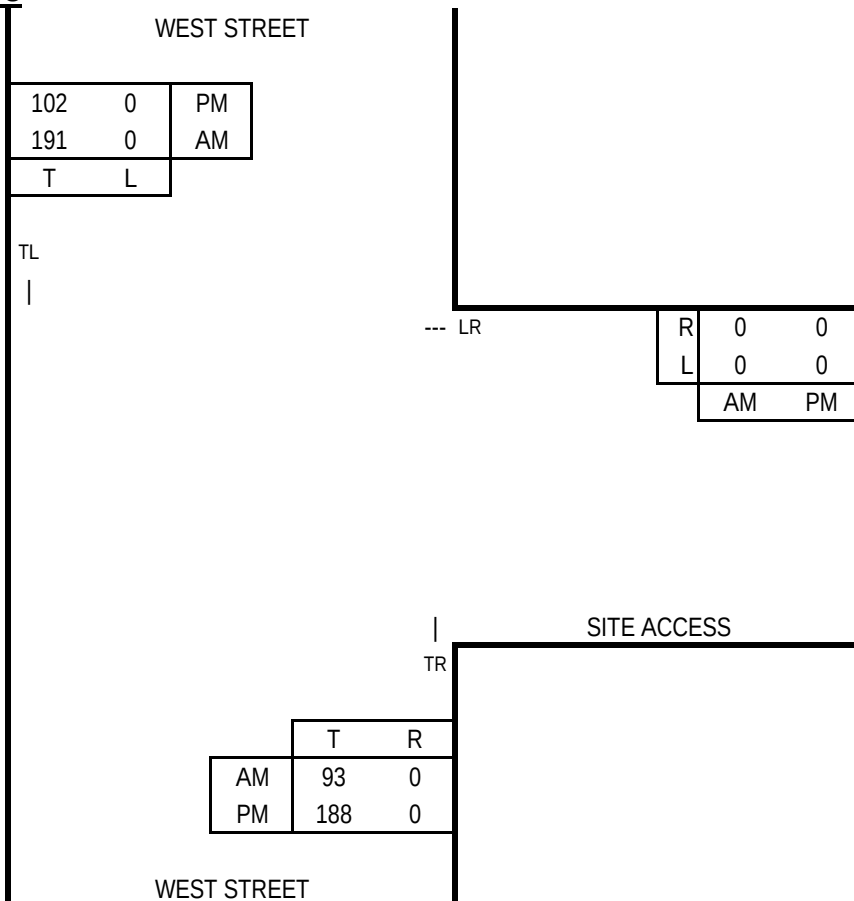
Intersection of: West Street

Analyst: Lenhart Traffic Consulting

and: Site Access

Conditions: Existing Traffic

Lane Use + Traffic Volumes



Capacity Analysis

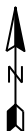
Morning Peak Hour						
Dir	Thru Volumes			+ Opposing Lefts		
	VOL	x LUF	= Total	VOL	x LUF	= Total
WB	0	1.00	0			
NB	93	1.00	93	0	1.00	0
SB	191	1.00	191			
CLV TOTAL=						191
Level of Service (LOS) =						A

Evening Peak Hour						
Dir	Thru Volumes			+ Opposing Lefts		
	VOL	x LUF	= Total	VOL	x LUF	= Total
WB	0	1.00	0			
NB	188	1.00	188	0	1.00	0
SB	102	1.00	102			
CLV TOTAL=						188
Level of Service (LOS) =						A

Critical Lane Volume Analysis



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West Street &
Site Access
(Existing Traffic)

Intersection
4

CRITICAL LANE VOLUME (CLV) METHODOLOGY

Choose your methodologies

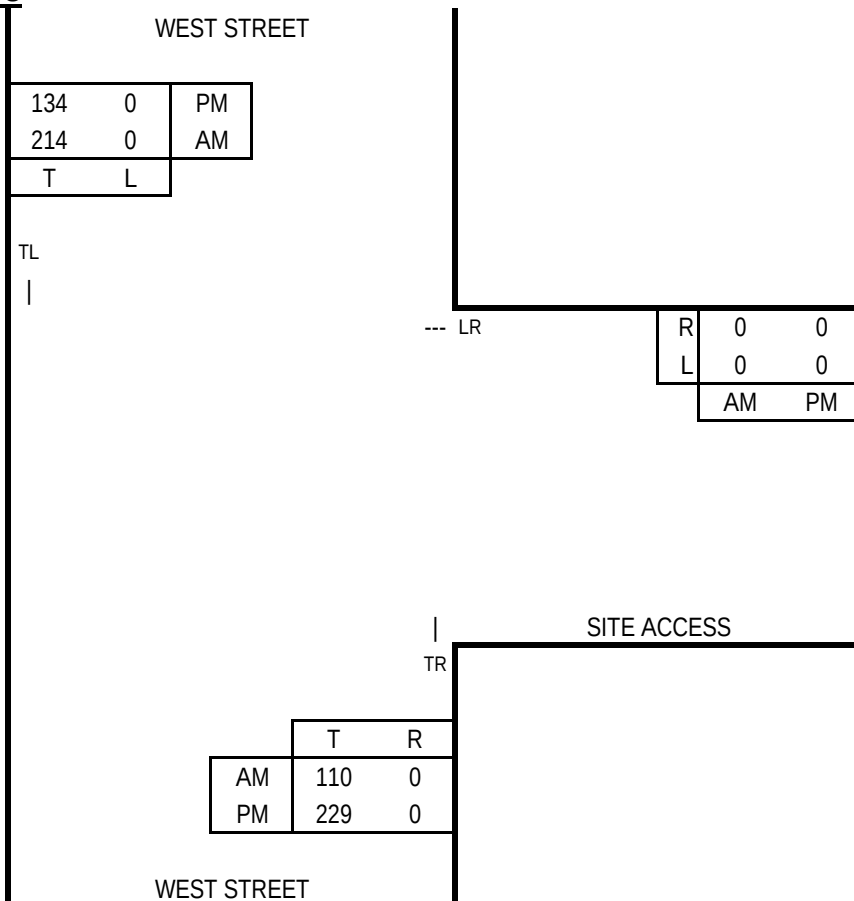
Intersection of: West Street

Analyst: Lenhart Traffic Consulting

and: Site Access

Conditions: Background Traffic

Lane Use + Traffic Volumes



Capacity Analysis

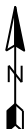
Morning Peak Hour							
Dir	Thru Volumes			+ Opposing Lefts			AM CLV
	VOL	x LUF	= Total	VOL	x LUF	= Total	
WB	0	1.00	0				0
NB	110	1.00	110	0	1.00	0	214
SB	214	1.00	214				
CLV TOTAL=							214
Level of Service (LOS)=							A

Evening Peak Hour							
Dir	Thru Volumes			+ Opposing Lefts			PM CLV
	VOL	x LUF	= Total	VOL	x LUF	= Total	
WB	0	1.00	0				0
NB	229	1.00	229	0	1.00	0	229
SB	134	1.00	134				
CLV TOTAL=							229
Level of Service (LOS)=							A

Critical Lane Volume Analysis



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**West Street &
Site Access**
(Background Traffic)

**Intersection
4**

CRITICAL LANE VOLUME (CLV) METHODOLOGY

Choose your methodologies

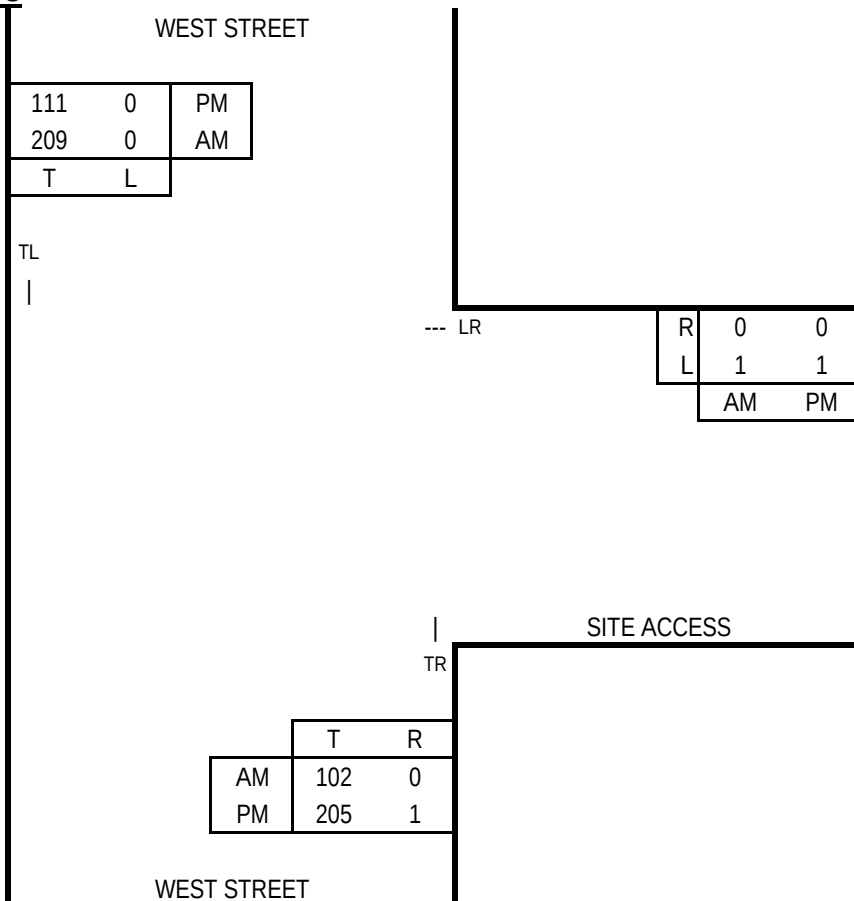
Intersection of: West Street

Analyst: Lenhart Traffic Consulting

and: Site Access

Conditions: Total Traffic

Lane Use + Traffic Volumes



Capacity Analysis

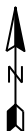
Morning Peak Hour							
Dir	Thru Volumes			+ Opposing Lefts			AM CLV
	VOL	x LUF	= Total	VOL	x LUF	= Total	
WB	1	1.00	1				1
NB	102	1.00	102	0	1.00	0	209
SB	209	1.00	209				
CLV TOTAL=							210
Level of Service (LOS)=							A

Evening Peak Hour							
Dir	Thru Volumes			+ Opposing Lefts			PM CLV
	VOL	x LUF	= Total	VOL	x LUF	= Total	
WB	1	1.00	1				1
NB	206	1.00	206	0	1.00	0	206
SB	111	1.00	111				
CLV TOTAL=							207
Level of Service (LOS)=							A

Critical Lane Volume Analysis



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West Street &
Site Access
(Total Traffic)

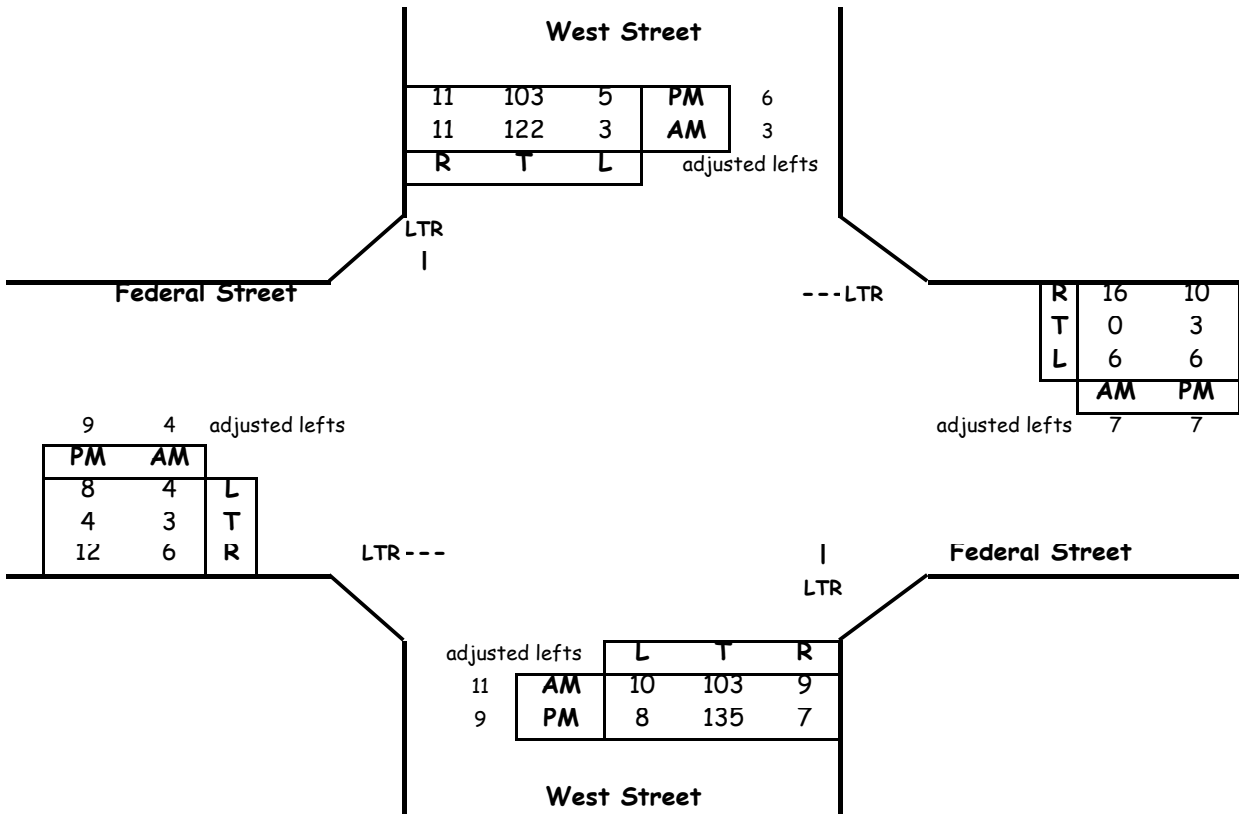
Intersection
4

CRITICAL LANE VOLUME (CLV) METHODOLOGY for MSHA

Main Line: West Street
Minor Street: Federal Street
Study Period: Existing Traffic

Analyst: Lenhart Traffic Consulting

Lane Use + Traffic Volumes



Critical Lane Volume Analysis

Morning Peak Hour						
Dir	Thru Volumes			+ Opposing Lefts		
	VOL	x LUF	= Total	VOL	x LUF	= Total
NB	123	1.00	123	3	1	3
SB	136	1.00	136	10	1	10
EB	13	1	13	6	1	6
WB	23	1	23	4	1	4
CLV TOTAL=						173
Level of Service (LOS)=						A

Evening Peak Hour						
Dir	Thru Volumes			+ Opposing Lefts		
	VOL	x LUF	= Total	VOL	x LUF	= Total
NB	151	1.00	151	5	1	5
SB	120	1.00	120	8	1	8
EB	25	1	25	6	1	6
WB	20	1	20	8	1	8
CLV TOTAL=						187
Level of Service (LOS)=						A

Critical Lane Volume Analysis



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**West Street &
Federal Street**
 (Existing Traffic)

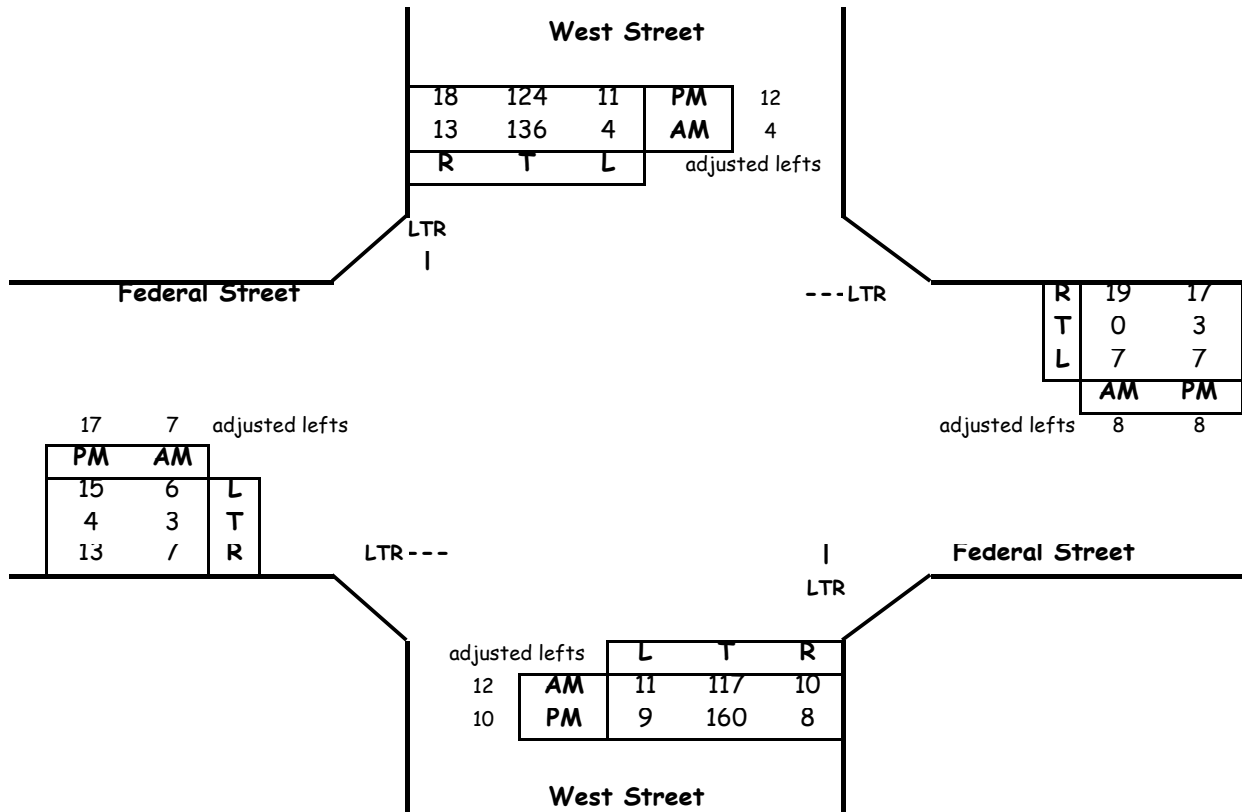
**Intersection
5**

CRITICAL LANE VOLUME (CLV) METHODOLOGY for MSHA

Main Line: West Street
Minor Street: Federal Street
Study Period: Background Traffic

Analyst: Lenhart Traffic Consulting

Lane Use + Traffic Volumes



Critical Lane Volume Analysis

Morning Peak Hour						
Dir	Thru Volumes			+ Opposing Lefts		
	VOL	x LUF	= Total	VOL	x LUF	= Total
NB	139	1.00	139	4	1	4
SB	153	1.00	153	11	1	11
EB	17	1	17	7	1	7
WB	27	1	27	6	1	6
CLV TOTAL=						197
Level of Service (LOS) =						A

Evening Peak Hour						
Dir	Thru Volumes			+ Opposing Lefts		
	VOL	x LUF	= Total	VOL	x LUF	= Total
NB	178	1.00	178	11	1	11
SB	154	1.00	154	9	1	9
EB	34	1	34	7	1	7
WB	28	1	28	15	1	15
CLV TOTAL=						232
Level of Service (LOS) =						A

Critical Lane Volume Analysis



**West Street &
Federal Street**
(Background Traffic)

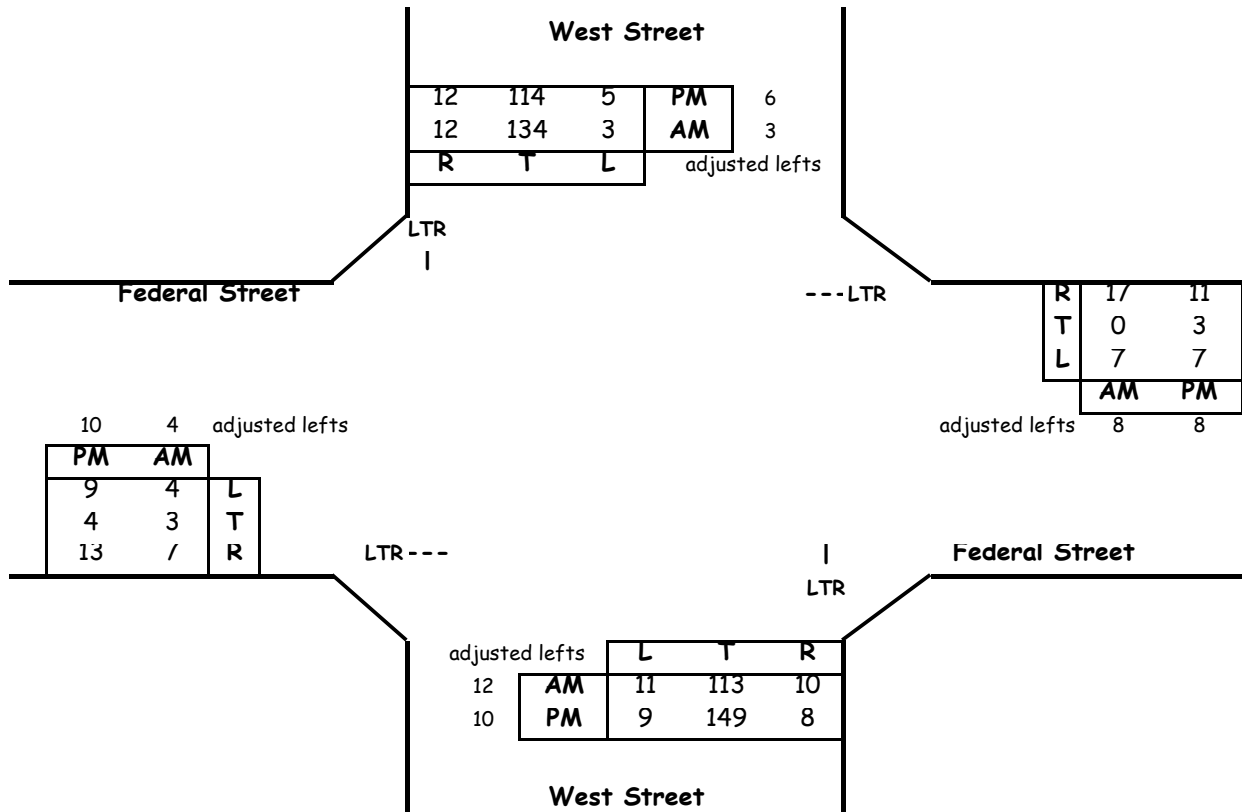
**Intersection
5**

CRITICAL LANE VOLUME (CLV) METHODOLOGY for MSHA

Main Line: West Street
Minor Street: Federal Street
Study Period: Total Traffic

Analyst: Lenhart Traffic Consulting

Lane Use + Traffic Volumes



Critical Lane Volume Analysis

Morning Peak Hour							
Dir	Thru Volumes			+ Opposing Lefts			AM
	VOL	x LUF	= Total	VOL	x LUF	= Total	CLV
NB	135	1.00	135	3	1	3	160
SB	149	1.00	149	11	1	11	
EB	14	1	14	7	1	7	29
WB	25	1	25	4	1	4	
CLV TOTAL=							189
Level of Service (LOS) =							A

Evening Peak Hour							
Dir	Thru Volumes			+ Opposing Lefts			PM
	VOL	x LUF =	Total	VOL	x LUF =	Total	CLV
NB	167	1.00	167	5	1	5	172
SB	132	1.00	132	9	1	9	
EB	27	1	27	7	1	7	34
WB	22	1	22	9	1	9	
CLV TOTAL=							206
Level of Service (LOS) =							A

Critical Lane Volume Analysis



**West Street &
Federal Street**
(Total Traffic)

Intersection
5

HCM Unsignalized Intersection Capacity Analysis

1: West Street/Driveway & Bay Street

139 N. Washington
AM Existing

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	6	283	109	82	266	20	57	1	36	0	0	0
Future Volume (Veh/h)	6	283	109	82	266	20	57	1	36	0	0	0
Sign Control		Free			Free			Stop			Stop	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	7	308	118	89	289	22	62	1	39	0	0	0
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type	None			None								
Median storage (veh)												
Upstream signal (ft)	385											
pX, platoon unblocked												
vC, conflicting volume	311			426			859	870	367	898	918	300
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	311			426			859	870	367	898	918	300
tC, single (s)	4.1			4.1			7.1	6.5	6.2	7.1	6.5	6.2
tC, 2 stage (s)												
tF (s)	2.2			2.2			3.5	4.0	3.3	3.5	4.0	3.3
p0 queue free %	99			92			76	100	94	100	100	100
cM capacity (veh/h)	1249			1133			259	265	678	229	249	740
Direction, Lane #	EB 1	WB 1	NB 1									
Volume Total	433	400	102									
Volume Left	7	89	62									
Volume Right	118	22	39									
cSH	1249	1133	339									
Volume to Capacity	0.01	0.08	0.30									
Queue Length 95th (ft)	0	6	31									
Control Delay (s)	0.2	2.5	20.1									
Lane LOS	A	A	C									
Approach Delay (s)	0.2	2.5	20.1									
Approach LOS			C									
Intersection Summary												
Average Delay			3.4									
Intersection Capacity Utilization			57.0%	ICU Level of Service					B			
Analysis Period (min)			15									

HCM Unsignalized Intersection Capacity Analysis

2: Site Access & Bay Street

139 N. Washington
AM Existing

								
Movement	EBT	EBR	WBL	WBT	NBL	NBR		
Lane Configurations								
Traffic Volume (veh/h)	317	0	0	372	0	0		
Future Volume (Veh/h)	317	0	0	372	0	0		
Sign Control	Free			Free	Stop			
Grade	0%			0%	0%			
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92		
Hourly flow rate (vph)	345	0	0	404	0	0		
Pedestrians								
Lane Width (ft)								
Walking Speed (ft/s)								
Percent Blockage								
Right turn flare (veh)								
Median type	None			None				
Median storage veh								
Upstream signal (ft)	149							
pX, platoon unblocked					0.99			
vC, conflicting volume			345		749	172		
vC1, stage 1 conf vol								
vC2, stage 2 conf vol								
vCu, unblocked vol			345		738	172		
tC, single (s)			4.1		6.8	6.9		
tC, 2 stage (s)								
tF (s)			2.2		3.5	3.3		
p0 queue free %			100		100	100		
cM capacity (veh/h)			1211		348	841		
Direction, Lane #	EB 1	EB 2	WB 1	NB 1				
Volume Total	230	115	404	0				
Volume Left	0	0	0	0				
Volume Right	0	0	0	0				
cSH	1700	1700	1211	1700				
Volume to Capacity	0.14	0.07	0.00	0.00				
Queue Length 95th (ft)	0	0	0	0				
Control Delay (s)	0.0	0.0	0.0	0.0				
Lane LOS					A			
Approach Delay (s)	0.0		0.0	0.0				
Approach LOS					A			
Intersection Summary								
Average Delay	0.0							
Intersection Capacity Utilization			22.9%	ICU Level of Service		A		
Analysis Period (min)	15							

HCM Signalized Intersection Capacity Analysis

3: MD 565 & Bay Street/Parking Lot

139 N. Washington
AM Existing

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	89	2	226	0	0	0	141	148	2	0	190	231
Future Volume (vph)	89	2	226	0	0	0	141	148	2	0	190	231
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	4.5	4.5					4.5	4.5			4.5	4.5
Lane Util. Factor	1.00	1.00					1.00	1.00			1.00	1.00
Frt	1.00	0.85					1.00	1.00			1.00	0.85
Flt Protected	0.95	1.00					0.95	1.00			1.00	1.00
Satd. Flow (prot)	1770	1586					1770	1859			1863	1583
Flt Permitted	0.95	1.00					0.57	1.00			1.00	1.00
Satd. Flow (perm)	1770	1586					1054	1859			1863	1583
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	97	2	246	0	0	0	153	161	2	0	207	251
RTOR Reduction (vph)	0	213	0	0	0	0	0	0	0	0	0	107
Lane Group Flow (vph)	97	35	0	0	0	0	153	163	0	0	207	144
Turn Type	Perm	NA					pm+pt	NA			NA	Perm
Protected Phases		4					5	2			6	
Permitted Phases	4						2			6		6
Actuated Green, G (s)	9.4	9.4					52.6	52.6			40.8	40.8
Effective Green, g (s)	9.4	9.4					52.6	52.6			40.8	40.8
Actuated g/C Ratio	0.13	0.13					0.74	0.74			0.57	0.57
Clearance Time (s)	4.5	4.5					4.5	4.5			4.5	4.5
Vehicle Extension (s)	3.0	3.0					3.0	3.0			3.0	3.0
Lane Grp Cap (vph)	234	209					854	1377			1070	909
v/s Ratio Prot		0.02					c0.02	0.09			c0.11	
v/s Ratio Perm	c0.05						0.11					0.09
v/c Ratio	0.41	0.17					0.18	0.12			0.19	0.16
Uniform Delay, d1	28.3	27.3					2.8	2.6			7.2	7.1
Progression Factor	1.00	1.00					1.00	1.00			1.00	1.00
Incremental Delay, d2	1.2	0.4					0.1	0.2			0.4	0.4
Delay (s)	29.5	27.7					2.9	2.8			7.6	7.4
Level of Service	C	C					A	A			A	A
Approach Delay (s)		28.2			0.0			2.8			7.5	
Approach LOS		C			A			A			A	
Intersection Summary												
HCM 2000 Control Delay			12.6				HCM 2000 Level of Service				B	
HCM 2000 Volume to Capacity ratio			0.23									
Actuated Cycle Length (s)			71.0				Sum of lost time (s)			13.5		
Intersection Capacity Utilization			43.3%				ICU Level of Service			A		
Analysis Period (min)			15									
c Critical Lane Group												

HCM Unsignalized Intersection Capacity Analysis

4: West Street & Site Access

139 N. Washington
AM Existing

						
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	0	0	93	0	0	191
Future Volume (Veh/h)	0	0	93	0	0	191
Sign Control	Stop		Free			Free
Grade	0%		0%			0%
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	0	0	101	0	0	208
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type			None			None
Median storage veh						
Upstream signal (ft)			376			
pX, platoon unblocked						
vC, conflicting volume	309	101			101	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	309	101			101	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	100	100			100	
cM capacity (veh/h)	683	954			1491	
Direction, Lane #	WB 1	NB 1	SB 1			
Volume Total	0	101	208			
Volume Left	0	0	0			
Volume Right	0	0	0			
cSH	1700	1700	1491			
Volume to Capacity	0.00	0.06	0.00			
Queue Length 95th (ft)	0	0	0			
Control Delay (s)	0.0	0.0	0.0			
Lane LOS	A					
Approach Delay (s)	0.0	0.0	0.0			
Approach LOS	A					
Intersection Summary						
Average Delay			0.0			
Intersection Capacity Utilization			13.4%	ICU Level of Service		A
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis 5: West Street & Federal Street

139 N. Washington
AM Existing

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Sign Control		Stop			Stop			Stop			Stop	
Traffic Volume (vph)	4	3	6	3	0	16	10	103	9	3	122	11
Future Volume (vph)	4	3	6	3	0	16	10	103	9	3	122	11
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	4	3	7	3	0	17	11	112	10	3	133	12
Direction, Lane #	EB 1	WB 1	NB 1	SB 1								
Volume Total (vph)	14	20	133	148								
Volume Left (vph)	4	3	11	3								
Volume Right (vph)	7	17	10	12								
Hadj (s)	-0.21	-0.45	0.01	-0.01								
Departure Headway (s)	4.3	4.1	4.1	4.1								
Degree Utilization, x	0.02	0.02	0.15	0.17								
Capacity (veh/h)	768	813	852	865								
Control Delay (s)	7.4	7.2	7.9	7.9								
Approach Delay (s)	7.4	7.2	7.9	7.9								
Approach LOS	A	A	A	A								
Intersection Summary												
Delay			7.8									
Level of Service			A									
Intersection Capacity Utilization			21.2%		ICU Level of Service				A			
Analysis Period (min)			15									

HCM Unsignalized Intersection Capacity Analysis

1: West Street/Driveway & Bay Street

139 N. Washington
AM Background

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	7	317	119	95	296	22	62	1	47	0	0	0
Future Volume (Veh/h)	7	317	119	95	296	22	62	1	47	0	0	0
Sign Control		Free			Free			Stop			Stop	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	8	345	129	103	322	24	67	1	51	0	0	0
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type		None			None							
Median storage (veh)												
Upstream signal (ft)					385							
pX, platoon unblocked												
vC, conflicting volume	346			474			966	978	410	1017	1030	334
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	346			474			966	978	410	1017	1030	334
tC, single (s)	4.1			4.1			7.1	6.5	6.2	7.1	6.5	6.2
tC, 2 stage (s)												
tF (s)	2.2			2.2			3.5	4.0	3.3	3.5	4.0	3.3
p0 queue free %	99			91			69	100	92	100	100	100
cM capacity (veh/h)	1213			1088			216	225	642	183	210	708
Direction, Lane #	EB 1	WB 1	NB 1									
Volume Total	482	449	119									
Volume Left	8	103	67									
Volume Right	129	24	51									
cSH	1213	1088	302									
Volume to Capacity	0.01	0.09	0.39									
Queue Length 95th (ft)	0	8	45									
Control Delay (s)	0.2	2.8	24.4									
Lane LOS	A	A	C									
Approach Delay (s)	0.2	2.8	24.4									
Approach LOS			C									
Intersection Summary												
Average Delay			4.1									
Intersection Capacity Utilization			62.8%		ICU Level of Service				B			
Analysis Period (min)			15									

HCM Unsignalized Intersection Capacity Analysis

2: Site Access & Bay Street

139 N. Washington
AM Background

	→	↘	↙	←	↖	↗
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑			↑	↖	↗
Traffic Volume (veh/h)	346	16	22	406	10	16
Future Volume (Veh/h)	346	16	22	406	10	16
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	376	17	24	441	11	17
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage veh						
Upstream signal (ft)				149		
pX, platoon unblocked					0.98	
vC, conflicting volume			393		874	196
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			393		859	196
tC, single (s)			4.1		6.8	6.9
tC, 2 stage (s)						
tF (s)			2.2		3.5	3.3
p0 queue free %			98		96	98
cM capacity (veh/h)			1162		283	812
Direction, Lane #	EB 1	EB 2	WB 1	NB 1		
Volume Total	251	142	465	28		
Volume Left	0	0	24	11		
Volume Right	0	17	0	17		
cSH	1700	1700	1162	468		
Volume to Capacity	0.15	0.08	0.02	0.06		
Queue Length 95th (ft)	0	0	2	5		
Control Delay (s)	0.0	0.0	0.6	13.2		
Lane LOS			A	B		
Approach Delay (s)	0.0		0.6	13.2		
Approach LOS				B		
Intersection Summary						
Average Delay			0.8			
Intersection Capacity Utilization			46.0%	ICU Level of Service		A
Analysis Period (min)			15			

HCM Signalized Intersection Capacity Analysis

3: MD 565 & Bay Street/Parking Lot

139 N. Washington
AM Background

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	105	2	255	0	0	0	165	162	2	0	208	263
Future Volume (vph)	105	2	255	0	0	0	165	162	2	0	208	263
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	4.5	4.5					4.5	4.5			4.5	4.5
Lane Util. Factor	1.00	1.00					1.00	1.00			1.00	1.00
Frt	1.00	0.85					1.00	1.00			1.00	0.85
Flt Protected	0.95	1.00					0.95	1.00			1.00	1.00
Satd. Flow (prot)	1770	1585					1770	1860			1863	1583
Flt Permitted	0.95	1.00					0.56	1.00			1.00	1.00
Satd. Flow (perm)	1770	1585					1034	1860			1863	1583
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	114	2	277	0	0	0	179	176	2	0	226	286
RTOR Reduction (vph)	0	238	0	0	0	0	0	0	0	0	0	125
Lane Group Flow (vph)	114	41	0	0	0	0	179	178	0	0	226	161
Turn Type	Perm	NA					pm+pt	NA			NA	Perm
Protected Phases		4					5	2			6	
Permitted Phases	4						2			6		6
Actuated Green, G (s)	10.2	10.2					52.6	52.6			40.3	40.3
Effective Green, g (s)	10.2	10.2					52.6	52.6			40.3	40.3
Actuated g/C Ratio	0.14	0.14					0.73	0.73			0.56	0.56
Clearance Time (s)	4.5	4.5					4.5	4.5			4.5	4.5
Vehicle Extension (s)	3.0	3.0					3.0	3.0			3.0	3.0
Lane Grp Cap (vph)	251	225					837	1362			1045	888
v/s Ratio Prot		0.03					c0.02	0.10			0.12	
v/s Ratio Perm	c0.06						c0.13					0.10
v/c Ratio	0.45	0.18					0.21	0.13			0.22	0.18
Uniform Delay, d1	28.2	27.1					3.0	2.8			7.9	7.7
Progression Factor	1.00	1.00					1.00	1.00			1.00	1.00
Incremental Delay, d2	1.3	0.4					0.1	0.2			0.5	0.4
Delay (s)	29.6	27.5					3.2	3.0			8.3	8.1
Level of Service	C	C					A	A			A	A
Approach Delay (s)		28.1			0.0			3.1			8.2	
Approach LOS		C			A			A			A	
Intersection Summary												
HCM 2000 Control Delay			13.0				HCM 2000 Level of Service				B	
HCM 2000 Volume to Capacity ratio			0.27									
Actuated Cycle Length (s)			71.8				Sum of lost time (s)			13.5		
Intersection Capacity Utilization			47.2%				ICU Level of Service			A		
Analysis Period (min)			15									
c Critical Lane Group												

HCM Unsignalized Intersection Capacity Analysis

4: West Street & Site Access

139 N. Washington
AM Background

						
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	0	0	110	0	0	214
Future Volume (Veh/h)	0	0	110	0	0	214
Sign Control	Stop		Free			Free
Grade	0%		0%			0%
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	0	0	120	0	0	233
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type			None			None
Median storage veh)						
Upstream signal (ft)			376			
pX, platoon unblocked						
vC, conflicting volume	353	120			120	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	353	120			120	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	100	100			100	
cM capacity (veh/h)	645	931			1468	
Direction, Lane #	WB 1	NB 1	SB 1			
Volume Total	0	120	233			
Volume Left	0	0	0			
Volume Right	0	0	0			
cSH	1700	1700	1468			
Volume to Capacity	0.00	0.07	0.00			
Queue Length 95th (ft)	0	0	0			
Control Delay (s)	0.0	0.0	0.0			
Lane LOS	A					
Approach Delay (s)	0.0	0.0	0.0			
Approach LOS	A					
Intersection Summary						
Average Delay			0.0			
Intersection Capacity Utilization			14.6%	ICU Level of Service		A
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis 5: West Street & Federal Street

139 N. Washington
AM Background

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Sign Control	Stop			Stop			Stop			Stop		
Traffic Volume (vph)	6	3	7	7	0	19	11	117	10	4	136	13
Future Volume (vph)	6	3	7	7	0	19	11	117	10	4	136	13
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	7	3	8	8	0	21	12	127	11	4	148	14
Direction, Lane #	EB 1	WB 1	NB 1	SB 1								
Volume Total (vph)	18	29	150	166								
Volume Left (vph)	7	8	12	4								
Volume Right (vph)	8	21	11	14								
Hadj (s)	-0.15	-0.35	0.01	-0.01								
Departure Headway (s)	4.5	4.3	4.2	4.1								
Degree Utilization, x	0.02	0.03	0.17	0.19								
Capacity (veh/h)	739	774	839	852								
Control Delay (s)	7.6	7.4	8.1	8.1								
Approach Delay (s)	7.6	7.4	8.1	8.1								
Approach LOS	A	A	A	A								
Intersection Summary												
Delay				8.0								
Level of Service				A								
Intersection Capacity Utilization				22.1%	ICU Level of Service	A						
Analysis Period (min)				15								

HCM Unsignalized Intersection Capacity Analysis

1: West Street/Driveway & Bay Street

139 N. Washington

AM Total

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	7	309	119	90	292	22	62	1	39	0	0	0
Future Volume (Veh/h)	7	309	119	90	292	22	62	1	39	0	0	0
Sign Control		Free			Free			Stop			Stop	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	8	336	129	98	317	24	67	1	42	0	0	0
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type	None			None								
Median storage (veh)												
Upstream signal (ft)	385											
pX, platoon unblocked												
vC, conflicting volume	341			465			942	954	400	984	1006	329
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	341			465			942	954	400	984	1006	329
tC, single (s)	4.1			4.1			7.1	6.5	6.2	7.1	6.5	6.2
tC, 2 stage (s)												
tF (s)	2.2			2.2			3.5	4.0	3.3	3.5	4.0	3.3
p0 queue free %	99			91			70	100	94	100	100	100
cM capacity (veh/h)	1218			1096			225	234	650	197	218	712
Direction, Lane #	EB 1	WB 1	NB 1									
Volume Total	473	439	110									
Volume Left	8	98	67									
Volume Right	129	24	42									
cSH	1218	1096	300									
Volume to Capacity	0.01	0.09	0.37									
Queue Length 95th (ft)	0	7	41									
Control Delay (s)	0.2	2.7	23.7									
Lane LOS	A	A	C									
Approach Delay (s)	0.2	2.7	23.7									
Approach LOS			C									
Intersection Summary												
Average Delay			3.8									
Intersection Capacity Utilization			61.4%	ICU Level of Service					B			
Analysis Period (min)			15									

HCM Unsignalized Intersection Capacity Analysis

2: Site Access & Bay Street

139 N. Washington
AM Total

						
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (veh/h)	346	0	3	406	1	9
Future Volume (Veh/h)	346	0	3	406	1	9
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	376	0	3	441	1	10
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage veh						
Upstream signal (ft)	149					
pX, platoon unblocked					0.98	
vC, conflicting volume			376	823		188
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			376	809		188
tC, single (s)			4.1	6.8		6.9
tC, 2 stage (s)						
tF (s)			2.2	3.5		3.3
p0 queue free %			100	100		99
cM capacity (veh/h)			1179	311		822
Direction, Lane #	EB 1	EB 2	WB 1	NB 1		
Volume Total	251	125	444	11		
Volume Left	0	0	3	1		
Volume Right	0	0	0	10		
cSH	1700	1700	1179	715		
Volume to Capacity	0.15	0.07	0.00	0.02		
Queue Length 95th (ft)	0	0	0	1		
Control Delay (s)	0.0	0.0	0.1	10.1		
Lane LOS			A	B		
Approach Delay (s)	0.0		0.1	10.1		
Approach LOS				B		
Intersection Summary						
Average Delay	0.2					
Intersection Capacity Utilization			33.8%	ICU Level of Service		A
Analysis Period (min)	15					

HCM Signalized Intersection Capacity Analysis

3: MD 565 & Bay Street/Parking Lot

139 N. Washington

AM Total

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	104	2	249	0	0	0	155	162	2	0	208	254
Future Volume (vph)	104	2	249	0	0	0	155	162	2	0	208	254
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	4.5	4.5					4.5	4.5			4.5	4.5
Lane Util. Factor	1.00	1.00					1.00	1.00			1.00	1.00
Frt	1.00	0.85					1.00	1.00			1.00	0.85
Flt Protected	0.95	1.00					0.95	1.00			1.00	1.00
Satd. Flow (prot)	1770	1585					1770	1860			1863	1583
Flt Permitted	0.95	1.00					0.56	1.00			1.00	1.00
Satd. Flow (perm)	1770	1585					1035	1860			1863	1583
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	113	2	271	0	0	0	168	176	2	0	226	276
RTOR Reduction (vph)	0	233	0	0	0	0	0	0	0	0	0	120
Lane Group Flow (vph)	113	40	0	0	0	0	168	178	0	0	226	156
Turn Type	Perm	NA					pm+pt	NA			NA	Perm
Protected Phases		4					5	2			6	
Permitted Phases	4						2			6		6
Actuated Green, G (s)	10.2	10.2					52.6	52.6			40.5	40.5
Effective Green, g (s)	10.2	10.2					52.6	52.6			40.5	40.5
Actuated g/C Ratio	0.14	0.14					0.73	0.73			0.56	0.56
Clearance Time (s)	4.5	4.5					4.5	4.5			4.5	4.5
Vehicle Extension (s)	3.0	3.0					3.0	3.0			3.0	3.0
Lane Grp Cap (vph)	251	225					836	1362			1050	892
v/s Ratio Prot		0.03					c0.02	0.10			c0.12	
v/s Ratio Perm	c0.06						0.13					0.10
v/c Ratio	0.45	0.18					0.20	0.13			0.22	0.17
Uniform Delay, d1	28.2	27.1					3.0	2.8			7.8	7.6
Progression Factor	1.00	1.00					1.00	1.00			1.00	1.00
Incremental Delay, d2	1.3	0.4					0.1	0.2			0.5	0.4
Delay (s)	29.5	27.5					3.1	3.0			8.2	8.0
Level of Service	C	C					A	A			A	A
Approach Delay (s)		28.1			0.0			3.1			8.1	
Approach LOS		C			A			A			A	
Intersection Summary												
HCM 2000 Control Delay			12.9				HCM 2000 Level of Service				B	
HCM 2000 Volume to Capacity ratio			0.26									
Actuated Cycle Length (s)			71.8				Sum of lost time (s)			13.5		
Intersection Capacity Utilization			46.4%				ICU Level of Service			A		
Analysis Period (min)			15									
c Critical Lane Group												

HCM Unsignalized Intersection Capacity Analysis

4: West Street & Site Access

139 N. Washington
AM Total

						
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	1	0	102	0	0	209
Future Volume (Veh/h)	1	0	102	0	0	209
Sign Control	Stop		Free			Free
Grade	0%		0%			0%
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	1	0	111	0	0	227
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type			None			None
Median storage veh						
Upstream signal (ft)			376			
pX, platoon unblocked						
vC, conflicting volume	338	111			111	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	338	111			111	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	100	100			100	
cM capacity (veh/h)	658	942			1479	
Direction, Lane #	WB 1	NB 1	SB 1			
Volume Total	1	111	227			
Volume Left	1	0	0			
Volume Right	0	0	0			
cSH	658	1700	1479			
Volume to Capacity	0.00	0.07	0.00			
Queue Length 95th (ft)	0	0	0			
Control Delay (s)	10.5	0.0	0.0			
Lane LOS	B					
Approach Delay (s)	10.5	0.0	0.0			
Approach LOS	B					
Intersection Summary						
Average Delay			0.0			
Intersection Capacity Utilization			21.0%	ICU Level of Service		A
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis 5: West Street & Federal Street

139 N. Washington
AM Total

																				
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR								
Lane Configurations																				
Sign Control	Stop				Stop			Stop			Stop									
Traffic Volume (vph)	4	3	7	7	0	17	11	113	10	3	134	12								
Future Volume (vph)	4	3	7	7	0	17	11	113	10	3	134	12								
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92								
Hourly flow rate (vph)	4	3	8	8	0	18	12	123	11	3	146	13								
Direction, Lane #	EB 1	WB 1	NB 1	SB 1																
Volume Total (vph)	15	26	146	162																
Volume Left (vph)	4	8	12	3																
Volume Right (vph)	8	18	11	13																
Hadj (s)	-0.23	-0.32	0.01	-0.01																
Departure Headway (s)	4.4	4.3	4.2	4.1																
Degree Utilization, x	0.02	0.03	0.17	0.19																
Capacity (veh/h)	756	775	844	857																
Control Delay (s)	7.4	7.4	8.0	8.1																
Approach Delay (s)	7.4	7.4	8.0	8.1																
Approach LOS	A	A	A	A																
Intersection Summary																				
Delay			8.0																	
Level of Service			A																	
Intersection Capacity Utilization			22.5%	ICU Level of Service					A											
Analysis Period (min)			15																	

HCM Unsignalized Intersection Capacity Analysis

1: West Street/Driveway & Bay Street

139 N. Washington
PM Existing

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	10	298	40	62	234	5	103	0	85	0	0	0
Future Volume (Veh/h)	10	298	40	62	234	5	103	0	85	0	0	0
Sign Control		Free			Free			Stop			Stop	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	11	324	43	67	254	5	112	0	92	0	0	0
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type		None			None							
Median storage (veh)												
Upstream signal (ft)					385							
pX, platoon unblocked												
vC, conflicting volume	259			367			758	760	346	850	780	256
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	259			367			758	760	346	850	780	256
tC, single (s)	4.1			4.1			7.1	6.5	6.2	7.1	6.5	6.2
tC, 2 stage (s)												
tF (s)	2.2			2.2			3.5	4.0	3.3	3.5	4.0	3.3
p0 queue free %	99			94			64	100	87	100	100	100
cM capacity (veh/h)	1306			1192			308	314	697	232	306	782
Direction, Lane #	EB 1	WB 1	NB 1									
Volume Total	378	326	204									
Volume Left	11	67	112									
Volume Right	43	5	92									
cSH	1306	1192	411									
Volume to Capacity	0.01	0.06	0.50									
Queue Length 95th (ft)	1	4	67									
Control Delay (s)	0.3	2.1	22.1									
Lane LOS	A	A	C									
Approach Delay (s)	0.3	2.1	22.1									
Approach LOS			C									
Intersection Summary												
Average Delay			5.8									
Intersection Capacity Utilization			55.6%		ICU Level of Service				B			
Analysis Period (min)			15									

HCM Unsignalized Intersection Capacity Analysis

2: Site Access & Bay Street

139 N. Washington
PM Existing

	→	↘	↙	←	↖	↗
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑			↑	↖	
Traffic Volume (veh/h)	380	0	0	297	0	0
Future Volume (Veh/h)	380	0	0	297	0	0
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	413	0	0	323	0	0
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage veh						
Upstream signal (ft)				149		
pX, platoon unblocked					1.00	
vC, conflicting volume			413		736	206
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			413		733	206
tC, single (s)			4.1		6.8	6.9
tC, 2 stage (s)						
tF (s)			2.2		3.5	3.3
p0 queue free %			100		100	100
cM capacity (veh/h)			1142		354	800
Direction, Lane #	EB 1	EB 2	WB 1	NB 1		
Volume Total	275	138	323	0		
Volume Left	0	0	0	0		
Volume Right	0	0	0	0		
cSH	1700	1700	1142	1700		
Volume to Capacity	0.16	0.08	0.00	0.02		
Queue Length 95th (ft)	0	0	0	0		
Control Delay (s)	0.0	0.0	0.0	0.0		
Lane LOS				A		
Approach Delay (s)	0.0		0.0	0.0		
Approach LOS				A		
Intersection Summary						
Average Delay			0.0			
Intersection Capacity Utilization			19.0%	ICU Level of Service	A	
Analysis Period (min)			15			

HCM Signalized Intersection Capacity Analysis

3: MD 565 & Bay Street/Parking Lot

139 N. Washington
PM Existing

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	136	4	240	0	0	0	92	227	3	3	236	205
Future Volume (vph)	136	4	240	0	0	0	92	227	3	3	236	205
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	4.5	4.5					4.5	4.5			4.5	4.5
Lane Util. Factor	1.00	1.00					1.00	1.00			1.00	1.00
Frt	1.00	0.85					1.00	1.00			1.00	0.85
Flt Protected	0.95	1.00					0.95	1.00			1.00	1.00
Satd. Flow (prot)	1770	1588					1770	1859			1862	1583
Flt Permitted	0.95	1.00					0.53	1.00			1.00	1.00
Satd. Flow (perm)	1770	1588					993	1859			1859	1583
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	148	4	261	0	0	0	100	247	3	3	257	223
RTOR Reduction (vph)	0	219	0	0	0	0	0	0	0	0	0	93
Lane Group Flow (vph)	148	46	0	0	0	0	100	250	0	0	260	130
Turn Type	Perm	NA					pm+pt	NA		Perm	NA	Perm
Protected Phases		4					5	2			6	
Permitted Phases	4						2			6		6
Actuated Green, G (s)	11.9	11.9					53.5	53.5			43.4	43.4
Effective Green, g (s)	11.9	11.9					53.5	53.5			43.4	43.4
Actuated g/C Ratio	0.16	0.16					0.72	0.72			0.58	0.58
Clearance Time (s)	4.5	4.5					4.5	4.5			4.5	4.5
Vehicle Extension (s)	3.0	3.0					3.0	3.0			3.0	3.0
Lane Grp Cap (vph)	283	253					772	1336			1084	923
v/s Ratio Prot		0.03					0.01	c0.13				
v/s Ratio Perm	c0.08						0.08				c0.14	0.08
v/c Ratio	0.52	0.18					0.13	0.19			0.24	0.14
Uniform Delay, d1	28.6	27.0					3.3	3.4			7.5	7.0
Progression Factor	1.00	1.00					1.00	1.00			1.00	1.00
Incremental Delay, d2	1.7	0.3					0.1	0.3			0.5	0.3
Delay (s)	30.4	27.4					3.4	3.7			8.0	7.4
Level of Service	C	C					A	A			A	A
Approach Delay (s)		28.5			0.0			3.6			7.7	
Approach LOS		C			A			A			A	
Intersection Summary												
HCM 2000 Control Delay		13.4			HCM 2000 Level of Service			B				
HCM 2000 Volume to Capacity ratio		0.30										
Actuated Cycle Length (s)		74.4			Sum of lost time (s)			13.5				
Intersection Capacity Utilization		51.0%			ICU Level of Service			A				
Analysis Period (min)		15										
c Critical Lane Group												

HCM Unsignalized Intersection Capacity Analysis

4: West Street & Site Access

139 N. Washington
PM Existing

						
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	0	0	188	0	0	102
Future Volume (Veh/h)	0	0	188	0	0	102
Sign Control	Stop		Free			Free
Grade	0%		0%			0%
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	0	0	204	0	0	111
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type			None			None
Median storage veh						
Upstream signal (ft)			376			
pX, platoon unblocked						
vC, conflicting volume	315	204			204	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	315	204			204	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	100	100			100	
cM capacity (veh/h)	678	837			1368	
Direction, Lane #	WB 1	NB 1	SB 1			
Volume Total	0	204	111			
Volume Left	0	0	0			
Volume Right	0	0	0			
cSH	1700	1700	1368			
Volume to Capacity	0.00	0.12	0.00			
Queue Length 95th (ft)	0	0	0			
Control Delay (s)	0.0	0.0	0.0			
Lane LOS	A					
Approach Delay (s)	0.0	0.0	0.0			
Approach LOS	A					
Intersection Summary						
Average Delay			0.0			
Intersection Capacity Utilization			13.2%	ICU Level of Service		A
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis 5: West Street & Federal Street

139 N. Washington
PM Existing

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Sign Control		Stop			Stop			Stop			Stop	
Traffic Volume (vph)	8	4	12	6	3	10	8	135	7	5	103	11
Future Volume (vph)	8	4	12	6	3	10	8	135	7	5	103	11
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	9	4	13	7	3	11	9	147	8	5	112	12
Direction, Lane #	EB 1	WB 1	NB 1	SB 1								
Volume Total (vph)	26	21	164	129								
Volume Left (vph)	9	7	9	5								
Volume Right (vph)	13	11	8	12								
Hadj (s)	-0.20	-0.21	0.02	-0.01								
Departure Headway (s)	4.4	4.4	4.2	4.2								
Degree Utilization, x	0.03	0.03	0.19	0.15								
Capacity (veh/h)	760	761	846	849								
Control Delay (s)	7.5	7.5	8.1	7.9								
Approach Delay (s)	7.5	7.5	8.1	7.9								
Approach LOS	A	A	A	A								
Intersection Summary												
Delay			7.9									
Level of Service			A									
Intersection Capacity Utilization			20.5%		ICU Level of Service				A			
Analysis Period (min)			15									

HCM Unsignalized Intersection Capacity Analysis

1: West Street/Driveway & Bay Street

139 N. Washington
PM Background

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	11	349	44	91	279	5	113	0	117	0	0	0
Future Volume (Veh/h)	11	349	44	91	279	5	113	0	117	0	0	0
Sign Control		Free			Free			Stop			Stop	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	12	379	48	99	303	5	123	0	127	0	0	0
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type	None				None							
Median storage (veh)												
Upstream signal (ft)												
385												
pX, platoon unblocked												
vC, conflicting volume	308			427			930	933	403	1058	954	306
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	308			427			930	933	403	1058	954	306
tC, single (s)	4.1			4.1			7.1	6.5	6.2	7.1	6.5	6.2
tC, 2 stage (s)												
tF (s)	2.2			2.2			3.5	4.0	3.3	3.5	4.0	3.3
p0 queue free %	99			91			46	100	80	100	100	100
cM capacity (veh/h)	1253			1132			229	241	647	151	234	734
Direction, Lane #	EB 1	WB 1	NB 1									
Volume Total	439	407	250									
Volume Left	12	99	123									
Volume Right	48	5	127									
cSH	1253	1132	341									
Volume to Capacity	0.01	0.09	0.73									
Queue Length 95th (ft)	1	7	138									
Control Delay (s)	0.3	2.7	39.7									
Lane LOS	A	A	E									
Approach Delay (s)	0.3	2.7	39.7									
Approach LOS			E									
Intersection Summary												
Average Delay												
10.2												
Intersection Capacity Utilization												
65.1%												
ICU Level of Service												
C												
Analysis Period (min)												
15												

HCM Unsignalized Intersection Capacity Analysis

2: Site Access & Bay Street

139 N. Washington
PM Background

	→	↘	↙	←	↖	↗
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑			↑	↖	
Traffic Volume (veh/h)	47	415	68	325	46	70
Future Volume (Veh/h)	47	415	68	325	46	70
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	51	451	74	353	50	76
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None		None			
Median storage veh						
Upstream signal (ft)			149			
pX, platoon unblocked			0.98			
vC, conflicting volume			502		778	251
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			502		762	251
tC, single (s)			4.1		6.8	6.9
tC, 2 stage (s)						
tF (s)			2.2		3.5	3.3
p0 queue free %			93		84	90
cM capacity (veh/h)			1059		311	749
Direction, Lane #	EB 1	EB 2	WB 1	NB 1		
Volume Total	34	468	427	126		
Volume Left	0	0	74	50		
Volume Right	0	451	0	76		
cSH	1700	1700	1059	480		
Volume to Capacity	0.02	0.28	0.07	0.26		
Queue Length 95th (ft)	0	0	6	26		
Control Delay (s)	0.0	0.0	2.1	15.2		
Lane LOS			A	C		
Approach Delay (s)	0.0		2.1	15.2		
Approach LOS				C		
Intersection Summary						
Average Delay			2.7			
Intersection Capacity Utilization			52.5%	ICU Level of Service	A	
Analysis Period (min)			15			

HCM Signalized Intersection Capacity Analysis

3: MD 565 & Bay Street/Parking Lot

139 N. Washington
PM Background

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	184	4	297	0	0	0	135	248	3	3	258	258
Future Volume (vph)	184	4	297	0	0	0	135	248	3	3	258	258
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	4.5	4.5					4.5	4.5			4.5	4.5
Lane Util. Factor	1.00	1.00					1.00	1.00			1.00	1.00
Frt	1.00	0.85					1.00	1.00			1.00	0.85
Flt Protected	0.95	1.00					0.95	1.00			1.00	1.00
Satd. Flow (prot)	1770	1587					1770	1860			1862	1583
Flt Permitted	0.95	1.00					0.50	1.00			1.00	1.00
Satd. Flow (perm)	1770	1587					928	1860			1859	1583
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	200	4	323	0	0	0	147	270	3	3	280	280
RTOR Reduction (vph)	0	261	0	0	0	0	0	0	0	0	0	132
Lane Group Flow (vph)	200	66	0	0	0	0	147	273	0	0	283	148
Turn Type	Perm	NA					pm+pt	NA		Perm	NA	Perm
Protected Phases		4					5	2			6	
Permitted Phases	4						2			6		6
Actuated Green, G (s)	14.7	14.7					52.7	52.7			40.4	40.4
Effective Green, g (s)	14.7	14.7					52.7	52.7			40.4	40.4
Actuated g/C Ratio	0.19	0.19					0.69	0.69			0.53	0.53
Clearance Time (s)	4.5	4.5					4.5	4.5			4.5	4.5
Vehicle Extension (s)	3.0	3.0					3.0	3.0			3.0	3.0
Lane Grp Cap (vph)	340	305					726	1283			983	837
v/s Ratio Prot		0.04					0.02	c0.15				
v/s Ratio Perm	c0.11						0.12				c0.15	0.09
v/c Ratio	0.59	0.22					0.20	0.21			0.29	0.18
Uniform Delay, d1	28.1	26.0					4.4	4.3			10.0	9.4
Progression Factor	1.00	1.00					1.00	1.00			1.00	1.00
Incremental Delay, d2	2.6	0.4					0.1	0.4			0.7	0.5
Delay (s)	30.7	26.4					4.5	4.7			10.7	9.8
Level of Service	C	C					A	A			B	A
Approach Delay (s)		28.0			0.0			4.6			10.3	
Approach LOS		C			A			A			B	
Intersection Summary												
HCM 2000 Control Delay		14.9			HCM 2000 Level of Service			B				
HCM 2000 Volume to Capacity ratio		0.36										
Actuated Cycle Length (s)		76.4			Sum of lost time (s)			13.5				
Intersection Capacity Utilization		56.8%			ICU Level of Service			B				
Analysis Period (min)		15										
c Critical Lane Group												

HCM Unsignalized Intersection Capacity Analysis

4: West Street & Site Access

139 N. Washington
PM Background

						
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	0	0	229	0	0	134
Future Volume (Veh/h)	0	0	229	0	0	134
Sign Control	Stop		Free			Free
Grade	0%		0%			0%
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	0	0	249	0	0	146
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type			None			None
Median storage veh)						
Upstream signal (ft)			376			
pX, platoon unblocked						
vC, conflicting volume	395	249			249	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	395	249			249	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	100	100			100	
cM capacity (veh/h)	610	790			1317	
Direction, Lane #	WB 1	NB 1	SB 1			
Volume Total	0	249	146			
Volume Left	0	0	0			
Volume Right	0	0	0			
cSH	1700	1700	1317			
Volume to Capacity	0.00	0.15	0.00			
Queue Length 95th (ft)	0	0	0			
Control Delay (s)	0.0	0.0	0.0			
Lane LOS	A					
Approach Delay (s)	0.0	0.0	0.0			
Approach LOS	A					
Intersection Summary						
Average Delay			0.0			
Intersection Capacity Utilization			15.4%	ICU Level of Service		A
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis 5: West Street & Federal Street

139 N. Washington
PM Background

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Sign Control		Stop			Stop			Stop			Stop	
Traffic Volume (vph)	15	4	13	7	3	17	9	160	8	11	124	18
Future Volume (vph)	15	4	13	7	3	17	9	160	8	11	124	18
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	16	4	14	8	3	18	10	174	9	12	135	20
Direction, Lane #	EB 1	WB 1	NB 1	SB 1								
Volume Total (vph)	34	29	193	167								
Volume Left (vph)	16	8	10	12								
Volume Right (vph)	14	18	9	20								
Hadj (s)	-0.12	-0.28	0.02	-0.02								
Departure Headway (s)	4.6	4.4	4.2	4.2								
Degree Utilization, x	0.04	0.04	0.23	0.20								
Capacity (veh/h)	713	736	827	833								
Control Delay (s)	7.8	7.6	8.5	8.2								
Approach Delay (s)	7.8	7.6	8.5	8.2								
Approach LOS	A	A	A	A								
Intersection Summary												
Delay			8.3									
Level of Service			A									
Intersection Capacity Utilization			21.4%		ICU Level of Service				A			
Analysis Period (min)			15									

HCM Unsignalized Intersection Capacity Analysis

1: West Street/Driveway & Bay Street

139 N. Washington

PM Total

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	11	327	44	68	257	5	113	0	93	0	0	0
Future Volume (Veh/h)	11	327	44	68	257	5	113	0	93	0	0	0
Sign Control		Free			Free			Stop			Stop	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	12	355	48	74	279	5	123	0	101	0	0	0
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type		None			None							
Median storage (veh)												
Upstream signal (ft)					385							
pX, platoon unblocked												
vC, conflicting volume	284			403			832	835	379	934	856	282
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	284			403			832	835	379	934	856	282
tC, single (s)	4.1			4.1			7.1	6.5	6.2	7.1	6.5	6.2
tC, 2 stage (s)												
tF (s)	2.2			2.2			3.5	4.0	3.3	3.5	4.0	3.3
p0 queue free %	99			94			55	100	85	100	100	100
cM capacity (veh/h)	1278			1156			272	281	668	197	273	757
Direction, Lane #	EB 1	WB 1	NB 1									
Volume Total	415	358	224									
Volume Left	12	74	123									
Volume Right	48	5	101									
cSH	1278	1156	371									
Volume to Capacity	0.01	0.06	0.60									
Queue Length 95th (ft)	1	5	95									
Control Delay (s)	0.3	2.2	28.4									
Lane LOS	A	A	D									
Approach Delay (s)	0.3	2.2	28.4									
Approach LOS			D									
Intersection Summary												
Average Delay			7.3									
Intersection Capacity Utilization			60.0%			ICU Level of Service			B			
Analysis Period (min)			15									

HCM Unsignalized Intersection Capacity Analysis

2: Site Access & Bay Street

139 N. Washington
PM Total

	→	↘	↙	←	↖	↗
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑			↑	↖	
Traffic Volume (veh/h)	415	1	11	325	1	7
Future Volume (Veh/h)	415	1	11	325	1	7
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	451	1	12	353	1	8
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage veh)						
Upstream signal (ft)				149		
pX, platoon unblocked					0.99	
vC, conflicting volume				452	828	226
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol				452	823	226
tC, single (s)				4.1	6.8	6.9
tC, 2 stage (s)						
tF (s)				2.2	3.5	3.3
p0 queue free %				99	100	99
cM capacity (veh/h)				1105	306	777
Direction, Lane #	EB 1	EB 2	WB 1	NB 1		
Volume Total	301	151	365	9		
Volume Left	0	0	12	1		
Volume Right	0	1	0	8		
cSH	1700	1700	1105	663		
Volume to Capacity	0.18	0.09	0.01	0.01		
Queue Length 95th (ft)	0	0	1	1		
Control Delay (s)	0.0	0.0	0.4	10.5		
Lane LOS				A	B	
Approach Delay (s)	0.0		0.4	10.5		
Approach LOS				B		
Intersection Summary						
Average Delay				0.3		
Intersection Capacity Utilization				36.0%	ICU Level of Service	A
Analysis Period (min)				15		

HCM Signalized Intersection Capacity Analysis

3: MD 565 & Bay Street/Parking Lot

139 N. Washington

PM Total

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	154	4	264	0	0	0	104	248	3	3	258	232
Future Volume (vph)	154	4	264	0	0	0	104	248	3	3	258	232
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	4.5	4.5					4.5	4.5			4.5	4.5
Lane Util. Factor	1.00	1.00					1.00	1.00			1.00	1.00
Frt	1.00	0.85					1.00	1.00			1.00	0.85
Flt Protected	0.95	1.00					0.95	1.00			1.00	1.00
Satd. Flow (prot)	1770	1587					1770	1860			1862	1583
Flt Permitted	0.95	1.00					0.51	1.00			1.00	1.00
Satd. Flow (perm)	1770	1587					955	1860			1859	1583
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	167	4	287	0	0	0	113	270	3	3	280	252
RTOR Reduction (vph)	0	239	0	0	0	0	0	0	0	0	0	107
Lane Group Flow (vph)	167	52	0	0	0	0	113	273	0	0	283	145
Turn Type	Perm	NA					pm+pt	NA		Perm	NA	Perm
Protected Phases		4					5	2			6	
Permitted Phases	4						2			6		6
Actuated Green, G (s)	12.7	12.7					53.6	53.6			43.3	43.3
Effective Green, g (s)	12.7	12.7					53.6	53.6			43.3	43.3
Actuated g/C Ratio	0.17	0.17					0.71	0.71			0.58	0.58
Clearance Time (s)	4.5	4.5					4.5	4.5			4.5	4.5
Vehicle Extension (s)	3.0	3.0					3.0	3.0			3.0	3.0
Lane Grp Cap (vph)	298	267					742	1323			1068	910
v/s Ratio Prot		0.03					0.01	c0.15				
v/s Ratio Perm	c0.09						0.10				c0.15	0.09
v/c Ratio	0.56	0.20					0.15	0.21			0.26	0.16
Uniform Delay, d1	28.7	26.9					3.6	3.7			8.0	7.5
Progression Factor	1.00	1.00					1.00	1.00			1.00	1.00
Incremental Delay, d2	2.4	0.4					0.1	0.4			0.6	0.4
Delay (s)	31.1	27.3					3.7	4.0			8.6	7.9
Level of Service	C	C					A	A			A	A
Approach Delay (s)		28.7			0.0			3.9			8.3	
Approach LOS		C			A			A			A	
Intersection Summary												
HCM 2000 Control Delay			13.8				HCM 2000 Level of Service				B	
HCM 2000 Volume to Capacity ratio			0.33									
Actuated Cycle Length (s)			75.3				Sum of lost time (s)			13.5		
Intersection Capacity Utilization			54.8%				ICU Level of Service			A		
Analysis Period (min)			15									
c Critical Lane Group												

HCM Unsignalized Intersection Capacity Analysis

4: West Street & Site Access

139 N. Washington
PM Total

						
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	1	0	205	1	0	111
Future Volume (Veh/h)	1	0	205	1	0	111
Sign Control	Stop		Free			Free
Grade	0%		0%			0%
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	1	0	223	1	0	121
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type			None			None
Median storage veh)						
Upstream signal (ft)			376			
pX, platoon unblocked						
vC, conflicting volume	344	224			224	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	344	224			224	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	100	100			100	
cM capacity (veh/h)	652	816			1345	
Direction, Lane #	WB 1	NB 1	SB 1			
Volume Total	1	224	121			
Volume Left	1	0	0			
Volume Right	0	1	0			
cSH	652	1700	1345			
Volume to Capacity	0.00	0.13	0.00			
Queue Length 95th (ft)	0	0	0			
Control Delay (s)	10.5	0.0	0.0			
Lane LOS	B					
Approach Delay (s)	10.5	0.0	0.0			
Approach LOS	B					
Intersection Summary						
Average Delay			0.0			
Intersection Capacity Utilization			20.9%	ICU Level of Service		A
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis 5: West Street & Federal Street

139 N. Washington
PM Total

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Sign Control		Stop			Stop			Stop			Stop	
Traffic Volume (vph)	9	4	13	7	3	11	9	149	8	5	114	12
Future Volume (vph)	9	4	13	7	3	11	9	149	8	5	114	12
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	10	4	14	8	3	12	10	162	9	5	124	13
Direction, Lane #	EB 1	WB 1	NB 1	SB 1								
Volume Total (vph)	28	23	181	142								
Volume Left (vph)	10	8	10	5								
Volume Right (vph)	14	12	9	13								
Hadj (s)	-0.19	-0.21	0.02	-0.01								
Departure Headway (s)	4.4	4.4	4.2	4.2								
Degree Utilization, x	0.03	0.03	0.21	0.17								
Capacity (veh/h)	744	745	840	842								
Control Delay (s)	7.6	7.6	8.3	8.0								
Approach Delay (s)	7.6	7.6	8.3	8.0								
Approach LOS	A	A	A	A								
Intersection Summary												
Delay			8.1									
Level of Service			A									
Intersection Capacity Utilization			21.9%	ICU Level of Service					A			
Analysis Period (min)			15									

Appendix C

Background Developments

Existing Trip Generation Rates

Supermarket (ksf, ITE-850)

Morning Trips = 2.86 x ksf

Ln(Evening Trips) = 0.81 x Ln(ksf) + 2.92

Trip Distribution (In/Out)

60/41

51/49

Existing Trip Generation Totals

			AM Peak			PM Peak		
			In	Out	Total	In	Out	Total
LU Code 850	Supermarket (ksf, ITE-850)	22,547 sq.ft.	38	26	64	115	116	231

NOTE: Trip Generation Rates obtained from the ITE Trip Generation Manual, 11th Edition

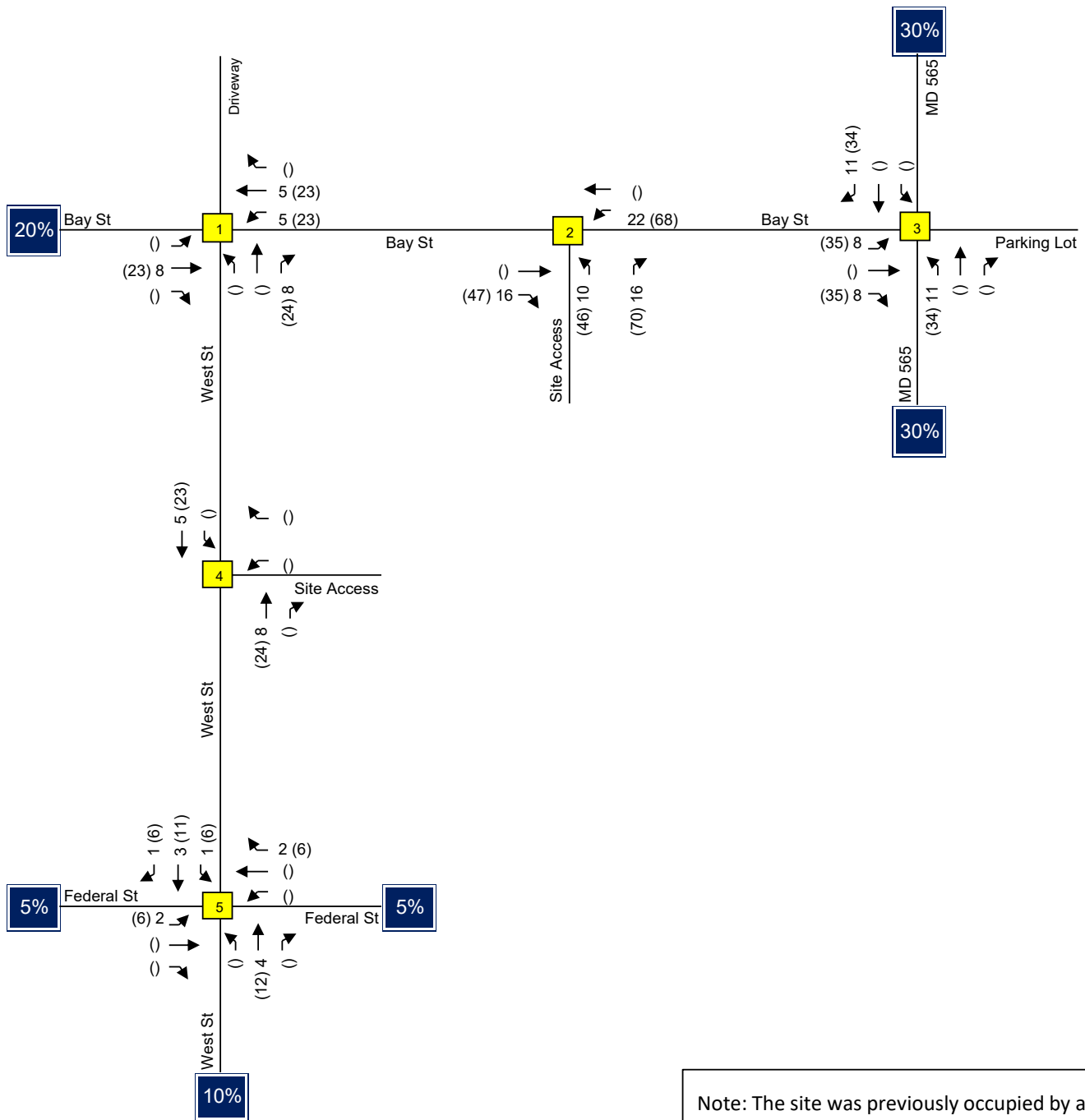
Traffic Impact Analysis



LENHART TRAFFIC CONSULTING, INC.
645 BALTIMORE ANNAPOLIS BLVD, SUITE 214
SEVERNA PARK, MD 21146
www.lenharttraffic.com

Trip Generation for
Previous Use on Site

**Exhibit
C-1**



Note: The site was previously occupied by a Safeway grocery store that is no longer operational. The trips associated with the Safeway (shown on Exhibit 6) are assigned on this exhibit.

Traffic Impact Analysis

Trip Assignment for Previous Use on Property

**Exhibit
C-2**

Key: xx = AM Peak Vol's (xx) = PM Peak Vol's



LENHART TRAFFIC CONSULTING, INC.
645 BALTIMORE ANNAPOLIS BLVD, SUITE 214
SEVERNA PARK, MD 21146
www.lenharttraffic.com

Appendix D

Sight Distance Evaluation



TOWN OF EASTON

Planning & Zoning Department

14 South Harrison Street

P.O. Box 520

Easton, Maryland 21601

Easton Staff Development Review Worksheet

Date: April 25, 2024

Project: 139 North Washington Street

To: Mr. Brett Ewing, Lane Engineering, LLC.

CC: Mr. Ryan D. Showalter, MDSW

CC: Ms. Julie Carroll, Lane Engineering, LLC.

CC: Mr. Jarret Beyer, Lane Engineering, LLC.

CC: Mr. Robert Miller, Miller Development Corporation

The Easton Staff Development Review (ESDR) Committee meeting was held on April 24th at 11:00 am. Staff reviewed the proposed Planned Unit Development (Infill) application. The site includes four-story townhomes (24 units) and single-family detached dwellings (9 units) on the property located at 139 North Washington Street, also known as Tax Map 104, Parcel 612.

The Committee determined that the project will need to address all agency comments as specified in the attached review letters and at ESDR. Review comments from the Engineering Department will be forwarded under a separate item. It was determined by the Committee that the application may be scheduled for Planning Commission review. Please submit all revised documents.

The next Planning Commission meeting is scheduled for **Thursday, May 16, 2024 at 1:00 pm.** Submit all documentation to the Planning and Zoning Department no later than Monday, April 29th at 1:00 pm. Files for presentation at the Planning Commission need to be provided on a flash drive. In addition, provide a digital submittal (via email) of all supporting documents necessary for the Planning Commissions review, including **six paper copies.**

Please contact the Planning & Zoning Department at 410 822-1943 with any questions.

Sincerely,

Joseph A. Mayer

Plan Reviewer



TOWN OF EASTON PLANNING & ZONING DEPARTMENT

P.O. Box 520
Easton, Maryland 21601
410-822-1943
www.EastonMD.gov

DATE: April 24, 2024
TO: Brett Ewing – Lane Engineering, LLC (Agent)
Robert Miller - % Miller Development Corporation (Developer)
Cc: Miguel Salinas – Director, Planning & Zoning Department
Rick VanEmburch – Town Engineer, Department of Engineering

FROM: Joseph A. Mayer - Plan Reviewer, Planning & Zoning Department
SUBJECT: 139 North Washington Street - PUD (Infill)

We reviewed the **April 3, 2024** Sketch Plan Submittal for the Subject Project and have the following comments:

PLANNING & ZONING COMMENTS

Sketch Site Plan Review #1

1. Single-Family Detached unit #30 needs an accessible path towards the proposed mews.
2. Determine applicable Bufferyards required for the site adjacent to Parcels 610, 619 and 1268.
3. Please submit a *Subdivision & Property Line Adjustment Application* with the required fee.
4. Is the proposed service vehicle space intended for a loading and unloading area for the proposed site? If so, please provide applicable screening per Chapter 28-308.2.J of the Zoning Code.
5. Will there be any on-site lighting, especially along the mews? If so, please indicate on the site plan.
6. Show and label all building restriction lines and easements on all applicable plan views.
7. Revise the Traffic Impact Analysis within Section 5: Conclusions/Recommendations, sheet 20 of 83. There are twenty-four (24) single family attached units proposed.
8. Any proposed monument sign will require a *Signage Application* to be submitted prior to installation. Please add this statement within the Project Notes on sheet 1 of 6.

9. Provide additional understory trees between single family unit #25 through unit #27 detached buildings.
10. Is the existing brick wall adjacent to parcel 610 going to remain? If so, please label all applicable plan views.
11. Per *Chapter 28-1014.6.A.1* of the Zoning Code, Street trees are required along West Street.
12. Show and label existing structures at Parcels 618 and 1268.
13. Dimension between the paving and adjacent property line to verify distance.
14. Provide dimensions between the proposed structures and adjacent property lines.

Please address review comments 1 through 3 prior to your Planning Commission submission. All remaining comments are to be addressed prior to Preliminary Site Plan review.

Plan Review Status

Sketch Site Plan Review			Comments
Plans Approved	☐ Y	☒ N	Please review the comments above. Revise and resubmit.

Forest Stand Delineation & Forest Conservation Plan	
☐ Required ☐ Submitted ☐ Approved	Exempt from Forest Conservation per Article III, § 31-3.2 O. The proposed activity is on a previously developed area covered by impervious surface and is located within the priority funding area. As noted on the Sketch Site Plans, sheet 1 of 6. Analysis - The site is within the priority funding area and is an existing developed area covered by impervious surface; existing building, parking lot and utilities. The overall site area is 1.522 acres with nine (9) proposed single-family detached dwellings and twenty-four (24) proposed 4-story townhomes with associated parking, stormwater management and landscaping. Required Forest Conservation would be 0.228 acres or 9,945 square feet. The intent of the project is to maximize density within the infill area and provide adequate facilities to accommodate the site. The applicant has provided a landscape plan with ten (10) deciduous-shade/canopy trees, fourteen (14) understory trees and one (1) evergreen tree that is sixty (60) percent of the required forest conservation area. Based on the existing conditions and priority funding area, the staff supports the exemption.
Other	
☒ Required ☐ Submitted ☐ Approved	<u>IMPACT FEES</u> Please note, there will be a required Impact Fee for all proposed buildings. The Town's Impact Fees and Inspection Fees are to be paid upon the time you pick up your Building Permit. Please provide building square footage with appropriate use for calculation of Impact Fee. Talbot County Impact Fees are due prior to obtaining your Building Permit. Please provide receipt of payment to the Town's Building Inspection Division. Please add estimated Town Impact Fee calculations to cover sheet and add note below calculations; "Note: The Impact Fee indicated in this notation shall not be construed as vested and until submission of the building application."

Please contact me if you have any questions. Thank you.



TOWN OF EASTON
PO Box 520
Easton, Maryland 21601
(410)-822-2526 Fax (410)-822-8738



ESDR- Building Inspection and Permit Department Comments

Date: April 24, 2024

Project; 139 N. Washington Street (Safeway)

Owner; NAI Saturn Eastern, LLC 250 Park Center Blvd, Boise, ID 83706

Developer: Miller Development Corporation c/o Robby Miller

8120 Woodmont Ave, Ste #160, Bethesda, MD 20814

A Town of Easton Building Permit is required for all new Residential Construction.

Contact this Department and verify current Building Codes including the Town of Easton's modifications prior to preparation of Building plans. Town will be adopting the 2021 ICC Codes including the International Residential and Energy Conservation Codes by the end of May 2024.

The following lists items required on the construction drawings in order to apply for a Building Permit.

- Construction Documents (3 sets) for any new construction will be required. Documents must be prepared by a registered Maryland Registered Architect, with original plans signed and sealed.
- All mechanical, electrical, and plumbing permits as required must include construction documents signed and sealed by a professional engineer and by a responsible party for the contractor receiving the permit. Be sure the Town of Easton modifications are included. Section 6-16 of the Town Code.
- An appointment may be set up with this department to review your permit application materials prior to permit application submission.
- **State Fire Marshal**, (410-822-7609) plan review and inspections are required. It is your responsibility to contact them and make application.

Easton Utilities Commission

Plan Review Comments

Date: Tuesday, April 16, 2024

To: Joe Mayer; Nicholas Johnson; Sierra Clem

From: Kia Gibbs on behalf of Aaron Goller, PE

No. of Pages: 1

Regarding: 139 N. Washington Street - Safeway Townhomes

Phase: Sketch Site Plan

SUBM: 1

Status: **Approved as Noted**

Easton Utilities Commission has reviewed the above referenced plans and have provided the following comments. Please provide your corrections as listed below. Additional reviews will be required to ensure comments have been addressed. Items or documents not provided on initial submission will be subject to further review. Please contact Kia Gibbs, Admin Support at kgibbs@eucmail.com should you have any questions.

ITEM:	DRAWING / PAGE	COMMENTS:
1	General	Consider above ground utility locations. (trans, peds, etc)
2	General	Capital charges required
3	General	Utilities must maintain separation of 10'
4	General	Provide communication design



Town of Easton
Engineering, Planning and Zoning
14 South Harrison Street, Easton, MD 21601

RECEIVED
APR 03 2024
TOWN OF EASTON

Easton Staff Development Review

Property Information

Address	139 N Washington St, Easton, MD 21601					
Tax Map	104	Grid	EA	Parcel	612	Lot
Deed Reference:	Liber	2237	Folio	62		
Plat Reference:	Liber	21 / 37	Folio	48 / 10		
Base Zoning District	CB	Historic District	Y ☒ N ☐	Planning Redevelopment	Y ☐ N ☐	

Purpose of Application / Description of Work:

Construction of 4-story town homes and single-family detached dwellings totaling 33 units.

Owner

Name	NAI Saturn Eastern, LLC	Developer:	Miller Development Corporation c/o Robby Miller
Mailing Address	250 Park Center Blvd, Boise, ID 83706		8120 Woodmont Ave, Ste #160, Bethesda, MD 20814
Telephone No.	301-807-7057	Email	rmiller@miller.group

Applicant / Agent

Name	Lane Engineering, LLC c/o Brett Ewing, AICP		
Mailing Address	117 Bay St, Easton, MD 21601		
Telephone No.	410-822-8003	Email	bewing@leinc.com

Surveyor / Engineer

Name	Jarret Beyer, P.E.	License No.	48188	Expiration Date	12/28/2025
Mailing Address	117 Bay St, Easton, MD 21601				
Telephone No.	410-822-8003	Email	jbeyer@leinc.com		

Any modifications during review shall warrant an updated application.

I do hereby solemnly declare and affirm that the information provided by this application and the documents attached hereto accurately represent the conditions of the request and that submission of an incomplete application will be returned for correction prior to processing.

Signature of Applicant or Agent

Date

4/3/2024

Printed Name of Applicant or Agent

Brett Ewing, AICP, Lane Engineering, LLC

For Office Use Only

Easton Staff Development Review Meeting Required Y ☒ N ☐ **2024-1182 / ESDR 24-08**
Easton Staff Development Review Meeting Date 04/24/2024
Completeness Check Date 04/03/2024
Revisions/Resubmissions Required Y ☐ N ☒
Resubmission Date Documents Received Y ☐ N ☐

Staff Determination

Planning Commission Required Y ☒ N ☐ **05/16/2024**

BOZA Required Y ☐ N ☒

Historic District Commission Required Y ☒ N ☐

Resubmission for ESDR Required Y ☐ N ☐

Staff Signature Samantha N. Smith

Date 04/03/2024

Revised 02-2019



TOWN OF
EASTON
ENGINEERING DEPARTMENT

DATE: April 26, 2024

TO: Brett Ewing – Lane Engineering, LLC
Cc: Rick Van Emburgh – Town Engineer
Lynn Thomas – Town Planner
Aaron Goller – EUC

FROM: Sierra Clem – Engineering Department

SUBJECT: 139 N Washington St
Sketch Site Plan, Sketch Subdivision, Traffic Impact Analysis &
Sketch Stormwater Management Review for ESDR

Our office has reviewed the Application for the Subject project received on 4/3/2024 and the Traffic Impact Analysis received 4/22/2024.

It is noted that the proposed internal pavement is a parking lot with associated drive aisles and will not include proposed Town ROW. Bay Street is owned and maintained by the State. Washington Street, including the intersection with Bay Street and the traffic signals are owned and maintained by the Town of Easton. West Street is owned and maintained by the Town of Easton.

The **Sketch Site Plan** is **Acceptable** to the Engineering Department.

The following comments should be addressed with the Preliminary Site Plan submission:

1. Reconstruct existing entrance on West Street to ensure ADA compliance.
2. Remove the curb cut and driveway entrance on Washington Street and install sidewalk.
3. Verify that no steps are located within the Town ROW.
4. Label the width of the ROW in plan view on all sheets.
5. Show and describe how refuse collection will be managed, municipal services offered will not access the private property for collection.
6. Verify the dimensions of the parking space associated with unit 33.
7. All retaining walls shown on the concept plan are to be located on the private property, not within the Town ROW.

Please address the comment above and submit a Preliminary Site Plan.

The **Traffic Impact Analysis** is **Acceptable** to the Engineering Department with the following comments that should be addressed by the Traffic Consultant at the Planning Commission meeting:

8. **SHEET 83 OF 83:** AASHTO stopping sight distance layout is acceptable. Curb markings indicating NO PARKING locations must be labeled on the Preliminary Site Plan.
9. Are there any recommended improvements to the intersection at Bay/Washington or Bay/West?

139 N Washington St
Sketch Site Plan, Sketch Subdivision, Traffic Impact Analysis &
Sketch Stormwater Management Review for ESDR

The **Sketch Stormwater Management Plan is Approved.**

The following comments must be address prior to providing a Preliminary Site Plan and Preliminary Stormwater Management Plan:

10. **SHEET 5 OF 6 - SWM QUANTITY SUMMARY CHART** - The POI-1 Impervious Area appears incorrect.
11. **SHEET 5 OF 6 - ESD SUMMARY CHART** - Where is the Bayfilter referenced in the Chart located on the Plan view?
12. Calculations appear to assume the entire site is captured by the proposed stormwater management system. Illustrate how runoff is collected along the perimeter of the property and conveyed to the proposed stormwater management system.

Please address the comment above and submit a Preliminary Stormwater Management Plan.

The **Sketch Plat** is **Acceptable** to the Engineering Department pending bulk standards approval by Town Council associated with the PUD. The Preliminary Plat will be reviewed by a licensed surveyor. The Preliminary Plat should address the following comments:

13. Street Trees - Address how the proposed Subdivision will comply with Public Street Tree Requirements.

Please address the comment above and submit a Preliminary Plat.

Please contact me if you have any questions. Thank you.

Lane Engineering, LLC

Established 1986

Civil Engineering • Land Planning • Land Surveyors

15 Washington Street
Cambridge, Maryland 21613
Tel 410-221-0818
Fax 410-476-9942

117 Bay Street
P.O. Box 1767
Easton, Maryland 21601
Tel 410-822-8003
Fax 410-822-2024

354 Pennsylvania Avenue
Centreville, Maryland 21617
Tel 410-758-2095
Fax 410-758-4422

April 26, 2024

Joe Mayer; Plan Reviewer
Town of Easton
14 South Harrison Street Easton, MD 21601

Subject: 139 North Washington Street ESDR Review;
139 North Washington Street Easton, MD

Dear Mr. Mayer,

We have received the review comments issued April 25, 2024 regarding the ESDR meeting held on April 24th and have incorporated the requested items (noted as P&Z comments 1-3) into this submission for the May 16th Planning Commission meeting and provided our comment responses herein.

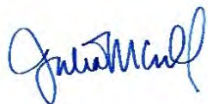
Our responses are in order with comments as follows:

Comment responses to Planning & Zoning:

1. As discussed and agreed upon with Joe Mayer in prior correspondence, an ADA accessible path has been provided from Unit 30 to West Street (to provide walkable access to the mews).
2. Although the project proposes a 6' – 8' tall privacy fence/ masonry wall along all adjoining property lines, as shown on the concept site plan, we believe bufferyards are not required per town code article X as all adjoining properties are comprised of the same CBD zoning as the subject property and uses that are compatible and consistent with the proposed project.
3. Subdivision & Property Line Adjustment Application and fee have been submitted with this resubmission package for PC.

Thank you for your review of this project. Should you have any questions or need additional information, please contact me directly at 410-822-8003.

Sincerely,



Julie Carroll, Project Design Team



www.leinc.com
general@leinc.com

APG Media of Chesapeake, LLC

29088 Airpark Drive
Easton, MD 21601

Phone: Fax:

INVOICE
05/06/24

Cust. AcctID:	Creation Date: 05/06/24 Ad Date: 05/08/24
Name: Joanne Drummer Company: TOWN OF EASTON (L) Address: PO Box 520 EASTON, MD 21601	Class: Ad ID: Words: Lines: Agate Lines: Depth: Inserts: Blind Box:
Telephone: (410) 822-2525 Description: Planning Comm Meeting	

Other Charges: Total:
Discount:
Surcharge: Paid Amount:
Credits:
Bill Depth: Amount Due:

CREDIT CARD DETAILS

PT	CT	CN	Number	Exp.	Amnt.

Publication	Start	Stop	Inserts
The Star Democrat	05/08/24	05/08/24	1

Ad Note:

Customer Note:

We Appreciate Your Business!
Thank You Joanne Drummer!

Planning Commission
MEETING AGENDA
Thursday, May 16, 2024 - 1:00 PM
Council Chambers, Easton Town Office
14 S Harrison Street
Please continue to check our website at:
<https://www.eastonmd.gov/226/Agenda-Minutes>
for agenda updates.

- Call to Order
- Approval of Minutes.
 - Approval of the Decision Summary from the April 18, 2024 meeting.
 - Approval of the Workshop Summary from the April 17, 2024 Interim Zoning Ordinance Workshop.
- Old Business
 - Shore Health System / University of Maryland Medical System**
File No.: 2024 - 0027
Location: Lombard/Chesapeake, Parcel 0129
Zoning District: Tax Map 017, Grid 023, Parcel 0129
Nature of Request: General average site approved for the temporary placement of a 12' x 20' construction site sign and a 4'x8' sign in the RH District.
 - Easton Shores Winery**
File No.: 2024 - 008
Location: 8211 Chesapeake
Zoning District: Tax Map 020, Grid 04, Parcel 0002
Nature of Request: The amendment to a previously approved signage permit for a main building property has been withdrawn from the May 16, 2024 Planning Commission agenda.
 - Compass & Tyeon Ventures, LLC**
File No.: 2024 - 122
Location: East Side of Ocean Gateway, South of Duckhams Lane Tax Map 024, Grid 024, Parcels 0139 & 0175
Nature of Request: Current County Zoning District: Rezone from Zoning District: P-120
 Petition for the Annexation of 1.223 acres of property located on the eastern side of the public access to Ocean Gateway, and southern side of Duckhams Lane, Easton, Maryland, Tax Map 024, Parcels 0139 and 0175 into a formal recommendation to the Town Council which will include findings as to the property's consistency with the Comprehensive Plan, as well as a formal recommendation concerning the Annexation, and the appropriate zoning classification.
- New Business
 - Lane Engineering, LLC**
File No.: 2024 - 124
Location: 139 N. Washington Street
Zoning District: Tax Map 020, Grid 04, Parcel 0012
Nature of Request: A/C/D info recommendation to the Town Council and Subdivision Sketch Plan approval for the construction of two-story (12 units) and single-unit detached dwellings (5 units). This application (2024-124) is also scheduled to appear on the May 13, 2024 Eastern District Commission agenda for the determination of the 1st Subdivision and subsequent construction of the 35 total units.
 - Metz, Morgan & Finkbe, Inc. c/o Robert S. Doherty, P.E.**
File No.: 2024 - 125B
Location: 8200 Metz & Coates, "Solid County Public Safety Complex
Zoning District: Tax Map 020, Grid 022, Parcel 0046, Lot 14
Nature of Request: Request for a Supplemental Parking Waiver from the required parking spaces. This application (SE-125B / SE-24-04) is scheduled to appear on the May 23, 2024 Board of Zoning Appeals agenda to allow a Special Exception pursuant to use and to hold a 1st Subdivision of the Public Safety Complex, to be utilized as a Fire, Rescue, or Police Station. The Talbot County Sheriff's Office and the Talbot County Department of Emergency Services intend to relocate their offices to this newly improved facility.
 - Shore Health System / UMMC Water and Sewer Service, Inc. - Formal Recommendation of an amendment to the Developer's Right of the Comprehensive Agreement (CROA) with findings as to its consistency with the Comprehensive Plan.**
File No.: 2024 - 125C
Location: 5121 August Street, Tax Map 020, Grid 04A, Parcel 0028
Nature of Request: Sketch Site Plan approval for the development of lot 102 (2021 August Street) and lot 101 (2021 August Street) also was considered. The application was approved by the Board of Zoning Appeals on January 22, 2024 meeting, the Historic District Commission granted a Certificate of Appropriateness for the proposed redevelopment plan.
 - Shore Health System / UMMC Water and Sewer Service, Inc. - Formal Recommendation of an amendment to the Developer's Right of the Comprehensive Agreement (CROA) with findings as to its consistency with the Comprehensive Plan.**
File No.: 2024 - 125D
Location: 5121 August Street, Tax Map 020, Grid 04A, Parcel 0028
Nature of Request: Sketch Site Plan approval for the development of lot 102 (2021 August Street) and lot 101 (2021 August Street) also was considered. The application was approved by the Board of Zoning Appeals on January 22, 2024 meeting, the Historic District Commission granted a Certificate of Appropriateness for the proposed redevelopment plan.
- Discussion Item
 - Potential Revisions to the Zoning and Subdivision Text Amendments.
- Adjournment.

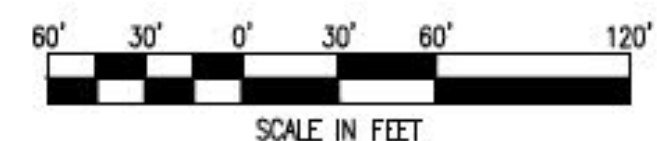
5/8/2024 10:52 AM 5/8/2024

Page 183 of 300

Date: 04/29/2024 -- 8:56am User: jcarroll Project Manager: BCE
Drawing Path: C:\maps\publish\11068\CSK_PUD-PLT-240014.dwg | 2-Aerial Context Plan
XREF File(s): \LD-BASE-240014\2024-03-18-CAR\CSF-SRCE-240014\CSK-BASE-240014\CSK-BASE-240014\PAR-BASE-240014\RLD-ELC-OLD-BASE-240014\XSF-BASE-240014\XSF-BASE-240014\LRN-PUD-BASE-240014\LP-PUD-BASE-240014



NAD 83 (2011)
MD COORDINATE SYSTEM



APPROVED:
TOWN OF EASTON - TOWN PLANNER
DATE
ISSUED FOR REVIEW ONLY

APPROVED:
TOWN OF EASTON - TOWN ENGINEER
DATE
PLANS ARE NOT APPROVED FOR CONSTRUCTION

REVISIONS TO APPROVED PLANS			
No.	DATE	DESCRIPTION	BY

WARNING!!
THE LOCATIONS OF EXISTING UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. THE QUANTITIES SHOWN ON THIS PLAN ARE FOR INFORMATIONAL AND PERMITTING PURPOSES ONLY. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES TO HIS OWN SATISFACTION PRIOR TO BEGINNING CONSTRUCTION.

THE CONTRACTOR SHALL TEST PIT AND LOCATE EXISTING UNDERGROUND UTILITIES PRIOR TO THE BEGINNING OF ANY WORK ON-SITE. THE CONTRACTOR SHALL NOTIFY DEPT. OF PUBLIC WORKS OF ANY POSSIBLE CONFLICT AND REQUEST THE RELOCATION OF THE EXISTING UNDERGROUND UTILITIES BEFORE BEGINNING ANY WORK ON-SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY RELOCATION EXPENSE.

Lane Engineering, LLC
Established 1986
Civil Engineers • Land Planning • Land Surveyors

117 Bay St. Easton, MD 21821 (410) 822-8003
15 Washington St. Cambridge, MD 21613 (410) 221-0818
324 Perryman Ave. Cambridge, MD 21617 (410) 756-3056

PROFESSIONAL CERTIFICATION: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 48188, Expiration Date: 12/28/2025.

SEAL

AERIAL CONTEXT PLAN

ON THE LANDS OF
NAI SATURN EASTERN, LLC

IN THE TOWN OF EASTON, WARD DISTRICT 1
TALBOT COUNTY, MARYLAND
TAX MAP 104 TAX PARCEL 612

ISSUED/REVISED FOR: DATE: BY:
ESDR 04/03/24 BCE
PC 04/26/24 BCE

SHEET No. 2 OF 6	JOB No. 240014
SCALE: AS NOTED	FILE No. B412

Page 184 of 300

Date: 04/29/2024 - 8:56am User: jcorral Project Manager: BCE
Drawing Path: C:\temp\AspPublish\11088\CSK-PUD-P1S-240014.dwg | 4-Illustrative
XREF File(s): U:\D-BASE-240014\2024-03-18-CAR/CSF-SRCE-240014\CSK-BASE-240014\PAR-BASE-240014\RD-ELC-OLD-BASE-240014\YSF-BASE-240014\CSK-BASE-240014\XRN-PUD-BASE-240014\LP-PUD-BASE-240014



LEGEND

- IRON ROD FOUND
- COMPUTED POINT
- ELECTRIC HANDHOLE
- SINGLE POST SIGN
- GAS VALVE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- UTILITY POLE
- LAMP POLE
- OVER HEAD UTILITY LINES
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE/INLET
- STORM DRAIN LINE
- DECIDUOUS TREE

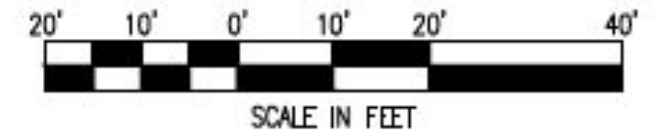
LANDSCAPE KEY

- 2" CALIPER MINIMUM CANOPY OR STREET TREES (OAK, MAPLE TYPES)
- 1.25" CALIPER OR 7' HEIGHT MINIMUM FLOWERING TREES (CHERRY, MAGNOLIA, SERVICEBERRY, RED BUD, SERVICEBERRY TYPES)
- 7' HEIGHT MINIMUM EVERGREEN TREES (WHITE PINE, AMERICAN ARBORVITAE, LOBLOLY TYPES)
- PLANTING BEDS

UNOBSTRUCTED VISION TRIANGLE AREA NOTE

40' UNOBSTRUCTED VISION TRIANGLE (AT THE INTERSECTION OF WASHINGTON AND BAY STREET) IN ACCORDANCE WITH THE TOWN OF EASTON ZONING ORDINANCE.

NOTE: THE LAYOUT AS SHOWN HEREON IS CONCEPTUAL ONLY AND NOT INTENDED TO BE UTILIZED FOR DESIGN OR CONSTRUCTION PURPOSES.



APPROVED: _____

PLANS ARE ISSUED FOR REVIEW ONLY

TOWN OF EASTON - TOWN ENGINEER _____ DATE _____

APPROVED: _____

PLANS ARE NOT APPROVED FOR CONSTRUCTION

EASTON ENGINEER, INC. _____ DATE _____

REVISIONS TO APPROVED PLANS			
No.	DATE	DESCRIPTION	BY

WARNING!!

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MISS UTILITY

BEFORE YOU DIG CALL 1-800-441-3055 OR 811

PROTECT YOURSELF ONE TWO WORKING DAYS NOTICE

Lane Engineering, LLC

Established 1986

Civil Engineers • Land Planning • Land Surveyors

C-mail: general@laneinc.com

117 Bay St., Easton, MD 21801 (410) 825-8003

15 Washington St., Cambridge, MD 21613 (410) 221-0818

354 Pennsylvania Ave., Centreville, MD 21617 (410) 758-2085

PROFESSIONAL CERTIFICATION: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 48188, Expiration Date: 12/28/2025.

SEAL

DATE: 4-26-24

ILLUSTRATIVE SITE PLAN

ON THE LANDS OF NAI SATURN EASTERN, LLC

IN THE TOWN OF EASTON, WARD DISTRICT 1
TALBOT COUNTY, MARYLAND
TAX MAP 104 TAX PARCEL 612

ISSUED/REVISED FOR: _____ DATE: _____

ESDR _____ 04/03/24 BCE

PC _____ 04/28/24 BCE

SHEET No. **4 OF 6**

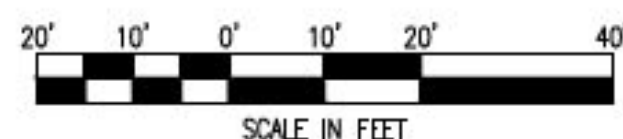
SCALE: **AS NOTED**

JOB No. **240014**

FILE No. **B412**



ESD SUMMARY CHART													
DRAINAGE AREA	TYPE OF ESD PRACTICE	TYPE OF ESD PRACTICE (STRUCTURE NAME)	ON-SITE OR OFF-SITE STRUCTURE	RUNOFF CURVE NUMBER (RCN) WEIGHTED	MARYLAND GRID COORDINATE NAD 83 METERS NORTHING	MARYLAND GRID COORDINATE NAD 83 METERS EASTING	ESD PRACTICE TOTAL DRAINAGE AREA (ACRES)	ESD PRACTICE IMPERVIOUS DRAINAGE AREA (ACRES)	SURFACE AREA OF ESD PRACTICE (ACRES)	TARGET PE (N)	ACTUAL PE (N)	TARGET ESD _W (FT ³)	ACTUAL ESD _W (FT ³)
OVERALL	—	BAYFILTER 522	ON-SITE	—	—	—	1.52	1.50	—	1.0	1.0	952	1,250



PLANS ARE TOWN OF EASTON — TOWN PLANNER _____ DATE _____ APPROVED: ISSUED FOR REVIEW ONLY TOWN OF EASTON — TOWN ENGINEER _____ DATE _____ APPROVED:			
PLANS ARE NOT EASTON TOWNSHIP — TOWN ENGINEER _____ DATE _____ APPROVED FOR CONSTRUCTION			

REVISIONS TO APPROVED PLANS			
No.	DATE	DESCRIPTION	BY

WARNING!!

THE LOCATIONS OF EXISTING UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. THE QUANTITIES SHOWN ON THIS PLAN ARE FOR INFORMATIONAL AND PERMITTING PURPOSES ONLY. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES TO HIS OWN SATISFACTION PRIOR TO BEGINNING CONSTRUCTION.

THE CONTRACTOR SHALL TEST PIT AND LOCATE EXISTING UNDERGROUND UTILITIES PRIOR TO THE BEGINNING OF ANY WORK ON-SITE. THE CONTRACTOR SHALL NOTIFY DEPT. OF PUBLIC WORKS OF ANY POSSIBLE CONFLICT AND REQUEST THE RELOCATION OF THE EXISTING UNDERGROUND UTILITIES BEFORE BEGINNING ANY WORK ON-SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY RELOCATION EXPENSE.



BEFORE YOU DIG CALL
 1-800-441-3535 OR 811
 PROTECT YOURSELF, GIVE
 TWO WORKING DAYS NOTICE

Lane Engineering, LLC

Established 1986

Civil Engineers • Land Planning • Land Surveyors



C-mail: general@lane.com
 117 Bay St., Easton, MD 21601 (410) 822-8003
 15 Washington St., Cambridge, MD 21613 (410) 221-0818
 334 Pennsylvania Ave., Centerville, MD 21617 (410) 758-3085

PROFESSIONAL CERTIFICATION: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 48188, Expiration Date: 12/28/2025.

SEAL



DATE

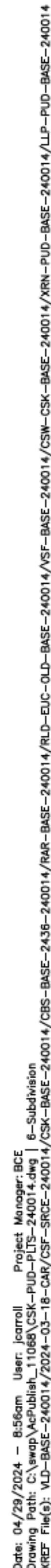
CONCEPTUAL
SWM PLAN

ON THE LANDS OF
NAI SATURN EASTERN, LLC

IN THE TOWN OF EASTON, WARD DISTRICT 1
TALBOT COUNTY, MARYLAND
TAX MAP 104 TAX PARCEL 612

ISSUED/REVISED FOR: ESOR PC	DATE: 04/03/24 BCE BY: 04/26/24 BCE
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SHEET No. 5 OF 6	JOB No. 240014
SCALE: AS NOTED	FILE No. B412



 SCALE IN FEET	SHEET No. 6 OF 6	
	SCALE: AS NOTED	JOB No. 240014 FILE No. B412

SHEET No. 6 OF 6	
SCALE: AS NOTED	JOB No. 240014
	FILE No. B412



TOWN OF EASTON

14 South Harrison Street
Easton, Maryland 21601

May 1, 2024

Dear Resident,

The Easton Planning Commission (Commission) will hold a public meeting on **Thursday, May 16, 2024 at 1:00 p.m.** in the Easton Town Council Chambers located on the second floor of 14 South Harrison Street. The Town of Easton Zoning Ordinance requires that owners of property located within 400 feet of a parcel on which certain types of applications are pending be given notice of upcoming meetings or hearings. If you are a tenant in or an owner of a multi-unit building, please distribute or post this notice in a visible location for all other tenants or owners to view. If you are a tenant of a rental property, please notify the property owner that this notice letter has been distributed to their property. Notice has also been sent to the Star Democrat, a sign has been posted at the subject property and the hearing agenda has been posted on the Town of Easton website: <http://eastonmd.gov/>.

This letter is sent to inform you that Lane Engineering has filed Planned Unit Development (PUD) Infill application 2024 - 1182 on behalf of NAI Saturn Eastern, LLC to request PUD Sketch Site Plan approval for the construction of townhomes (24 units) and single-family detached dwellings (9 units) on the property located at 139 N. Washington Street, also known as Tax Map 0104, Grid 0EA, Parcel 0612. This application is also scheduled to appear on the May 13, 2024 Historic District Commission agenda for the demolition of the old Safeway building and subsequent construction of the 33 total units.

Copies of the proposed application are on file and available for public review in the Town's Planning Office at 14 South Harrison Street between the hours of 8:30 a.m. and 4:00 p.m., Monday through Friday. **In addition, digital copies will be available for review one week prior to the scheduled meeting via the Town's website at <https://www.eastonmd.gov/129/Agendas-Minutes>.** If you have any questions regarding this application, please contact the Planning Office at (410) 822-1943 or via email at ssmith@eastonMD.gov.

Samantha N. Smith

Samantha N. Smith, Administrative Specialist
Planning & Zoning Department
410-822-1943 ssmith@eastonMD.gov



Town of Easton
Engineering, Planning and Zoning
13 South Harrison Street, Easton, MD 21601

Subdivision & Property Line Adjustment Application

Application Type

Subdivision ☒ Minor Subdivision ☐ Lot Line Revision ☐

Subdivision Information

Name **139 North Washington**
Property Size Acres **1.522 AC ±** Square Feet **66,298 SF ±**
Number of Lots Proposed **33**

Property Information

Address **139 N Washington St, Easton, MD 21601**
Tax Map **104** Grid **EA** Parcel **612** Lot
Deed Reference: Liber **2237** Folio **62**
Plat Reference: Liber **21 / 37** Folio **48 / 10**
Zoning District **CB** Planned Redevelopment Y ☐ N ☒ Historic District Y ☒ N ☐
Source of Electricity **Easton Utilities**

Owner

Name **Owner: NAI Saturn Eastern, LLC Contract Purchaser: Miller Development Corp. c/o Robby Miller**
Mailing Address **250 Park Center Blvd, Boise, ID 83706 8120 Woodmont Ave, #160, Bethesda, MD 20814**
Telephone No. **301-807-7057** Email **rmiller@miller.group**

Surveyor / Engineer

Name **Jarret Beyer P.E.** License No. **48188** Expiration Date **12/28/2025**
Mailing Address **Lane Engineering, LLC, 117 Bay St, Easton, MD 21601**
Telephone No. **410-822-8003** Email **jbeyer@leinc.com**

Applicant or Agent

Name **Brett Ewing, AICP, Lane Engineering, LLC**
Mailing Address **117 Bay St, Easton, MD 21601**
Telephone No. **410-822-8003** Email **bewing@leinc.com**

Additional Comments:

33 Lot Subdivision through the PUD process.

Minimum Lot Size	CB: 5,000 SF PUD: N/A	Minimum Lot Frontage	30'
Minimum Lot Envelope	20' x 30'	Existing Lot Coverage	34%
		Proposed Lot Coverage	41%

- ☐ ESDR Letter
☐ \$200 Per Subdivided Lot Fee
☐ \$500 Lot Line Revision Fee

Any modifications during review shall warrant an updated application.

I hereby certify that I have reviewed and satisfied the Town of Easton Subdivision Regulations Article 4, Procedures and Requirements and that submission of an incomplete application will be returned for correction prior to processing.

Signature of Applicant or Agent



Date 4/29/2024

Printed Name of Applicant or Agent

Brett Ewing, AICP, Lane Engineering, LLC

For Office Use Only

Planning Commission Y ☐ N ☐			
Planning Commission Meeting Date			
PC Approval Date		Subdivision No.	
Conditions? Y / N		Application No.	
Recordation Date		Fee Amount	
ESDR Y / N Date		Review Fee Paid	
<i>Revised 02-2019</i>			



- LEGEND
- Brick paving
 - Planting or Lawn
 - Tree Grates

139 N. Washington St.

139 N. WASHINGTON ST. | EASTON, MD 20814
1ST ELECTION DISTRICT
TALBOT COUNTY, MD
WSSC GRID:
TAX MAP:
MNCPPC:

OWNER / CLIENT
MILLER GROUP
8120 Woodmont Ave, Ste 160 | Bethesda, MD 20814
202.752.9866 | www.miller.group

ARCHITECT
mauricewalters | architect
400 7th St NW, Ste 502 | Washington, DC 20004
202.675.1094 | www.mwaltersarchitect.com

CIVIL ENGINEER
Lane Engineering, LLC
117 Bay St. | Easton, MD 21601
410.822.8003 | www.leinc.com

LANDSCAPE ARCHITECT
OEHME, VAN SWEDEN
800 G St SE | Washington, DC 20003
202.546.7575 | www.ovsla.com

LAND USE ATTORNEY
McAllister, DeTar, Showalter & Walker, LLC
100 N. West St | Easton, MD 21601
410.820.0222 | www.mdswlaw.com

Issues / Revisions

NO.	DESCRIPTION	DATE

Professional Seal



I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional architect under the laws of the State of Maryland.

NAME: MAURICE WALTERS
LICENSE No: 15649
EXPIRATION DATE: 09/03/2024

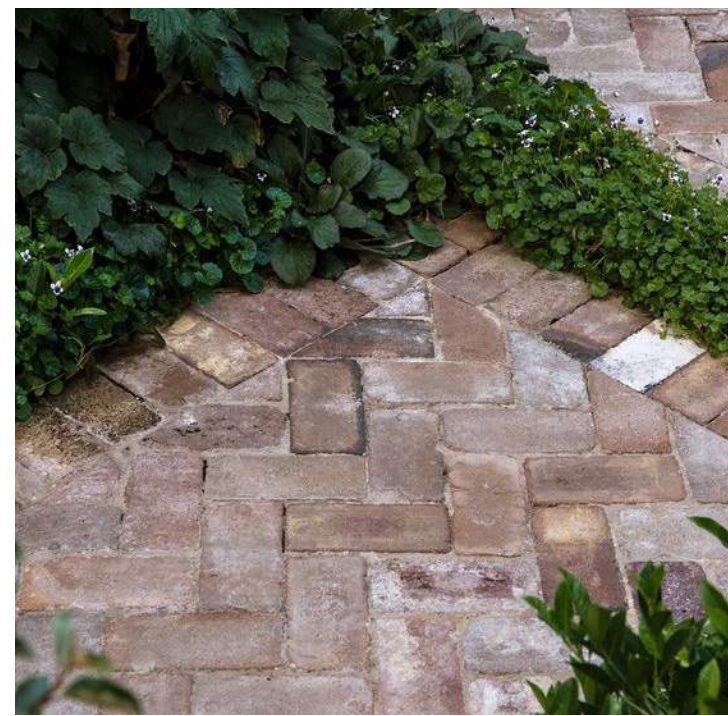
Drawing Title
LANDSCAPE PLAN

Sheet No.
L001

Scale 1/16"=1'-0"

EASTON PLANNING COMMISSION - 05.16.24

A photograph of a garden path lined with flowering trees and hedges, leading to a large blue urn. The path is made of light-colored gravel and is flanked by dense green foliage and trees with white blossoms. In the background, a large blue urn sits on a small platform, surrounded by more greenery.



A close-up photograph of a brick wall. The bricks are reddish-brown with some lighter, tan-colored bricks interspersed. They are laid in a running bond pattern. The top of the wall features a decorative arch made of bricks. Behind the wall, there is dense green foliage. The wall appears to be made of weathered bricks with some mortar visible between them.



410.820.0222 | www.mdswlaw.com

[illegible]

NTS

Page 194 of 300



139 N. Washington St.

139 N. WASHINGTON ST. | EASTON, MD 20814

ST ELECTION DISTRICT
TALBOT COUNTY, MD
WSSC GRID:
TAX MAP:

NCPPC:

OWNER / CLIENT



MILLER GROUP

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202.752.9866 | www.miller.group

ARCHITECT

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202.675.1094 | www.mwaltersarchitect.com

CIVIL ENGINEER

Plane Engineering, LLC

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10.822.8003 | www.leinc.com

LANDSCAPE ARCHITECT

OEHME, VAN SWEDEN

300 G St SE | Washington, DC 20003

202.546.7575 | www.ovsla.com

LAND USE ATTORNEY

eTar, Showalter & Walker, LLC

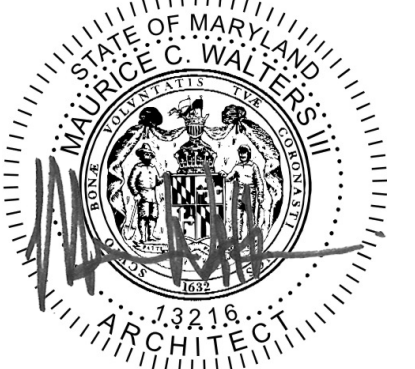
100 N. West St | Eastern, MD 21601

410.820.0222 | www.mdswlaw.com

Issues / Revisions

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NAME: MAURICE WALTERS
LICENSE No: 15649
EXPIRATION DATE: 09/03/2024

Drawing Title

SITE RENDERING

Sheet No.

A001

Scale

1" = 40'-0"



KEY PLAN 1-40
1" = 40'-0"

VIEW AT CORNER OF BAY ST AND WASHINGTON ST

EASTON TOWN COUNCIL - 06.17.24



VIEW FROM WASHINGTON ST TOWARD MEWS ENTRY



EASTON TOWN COUNCIL - 06.17.24

139 N. Washington St.

139 N. WASHINGTON ST. | EASTON, MD 20814

1ST ELECTION DISTRICT
TALBOT COUNTY, MD
WSSC GRID:
TAX MAP:

NCPPC:

OWNER / CLIENT



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Issues / Revisions

[illegible]

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NAME: MAURICE WALTERS

LICENSE No: 15649
EXPIRATION DATE: 09/01/2018

Drawing Title

SITE RENDERING

Sheet No.

A002

Scale

1" = 40'-0"

139 N. WASHINGTON ST. | EASTON, MD 20814

1ST ELECTION DISTRICT
TALBOT COUNTY, MD
WSSC GRID:
TAX MAP:
MNCPPC:

ARCHITECT
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[illegible]

NAME: MAURICE WALTERS
LICENSE No: 15649
EXPIRATION DATE: 09/03/2024

Sheet No.

A003

Scale 1" = 40'-0"



EASTON TOWN COUNCIL - 06.17.24



VIEW FROM WEST ST TOWARD MEWS ENTRY



○ KEY PLAN 1-40
1" = 40'-0"

EASTON TOWN COUNCIL - 06.17.24

139 N. Washington St.

139 N. WASHINGTON ST. | EASTON, MD 20814

1ST ELECTION DISTRICT
TALBOT COUNTY, MD
WSSC GRID:
TAX MAP:

MNCPPC:

OWNER / CLIENT



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NAME: MAURICE WALTERS

LICENSE No: 15649
EXPIRATION DATE: 09/03/2024

Drawing Title

SITE RENDERING

Sheet No.

A005

Scale

$$1'' = 40'-0''$$



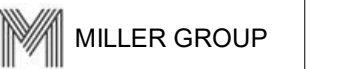
139 N. Washington St.

139 N. WASHINGTON ST. | EASTON, MD 20814

ST ELECTION DISTRICT
TALBOT COUNTY, MD
WSSC GRID:
TAX MAP:

NCPPC:

OWNER / CLIENT



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LAND USE ATTORNEY

McAllister, DeTar, Showalter & Walker, LLC

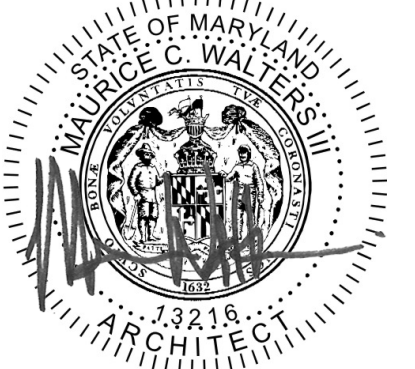
100 N. West St | Easton, MD 21601

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NAME: MAURICE WALTERS

LICENSE No: 15649
EXPIRATION DATE: 09/1

Drawing Title

SITE RENDERING

Sheet No.

A006

Scale

1" = 40'-0"

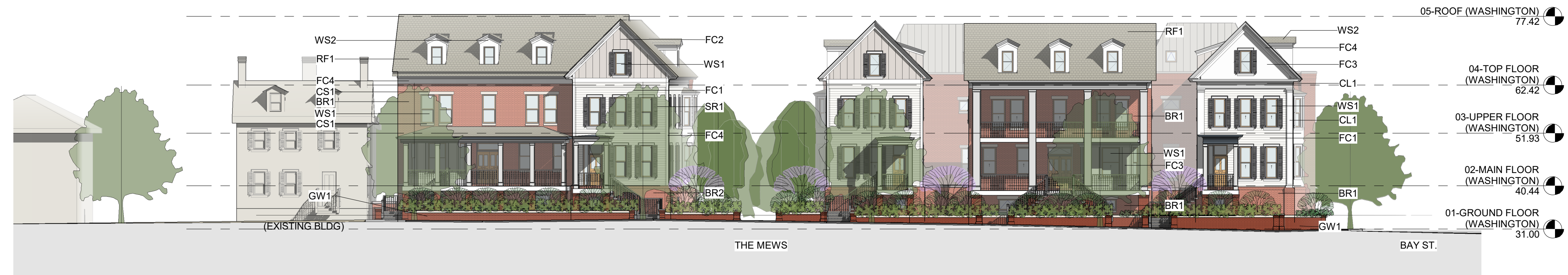


○ KEY PLAN 1-40
1" = 40'-0"

VIEW FROM BAY ST TOWARD WASHINGTON ST.

EASTON TOWN COUNCIL - 06.17.24

Materials Legend	
Key Value	Keynote Text
BR1	BRICK A (RED)
BR2	BRICK B
BR3	BRICK C (RED)
BR6	STACKED BOND BRICK MATCH BRICK
BR6	SOLDIER COURSE BRICK HEADER MATCH BRICK
BR7	BRICK CORBEL DETAIL MATCH BRICK
BR8	CHECKERBOARD BRICK SPANDELR MATCH BRICK
CL1	DECORATIVE PORCH COLUMNS AND ENTABLATURE
CS1	CAST STONE SILL/BOARD/HEADER
CS2	CAST STONE COPING
DR1	TOWNHOUSE DOOR, SINGLE
DR2	TOWNHOUSE DOOR, DOUBLE
DR3	SECTIONAL ALUMINUM AND GLASS OVERHEAD GARAGE DOOR
DR4	TERRACE DOOR
FC1	CLAPBOARD SIDING (FIBER CEMENT)
FC2	VERTICAL SHIPSLAP SIDING (FIBER CEMENT)
FC3	FIBER CEMENT PANEL
FC4	FIBER CEMENT TRIM
GW1	MASONRY GARDEN WALLS
MT1	DECORATIVE RAILING
MT2	STEEL LINTEL, PAINTED
RF1	SHINGLED ROOFING
RF3	STANDING SEAM METAL ROOF AND SIDING
SR1	SHUTTERS, OPERABLE
WS1	WINDOWS, HUNG OR AWNING
WS2	DORMER WINDOWS, HUNG OR AWING



① Washington St - East Elevation
1/16" = 1'-0"



② Bay Street - South Elevation
1/16" = 1'-0"



③ North Alley - North Elevation
1/16" = 1'-0"



139 N. Washington St.

139 N. WASHINGTON ST. | EASTON, MD 20814

ST ELECTION DISTRICT
TALBOT COUNTY, MD
WSSC GRID:
TAX MAP:

NCPPC:

OWNER / CLIENT

MILLER GROUP

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Issues / Revisions

[illegible]

Professional Seal



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NAME: MAURICE WALTERS
LICENSE No: 15649
EXPIRATION DATE: 09/03/2024

Drawing Title

SITE ELEVATIONS

Sheet No.

SD - 201

Scale	As indicated
-------	--------------

EASTON TOWN COUNCIL - 06.17.24

Materials Legend	
Key Value	Keynote Text
BR1	BRICK A (RED)
BR2	BRICK B
BR3	BRICK C (RED)
BR5	STACKED BOND BRICK, MATCH BRICK
BR6	SOLDIER COURSE BRICK HEADER, MATCH BRICK
BR7	BRICK CORBEL, DETAIL, MATCH BRICK
BR8	CHECKERBOARD BRICK SPANDREL, MATCH BRICK
CB1	DECORATIVE PORCH COLUMNS AND ENTABLATURE
CS1	CAST STONE SILL,BAND/HEADER
CS2	CAST STONE COPING
DR1	TOWNHOUSE DOOR, SINGLE
DR2	TOWNHOUSE DOOR, DOUBLE
DR3	SECTIONAL ALUMINUM AND GLASS OVERHEAD GARAGE DOOR
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FC1	CLAPBOARD SIDING (FIBER CEMENT)
FC2	VERTICAL SHIPLAP SIDING (FIBER CEMENT)
FC3	FIBER CEMENT PANEL
FC4	FIBER CEMENT TRIM
GW1	MASONRY GARDEN WALLS
MT1	DECORATIVE RAILING
MT2	STEEL LINTEL, PAINTED
RF1	SHINGLED ROOFING
RF3	STANDING SEAM METAL ROOF AND SIDING
SR1	SHUTTERS, OPERABLE
WS1	WINDOWS, HUNG OR AWNING
WS2	DORMER WINDOWS, HUNG OR AWING



1 West St - We
1/16" = 1'-0"



2 Mews - North
1/16" = 1'-0"



③ North Alley -
1/16" = 1'-0"



EASTON TOWN COUNCIL - 06.17.24

139 N. Washington St.

39 N. WASHINGTON ST. | EASTON, MD 20814

T ELECTION DISTRICT
 TALBOT COUNTY, MD
 WSSC GRID
 TAX MAP

MNCPPC:

OWNER / CLIENT

 MILLER GROUP

120 Woodmont Ave, Ste 160 | Bethesda, MD 208

02.752.9866 | www.miller-group.com

ARCHITECT

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SE | Washington, DC 20003

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LAND USE ATTORNEY

McAllister, DeTar, Showalter & Walker, LLC

00 N. West St | Easton, MD 21601

10.820.0222 | www.mdswlaw.com

Issues / Revisions

[illegible]

Professional Sea



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NAME: MAURICE WALTERS
 CENSE No: 15649
 EXPIRATION DATE: 09/03/202

Drawing Title

SITE ELEVATIONS

Sheet No.

SD - 202

Scale As indicated

CONTRACT OF SALE AND PURCHASE

1. **DATE OF CONTRACT:** June 15, 2024
2. **SELLER:** Town of Easton
14 South Harrison Street
Easton, Maryland 21601
3. **BUYER:** Latrish M. Oseko
34 Kelley Gibson Street
Easton, Maryland 21601
4. **PROPERTY DESCRIPTION:** Seller does sell to Buyer and Buyer does purchase from Seller all that lot of ground located in Talbot County, Maryland, known as 123 S. Locust Lane, Easton, Maryland, 21601, it being the same property described in a Deed dated February 7, 2017 from Wadella Chase Thomas and Kim M. Chase to the Town of Easton, recorded among the Land Records of Talbot County, Maryland in Liber 2424, folio 130, together with the improvements thereon, and all rights and appurtenances thereto belonging (the "Property").
5. **ESTATE:** The Property is being conveyed in fee simple.
6. **PURCHASE PRICE:** The purchase price is One Hundred Forty Thousand Dollars (\$140,000.00).
7. **PAYMENT TERMS:** The payment of the purchase price shall be made as follows:
 - (a) An initial deposit by way of check in the amount of Five Hundred Dollars (\$500.00) upon the execution of this Contract to be held by the Town and applied to the Purchase Price at settlement.
 - (b) The purchase price less the deposit shall be paid in full by Buyer in wired funds or other payment acceptable to the settlement officer at settlement.
8. **CONTINGENCIES:** The mutual obligations of Buyer and Seller to perform the provisions of this Agreement are contingent upon Seller's enacting final legislation authorizing sale of the Property to the Buyer as required by §5-204 of the Local Government Article of the Maryland Annotated Code. For the purposes of this Paragraph, such legislative action shall be deemed "final" when the legislative enactment becomes effective by its own terms and by the applicable provisions of general and public local law.
9. **FINANCING:** Buyer's obligation to purchase the Property is contingent upon Buyer obtaining a written commitment for a loan in the amount of \$137,464 secured by the Property. Buyer agrees to make written application for financing as herein described within ten (10) days from the date of Contract acceptance. If such written financing commitment is not obtained by Buyer within forty-five (45) days from the date of this Contract, this Contract of Sale shall be null and void and of no further legal effect, and all deposits hereunder shall be disbursed in

accordance with the terms of this Contract. If Buyer has complied with all of Buyer's obligations under this Contract, including those with respect to applying for financing and seeking to obtain financing, then the deposit shall be returned to Buyer. If Buyer obtains a written commitment for financing in which the interest, terms of payment, amount of loan, or any one of these differs from the financing conditions herein but are deemed acceptable to Buyer, then this Contract shall remain in full force and effect and the financing commitment deemed satisfied.

10. SETTLEMENT: Settlement shall occur within sixty (60) days after this contract is fully executed or upon the removal of the Seller Contingency in Paragraph 8, whichever shall occur later.

11. SETTLEMENT COSTS: NOTICE TO BUYER: BUYER HAS THE RIGHT TO SELECT BUYER'S OWN TITLE INSURANCE COMPANY, TITLE LAWYER, SETTLEMENT COMPANY, ESCROW COMPANY, MORTGAGE LENDER, OR FINANCIAL INSTITUTION AS DEFINED IN THE FINANCIAL INSTITUTIONS ARTICLE, ANNOTATED CODE OF MARYLAND. BUYER ACKNOWLEDGES THAT SELLER MAY NOT BE PROHIBITED FROM OFFERING OWNER FINANCING AS A CONDITION OF SETTLEMENT. Buyer agrees to pay all settlement costs and charges including, but not limited to, all Lender's fees in connection herewith, including title examination and title insurance fees, all document preparation and recording fees, notary fees, survey fees where required, and all recording charges, except if Buyers is a Veteran obtaining VA financing, those prohibited to be paid by a Veteran obtaining VA financing or except if Buyer is obtaining FHA financing, those prohibited to be paid by a Buyer obtaining FHA financing, which prohibited charges shall be paid by Seller. Notwithstanding the above, Seller agrees to give a credit of six percent (6%) of the sales price (\$8,400) towards Buyer's closing costs and prepaid expenses.

12. TRANSFER CHARGES: SECTION 14-104 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND PROVIDES THAT, UNLESS OTHERWISE NEGOTIATED IN THE CONTRACT PROVIDED BY STATE OR LOCAL LAW, THE COST OF ANY RECORDATION TAX OR ANY STATE OR LOCAL TRANSFER TAX SHALL BE SHARED EQUALLY BETWEEN THE BUYER AND SELLER. The parties hereby agree that Buyer is a first-time Maryland home buyer (as defined in the code) and that the transfer and recordation taxes shall be paid in accordance with the Addendum attached hereto.

13. ADJUSTMENTS: Rent and water rent shall be adjusted and apportioned as of date of settlement; and all taxes, general or special, and all other public or governmental charges or assessments against the Property which are or may be payable on a periodic basis, or other benefit charges, assessments, liens or encumbrances for sewer, water, drainage, paving, or other public improvements completed or commenced on or prior to the date hereof, or subsequent thereto, are to be adjusted and apportioned as of the date of settlement and are to be assumed and paid thereafter by Buyer, whether assessments have been levied or not as of date of settlement if applicable by local law. Any heating or cooking fuels remaining in supply tank(s) at time of settlement shall become the property of Buyer.

14. CONDITION OF PROPERTY AND POSSESSION: At settlement, Seller shall deliver possession of the Property and shall deliver the Property vacant, clear of trash and debris,

broom clean and in substantially the same condition as existed on the date of Contract acceptance. Buyer reserves the right to inspect the Property within five (5) days prior to settlement. EXCEPT AS OTHERWISE SPECIFIED IN THIS CONTRACT, INCLUDING THIS PARAGRAPH 13, THE PROPERTY IS SOLD "AS IS". THE PROPERTY IS BEING SOLD AS IS - SELLER MAKES NO GUARANTIES OR WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED, AS TO (FOR EXAMPLE BUT WITHOUT LIMITATION) THE CONDITION OF THE LAND, IMPROVEMENTS, STRUCTURES OR MECHANICAL SYSTEMS.

15. INCLUSIONS/EXCLUSIONS: Included in the purchase price are all permanently attached fixtures (including all smoke detectors) and all existing appliances.

16. HOME AND/OR ENVIRONMENTAL INSPECTION: Buyer may, at Buyer's sole cost and expense, condition Buyer's purchase of the Property upon a Home Inspection and/or Environmental Inspection in order to ascertain the physical condition of the Property or the existence of environmental hazards. If Buyer desires a Home Inspection and/or Environmental Inspection contingency, such contingency must be included in an Addendum to this Contract.

17. SINGLE FAMILY RESIDENTIAL REAL PROPERTY DISCLOSURE NOTICE: BUYER IS ADVISED OF THE RIGHT TO RECEIVE A "DISCLOSURE AND DISCLAIMER" STATEMENT FROM SELLER. (SECTION 10-702 REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND).

18. WETLANDS NOTICE: Buyer is advised that if all or a portion of the Property being purchased is wetlands, the approval of the U.S. Army Corps of Engineers will be necessary before a building permit can be issued for the Property. Additionally, the future use of existing dwellings may be restricted due to wetlands. The Corps has adopted a broad definition of wetlands which encompasses a large portion of the Chesapeake Bay Region. Other portions of the State may also be considered wetlands. For information as to whether the Property includes wetlands, Buyer may contact the Baltimore District of the U.S. Army Corps of Engineers.

19. NOTICE TO BUYER CONCERNING THE CHESAPEAKE AND ATLANTIC COASTAL BAYS CRITICAL AREA: Buyer is advised that all or a portion of the Property may be located in the 'Critical Area' of the Chesapeake and Atlantic Coastal Bays, and that additional zoning, land use, and resource protection regulations apply in this area. The "Critical Area" generally consists of all land and water areas within 1,000 feet beyond the landward boundaries of state or private wetlands, the Chesapeake Bay, the Atlantic Coastal Bays, and all of their tidal tributaries. The 'Critical Area' also includes the waters of lands under the Chesapeake Bay, the Atlantic Coastal Bays and all of their tidal tributaries to the head of tide. For information as to whether the Property is located within the Critical Area, Buyer may contact the local Department of Planning and Zoning, which maintains maps showing the extent of the Critical Area in the jurisdiction.

20. SALE/SETTLEMENT AND/OR LEASE OF OTHER REAL ESTATE: This Contract is not conditioned or contingent in any manner upon the sale, settlement and/or lease of any other real estate.

21. SELLER RESPONSIBILITY: Seller agrees to keep any existing mortgages free of default until settlement. All violation notices or requirements noted or issued by any governmental authority, or actions in any court on account thereof, against or affecting the Property at the date of settlement of this Contract, shall be complied with by the Seller and the Property conveyed free thereof. In addition, Seller may not negotiate new leases or renew existing leases for the Property which extend beyond settlement or possession date without Buyer's written consent.

22. DEED AND TITLE: At Settlement, a deed for the Property containing covenants of special warranty and further assurances, shall be executed by the Seller and shall convey the Property to Buyer. Title to the Property, including all chattels included in the purchase, shall be good and merchantable, free of liens and encumbrances except as specified herein; except for use and occupancy restrictions of public record which are generally applicable to properties in the immediate neighborhood or the subdivision in which the Property is located and publicly recorded easements for public utilities and any other easements which may be observed by an inspection of the Property. Buyer expressly assumes the risk that restrictive covenants, zoning laws or other recorded documents may restrict or prohibit the use of the Property for the purpose(s) intended by the Buyer. In the event Seller is unable to give good and merchantable title or such as can be insured by a Maryland licensed title insurer, with Buyer paying not more than the standard rate as filed with the Maryland Insurance Commissioner, Seller, at Seller's expense, shall have the option of curing any defect so as to enable Seller to give good and merchantable title or, if Buyer is willing to accept title without said defect being cured, paying any special premium on behalf of Buyer to obtain title insurance on the Property to the benefit of Buyer. In the event Seller elects to cure any defects in title, this Contract shall continue to remain in full force and effect; and the date of settlement shall be extended for a period not to exceed fourteen (14) additional days. If Seller is unable or unwilling to cure such title defect(s) and is unable to obtain a policy of title insurance on the Property to the benefit of Buyer from a Maryland licensed title insurer, Buyer shall have the option of taking such title as Seller can give, or terminating this Contract and being reimbursed by Seller for cost of searching title as may have been incurred not to exceed ½ of 1% of the purchase price. In the latter, event, there shall be no further liability or obligation on either of the parties hereto and this Contract shall become null and void.

23. DEFAULT: Buyer and Seller are required and agree to make full settlement in accordance with the terms of this Contract and acknowledge that failure to do so constitutes a breach hereof. In the event of a default, Buyer and Seller shall have all legal and equitable remedies.

24. BROKER'S FEE: Neither Seller or Buyer has used a real estate agent or broker with respect to this transaction.

25. ATTORNEY'S FEES: In any action or proceeding between Buyer and Seller based, in whole or in part, upon the performance or non-performance of the terms and conditions of this Contract, including, but not limited to, breach of contract, negligence, misrepresentation or fraud, each party to this contract shall be responsible for the payment of its own attorney fees.

26. NON-ASSIGNABILITY: Buyer may not assign buyer's rights under this Contract

without the written consent of the Seller.

27. PROPERTY INSURANCE AND RISK OF LOSS: The Property is to be held at the risk of Seller until legal title has passed or possession has been given to Buyer. If, prior to the time legal title has passed or possession has been given to Buyer, whichever shall occur first, all or a substantial part of the Property is destroyed or damaged, without fault of the Buyer, then this Contract, at the option of Buyer, upon written notice to Seller, shall be null and void and of no further effect, and all Deposits hereunder shall be returned to Buyer in accordance with the terms of this Contract.

28. FOREIGN INVESTMENT TAXES-FIRPTA: Section 1445 of the United States Internal revenue Code of 1986 provides that a Buyer of a residential real property located in the United States must withhold federal income taxes from the payment of the purchase price if (a) the purchase price exceeds Three Hundred Thousand Dollars (\$300,000.00) and (b) the Seller is a foreign person.

29. INTERNAL REVENUE SERVICE FILING: Buyer and Seller each agree to cooperate with the person responsible for settlement by providing all necessary information so that a report can be filed with the Internal revenue Service, if required by Section 6045 of the IRS Code.

30. PROPERTY TAX NOTICE: If any real property is transferred after January 1 and before the beginning of the next taxable year to a new owner, the new owner may submit a written appeal to the appropriate tax authorities as to a value or classification on or before 60 days after the date of the transfer.

31. TOWN OF EASTON AFFORDABLE HOUSING ADDENDUM. The Property is being sold as part of the Town of Easton Affordable Housing Program and is subject to certain restrictions, covenants, and conditions as are more fully described in the Addendum attached.

32. CRIMINAL ACTIVITY/SEXUAL OFFENDERS. Buyer may contact the state, county or municipal police department in which the Property is located or check the "sex offender registry" at the Maryland Department of Public Safety and Correctional Services website in order to ascertain criminal activity in the vicinity of the Property or the presence of registered sexual offenders who live or work in the vicinity of the Property. Buyer acknowledges that Buyer is solely responsible to inquire of such matters before signing this Contract. Buyer shall have no right to cancel this Contract based upon criminal activity or the presence of registered sexual offenders in the vicinity of the Property. The Town of Easton has no duty nor assumes any duty or responsibility to ascertain criminal activity or the presence of registered sexual offenders in the vicinity of the Property.

33. WARRANTIES. The builder of the home on the Property may offer a new home warranty for the home. Buyer shall be entitled to any warranties that are offered by the builder and that convey with the Property.

34. ADDENDA: In addition to the First-time Maryland Homebuyer Addendum, Talbot County Right to Farm Addendum, Home Inspection Addendum, and the Town of Easton

Affordable Housing Addendum. The following additional addenda are hereby attached and made a part of this Contract:

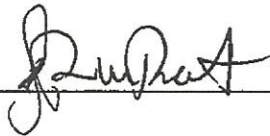
35. PARAGRAPH HEADINGS: The Paragraph headings of this Contract are for convenience and reference only, and in no way define or limit the intent, rights or obligations of the parties.

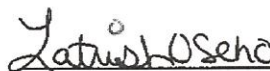
36. TIME IS OF THE ESSENCE: Time is of the essence of this Agreement.

37. INCORPORATION AND ENTIRE AGREEMENT: This Contract and any Addenda to this Contract contain the final and entire agreement between the parties, and neither they nor their agents shall be bound by any other terms, conditions, statements, warranties or representations, oral or written. The parties to this Contract mutually agree that it is binding upon them, their heirs, executors, administrators, personal representatives, successors and, if permitted as herein provided, assignees. Once signed, the terms of this Contract can only be changed by a document executed by all parties. This Contract shall be interpreted and construed in accordance with the laws of the State of Maryland. It is further agreed that this Contract may be executed in counterparts, each of which when considered together shall constitute the original contract.

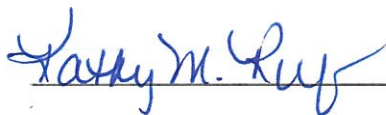
38. ELECTRONIC DELIVERY: The parties agree that this Contract shall be deemed validly executed and delivered by a party if a party executes this Contract and delivers a copy of the executed Contract to the other party by telefax or telecopier transmittal, or delivers a digital image of the executed Contract by email transmittal.

WITNESS:



 6/15/2024 (SEAL)
Latrish M. Oseko, Date

Buyer



TOWN OF EASTON
By:  6/17/24 (SEAL)
Megan J. M. Cook, Mayor Date

Seller

DATE OF CONTRACT ACCEPTANCE: June 17, 2024

ADDENDUM # 1 TO CONTRACT OF SALE

**ADDENDUM TO CONTRACT OF SALE
TOWN OF EASTON AFFORDABLE HOUSING RESTRICTIONS**

PROPERTY: 123 S Locust Lane, Easton, Maryland 21601

SELLER(S): Town of Easton

BUYER(S): Latrish M. Oseko

CONTRACT DATE: June 15, 2024

This Addendum is attached to and hereby made a part of the above described Contract of Sale by and between Seller(s) and Buyer(s).

1. IF THE BUYER IS A FIRST-TIME MARYLAND HOME BUYER* WHO WILL RESIDE IN THE PROPERTY, SECTION 14-104 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND PROVIDES:

- (A) THAT THE BUYER'S PORTION OF THE STATE TRANSFER TAX IS WAIVED;
- (B) THE STATE TRANSFER TAX WILL BE REDUCED TO 0.25% OF THE SALES PRICE OF THE PROPERTY;
- (C) THAT THE ENTIRE AMOUNT OF THE STATE TRANSFER TAX SHALL BE PAID BY THE SELLER; AND
- (D) THAT THE ENTIRE AMOUNT OF RECORDATION TAX AND LOCAL TRANSFER TAX SHALL BE PAID BY THE SELLER UNLESS THERE IS AN EXPRESS AGREEMENT BETWEEN BUYER AND SELLER THAT THE RECORDATION TAX AND LOCAL TRANSFER TAX WILL NOT BE PAID ENTIRELY BY THE SELLER.

* "FIRST-TIME MARYLAND HOME BUYER" MEANS AN INDIVIDUAL WHO HAS NEVER OWNED IN THE STATE OF MARYLAND RESIDENTIAL REAL PROPERTY THAT HAS BEEN THE BUYER'S PRINCIPAL RESIDENCE.

☒ CHECK IF FIRST-TIME MARYLAND HOME BUYER.

2. BUYER AND SELLER AGREE THAT THE COST OF LOCAL TRANSFER TAXES AND RECORDATION TAXES SHALL BE PAID AS FOLLOWS: The cost of local transfer taxes and recordation taxes shall be shared equally by Buyer and Seller.

All other terms and conditions of the Contract of Sale remain in full force and effect.

6/15/2024 Latrish Oseko (SEAL)
Date Latrish M. Oseko

Buyer

TOWN OF EASTON

6/17/24 By: Megan J. M. Cook (SEAL)
Date Megan J. M. Cook, Mayor

Seller

ADDENDUM # 2 TO CONTRACT OF SALE

PROPERTY: 123 S. Locust Lane, Easton, Maryland 21601

SELLER(S): Town of Easton

BUYER(S): Latrish M. Oseko

CONTRACT DATE: June 15, 2024

This Addendum is attached to and hereby made a part of the above described Contract of Sale by and between Seller(s) and Buyer(s).

THE ABOVE MENTIONED CONTRACT IS CHANGED TO INCLUDE THE FOLLOWING:

- Home/Environmental Inspection.** The Buyer, at Buyer's expense, has the right to have the subject property inspected for structural soundness and to ensure that all of the electrical, plumbing, and mechanical equipment is in proper operating condition and/or for environmental hazards. The results of said inspection(s) must be received by Buyer within fourteen (14) days of the date of this contract. If Buyer is dissatisfied with the reported conditions of the above-mentioned items, then Buyer must, within forty-eight (48) hours of receipt of said report, send a copy of the report to Seller and advise the Seller in writing of those provisions of the report which Buyer is dissatisfied with. Seller, upon receipt of such notice, must within forty-eight (48) hours either agree to repair or replace those items prior to settlement or give the Buyer the option of repairing or replacing the items at the Buyer's expense. If no agreement between the Seller and the Buyer can be reached the contract may be voidable at which event written releases shall be executed by the Seller and the Buyer and all deposit monies shall be returned to the Buyers. *Time is of the essence for this paragraph.* Failure of the Buyer to obtain the inspection report or provide written notice of dissatisfaction as herein provided by the times as herein specified shall constitute a waiver by Buyer of the provisions of this paragraph and in such event this Contract shall continue in full force and effect.

Latrish Oseko (SEAL)
Latrish M. Oseko

6/15/2024
Date

Town of Easton
By: Megan J. M. Cook (SEAL)
Megan J. M. Cook, Mayor

6/17/24
Date

MARYLAND RESIDENTIAL PROPERTY DISCLOSURE AND DISCLAIMER STATEMENT

Property Address: 123 S. Locust Lane, Easton, Maryland 21601

NOTICE TO SELLER AND PURCHASER

Section 10-702 of the Real Property Article, *Annotated Code of Maryland*, requires the owner of certain residential real property to furnish to the purchaser either (a) a **RESIDENTIAL PROPERTY DISCLAIMER STATEMENT** stating that the owner is selling the property "as is" and makes no representations or warranties as to the condition of the property or any improvements on the real property, except as otherwise provided in the contract of sale, or in a listing of latent defects; or (b) a **RESIDENTIAL PROPERTY DISCLOSURE STATEMENT** disclosing defects or other information about the condition of the real property actually known by the owner. Certain transfers of residential property are excluded from this requirement (see the exemptions listed below).

10-702. EXEMPTIONS. The following are specifically excluded from the provisions of §10-702:

1. The initial sale of single family residential real property:
 - A. that has never been occupied; or
 - B. for which a certificate of occupancy has been issued within 1 year before the seller and buyer enter into a contract of sale;
2. A transfer that is exempt from the transfer tax under §13-207 of the Tax-Property Article, except land installment contracts of sales under §13-207(a) (11) of the Tax-Property Article and options to purchase real property under §13-207(a)(12) of the Tax-Property Article;
3. A sale by a lender or an affiliate or subsidiary of a lender that acquired the real property by foreclosure or deed in lieu of foreclosure;
4. A sheriff's sale, tax sale, or sale by foreclosure, partition, or by court appointed trustee;
5. A transfer by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6. A transfer of single family residential real property to be converted by the buyer into use other than residential use or to be demolished; or
7. A sale of unimproved real property.

Section 10-702 also requires the owner to disclose information about latent defects in the property that the owner has actual knowledge of. The owner must provide this information even if selling the property "as is." "Latent defects" are defined as: Material defects in real property or an improvement to real property that:

- (1) A purchaser would not reasonably be expected to ascertain or observe by a careful visual inspection of the real property; and
- (2) Would pose a direct threat to the health or safety of:
 - (i) the purchaser; or
 - (ii) an occupant of the real property, including a tenant or invitee of the purchaser.

MARYLAND RESIDENTIAL PROPERTY DISCLOSURE STATEMENT

NOTICE TO OWNERS: Complete and sign this statement only if you elect to disclose defects, including latent defects, or other information about the condition of the property actually known by you; otherwise, sign the Residential Property Disclaimer Statement. You may wish to obtain professional advice or inspections of the property; however, you are not required to undertake or provide any independent investigation or inspection of the property in order to make the disclosure set forth below. The disclosure is based on your personal knowledge of the condition of the property at the time of the signing of this statement.

NOTICE TO PURCHASERS: The information provided is the representation of the Owners and is based upon the actual knowledge of Owners as of the date noted. Disclosure by the Owners is not a substitute for an inspection by an independent home inspection company, and you may wish to obtain such an inspection. The information contained in this statement is not a warranty by the Owners as to the condition of the property of which the Owners have no knowledge or other conditions of which the Owners have no actual knowledge.

How long have you owned the property? _____

Property System: Water, Sewage, Heating & Air Conditioning (Answer all that apply)

Water Supply	☐ Public	☐ Well	☐ Other _____
Sewage Disposal	☐ Public	☐ Septic System approved for _____	(# bedrooms) Other Type _____
Garbage Disposal	☐ Yes	☐ No	
Dishwasher	☐ Yes	☐ No	
Heating	☐ Oil	☐ Natural Gas	☐ Electric
Air Conditioning	☐ Oil	☐ Natural Gas	☐ Electric
Hot Water	☐ Oil	☐ Natural Gas	☐ Electric Capacity _____ Age _____

Please indicate your actual knowledge with respect to the following:

1. Foundation: Any settlement or other problems?	☐ Yes	☐ No	☐ Unknown
Comments: _____			
2. Basement: Any leaks or evidence of moisture?	☐ Yes	☐ No	☐ Unknown ☐ Does Not Apply
Comments: _____			
3. Roof: Any leaks or evidence of moisture?	☐ Yes	☐ No	☐ Unknown
Type of Roof: _____ Age _____			
Comments: _____			
Is there any existing fire retardant treated plywood?	☐ Yes	☐ No	☐ Unknown
Comments: _____			
4. Other Structural Systems, including exterior walls and floors:			
Comments: _____			
Any defects (structural or otherwise)?	☐ Yes	☐ No	☐ Unknown
Comments: _____			
5. Plumbing system: Is the system in operating condition?	☐ Yes	☐ No	☐ Unknown
Comments: _____			
6. Heating Systems: Is heat supplied to all finished rooms?	☐ Yes	☐ No	☐ Unknown
Comments: _____			
Is the system in operating condition?	☐ Yes	☐ No	☐ Unknown
Comments: _____			
7. Air Conditioning System: Is cooling supplied to all finished rooms?	☐ Yes	☐ No	☐ Unknown ☐ Does Not Apply
Comments: _____			
Is the system in operating condition?	☐ Yes	☐ No	☐ Unknown ☐ Does Not Apply
Comments: _____			
8. Electric Systems: Are there any problems with electrical fuses, circuit breakers, outlets or wiring?			
☐ Yes	☐ No.	☐ Unknown	
Comments: _____			
8A. Will the smoke alarms provide an alarm in the event of a power outage? ☐ Yes ☐ No			
Are the smoke alarms over 10 years old? ☐ Yes ☐ No			
If the smoke alarms are battery operated, are they sealed, tamper resistant units incorporating a silence/hush button, which use long-life batteries as required in all Maryland Homes by 2018? ☐ Yes ☐ No			
Comments: _____			
9. Septic Systems: Is the septic system functioning properly?	☐ Yes	☐ No	☐ Unknown ☐ Does Not Apply
When was the system last pumped? Date _____	☐ Unknown		
Comments: _____			
10. Water Supply: Any problem with water supply?	☐ Yes	☐ No	☐ Unknown
Comments: _____			
Home water treatment system:	☐ Yes	☐ No	☐ Unknown
Comments: _____			
Fire sprinkler system:	☐ Yes	☐ No	☐ Unknown ☐ Does Not Apply
Comments: _____			
Are the systems in operating condition?	☐ Yes	☐ No	☐ Unknown
Comments: _____			
11. Insulation:			
In exterior walls?	☐ Yes	☐ No	☐ Unknown
In ceiling/attic?	☐ Yes	☐ No	☐ Unknown
In any other areas?	☐ Yes	☐ No	Where? _____
Comments: _____			
12. Exterior Drainage: Does water stand on the property for more than 24 hours after a heavy rain?			
☐ Yes	☐ No	☐ Unknown	
Comments: _____			
Are gutters and downspouts in good repair?	☐ Yes	☐ No	☐ Unknown
Comments: _____			

13. Wood-destroying insects: Any infestation and/or prior damage? ☐ Yes ☐ No ☐ Unknown

Comments: _____

Any treatments or repairs? ☐ Yes ☐ No ☐ Unknown

Any warranties? ☐ Yes ☐ No ☐ Unknown

Comments: _____

14. Are there any hazardous or regulated materials (including, but not limited to, licensed landfills, asbestos, radon gas, lead-based paint, underground storage tanks, or other contamination) on the property?

☐ Yes ☐ No ☐ Unknown

If yes, specify below

Comments: _____

15. If the property relies on the combustion of a fossil fuel for heat, ventilation, hot water, or clothes dryer operation, is a carbon monoxide alarm installed in the property?

☐ Yes ☐ No ☐ Unknown

Comments: _____

16. Are there any zoning violations, nonconforming uses, violation of building restrictions or setback requirements or any recorded or unrecorded easement, except for utilities, on or affecting the property?

☐ Yes ☐ No ☐ Unknown

If yes, specify below

Comments: _____

16A. If you or a contractor have made improvements to the property, were the required permits pulled from the county or local permitting office? ☐ Yes ☐ No ☐ Does Not Apply ☐ Unknown

Comments: _____

17. Is the property located in a flood zone, conservation area, wetland area, Chesapeake Bay critical area or Designated Historic District?

☐ Yes

☐ No

☐ Unknown

If yes, specify below

Comments: _____

18. Is the property subject to any restriction imposed by a Home Owners Association or any other type of community association?

☐ Yes

☐ No

☐ Unknown

If yes, specify below

Comments: _____

19. Are there any other material defects, including latent defects, affecting the physical condition of the property?

☐ Yes

☐ No

☐ Unknown

Comments: _____

NOTE: Owner(s) may wish to disclose the condition of other buildings on the property on a separate RESIDENTIAL PROPERTY DISCLOSURE STATEMENT.

The owner(s) acknowledge having carefully examined this statement, including any comments, and verify that it is complete and accurate as of the date signed. The owner(s) further acknowledge that they have been informed of their rights and obligations under §10-702 of the Maryland Real Property Article.

Owner _____ Date _____

Owner _____ Date _____

The purchaser(s) acknowledge receipt of a copy of this disclosure statement and further acknowledge that they have been informed of their rights and obligations under §10-702 of the Maryland Real Property Article.

Purchaser _____ Date _____

Purchaser _____ Date _____

MARYLAND RESIDENTIAL PROPERTY DISCLAIMER STATEMENT

NOTICE TO OWNER(S): Sign this statement only if you elect to sell the property without representations and warranties as to its condition, except as otherwise provided in the contract of sale and in the listing of latent defects set forth below; otherwise, complete and sign the RESIDENTIAL PROPERTY DISCLOSURE STATEMENT.

Except for the latent defects listed below, the undersigned owner(s) of the real property make no representations or warranties as to the condition of the real property or any improvements thereon, and the purchaser will be receiving the real property "as is" with all defects, including latent defects, which may exist, except as otherwise provided in the real estate contract of sale. The owner(s) acknowledge having carefully examined this statement and further acknowledge that they have been informed of their rights and obligations under §10-702 of the Maryland Real Property Article.

The owner(s) has actual knowledge of the following latent defects: None.

* Owner  Date 6/17/24
 Owner _____ Date _____

The purchaser(s) acknowledge receipt of a copy of this disclaimer statement and further acknowledge that they have been informed of their rights and obligations under §10-702 of the Maryland Real Property Article.

Purchaser Latisha Oseho Date 6/15/2024
 Purchaser _____ Date _____

**REAL ESTATE TRANSFER DISCLOSURE STATEMENT
TALBOT COUNTY, MARYLAND**

THIS DISCLOSURE STATEMENT CONCERNS THE REAL PROPERTY LOCATED IN TALBOT COUNTY, MARYLAND, DESCRIBED AS 123 S. LOCUST LANE, EASTON, MARYLAND.

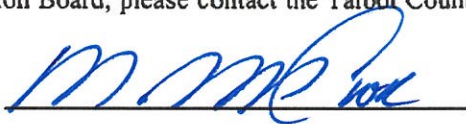
THIS STATEMENT IS A DISCLOSURE OF THE EXISTENCE OF THE TALBOT COUNTY RIGHT TO FARM ORDINANCE IN COMPLIANCE WITH THE TALBOT COUNTY CODE, TITLE 30. RIGHT TO FARM.

SELLER'S INFORMATION

THE FOLLOWING ARE REPRESENTATIONS MADE BY THE SELLER AND ARE NOT THE REPRESENTATIONS OF THE AGENT(S), IF ANY. THIS INFORMATION IS A DISCLOSURE AND IS NOT INTENDED TO BE PART OF ANY CONTRACT BETWEEN THE BUYER AND SELLER.

TALBOT COUNTY ALLOWS AGRICULTURAL OPERATIONS (Chapter 128. Right to Farm) WITHIN THE COUNTY. You may be subject to inconveniences or discomforts arising from such operations, including, but not limited to, smoke, noise, vibration, odors, fumes, dust, pests, glare, the operation of machinery of any kind during any twenty-four-hour (including aircraft), the use of irrigation, vibration, the storage and disposal of manure, application of fertilizer, pesticides, and other agricultural chemicals. Talbot County has determined that inconveniences or discomforts associated with such agricultural operations are generally temporary in nature and shall not be considered to be an interference with reasonable use and enjoyment of land and residential or accessory structures, if such operations are conducted in accordance with generally accepted agricultural practices. Talbot County has established a Reconciliation Board to assist in the resolution of disputes which might arise between persons in Talbot County regarding whether agricultural operations conducted on agricultural lands are causing an interference with the reasonable use and enjoyment of land or personal well being and whether those operations are being conducted in accordance with generally accepted agricultural practices. If you have any questions concerning this policy or the Resolution Board, please contact the Talbot County Office of Planning and Zoning for additional information.

Seller



Date:

6/17/24

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT:

Buyer

Latrish Oseho

Date:

6/15/2024

Buyer

Date:

IF YOU DESIRE LEGAL ADVICE, CONSULT YOUR ATTORNEY

ADDENDUM # 3 TO CONTRACT OF SALE

**ADDENDUM TO CONTRACT OF SALE
TOWN OF EASTON AFFORDABLE HOUSING RESTRICTIONS**

PROPERTY: 123 S. Locust Lane, Easton, Maryland 21601

SELLER(S): Town of Easton

BUYER(S): Latrish M. Oseko

CONTRACT DATE: June 15, 2024

This Addendum is attached to and hereby made a part of the above described Contract of Sale by and between Seller(s) and Buyer(s).

1. The Property is being sold as part of the Town of Easton's Affordable Housing Program. As such, it is or will be subject to covenants in accordance with the Town of Easton Affordable Housing Program. A copy of the Moderately Priced Dwelling Unit Declaration of Covenants For Sale is attached hereto as Exhibit A. These covenants will be recorded prior to the sale to Buyer. PLEASE NOTE THAT THE ATTACHED COVENANTS RESTRICT YOUR ABILITY TO SELL, LEASE, AND MORTGAGE THE PROPERTY EXCEPT IN ACCORDANCE WITH THE TOWN OF EASTON AFFORDABLE HOUSING PROGRAM FOR A PERIOD OF SEVEN YEARS. PLEASE CONSULT AN ATTORNEY IF YOU DO NOT UNDERSTAND THESE PROVISIONS.

6/15/2024 Latrish Oseko (SEAL)
Date Latrish M. Oseko

Buyer

TOWN OF EASTON

6/17/24 By: Megan J. M. Cook (SEAL)
Date Megan J. M. Cook, Mayor

Seller

**MODERATELY PRICED DWELLING UNIT
DECLARATION OF COVENANTS
FOR SALE**

THIS DECLARATION OF COVENANTS, made this 12th day of June, 2024, hereinafter set forth by TOWN OF EASTON, a Maryland municipal corporation, owner, (hereinafter referred to as "Declarant").

NOW, THEREFORE, Declarant hereby declares that the property described hereinafter shall be held, sold and conveyed subject to the following covenants, conditions, and restrictions:

ARTICLE 1

Declarant is the owner of all of the property set forth and described in the list attached hereto and made a part hereof as Exhibit A. The property that is the subject of this Declaration of Covenants is hereinafter referred to as the Moderately Priced Dwelling Unit (MPDU).

ARTICLE 2

For a period of seven (7) years beginning on the date of recordation of the deed from the Declarant to the initial purchaser of an MPDU, or such other period as established by law, (the Control Period"), the MPDU and the improvements thereon and those that may subsequently be made to the MPDU must not be sold or the mortgage or deed of trust note refinanced for an amount in excess of the maximum sales price established in accordance with regulations adopted by the Easton Affordable Housing Board. Closing costs, improvements and brokerage fees are defined and assessed in accordance with the terms of the regulations adopted by the Easton Affordable Housing Board. The resale price calculation for the MPDU will be made in accordance with the median household income for moderate income wage earners for the Town of Easton as calculated by the Easton Affordable Housing Board. If an MPDU is sold or conveyed during the Control Period, the provisions contained in these covenants will be effective for the remaining term of the Control Period. An MPDU offered for resale during the Control Period must first be offered exclusively for 30 days to the Town of Easton.

ARTICLE 3

Purchasers of an MPDU shall be first time homebuyers as that term is defined by the Department of Housing and Urban Development ("HUD"), shall occupy the MPDU as their primary residence during the Control Period, and may be subject to approval by the Easton Affordable Housing Board. Purchasers of an MPDU are not permitted to lease or rent their MPDU to other parties during the Control Period. This restriction may be waived by the Town to allow a temporary rental of the MPDU for good and sufficient cause. The MPDU must be rented in accordance with regulations established by the Easton Affordable Housing Board and Purchasers must receive prior written permission from the Town to rent their MPDU temporarily. Purchasers will be required to extend the Control Period for a time equal to the

length of time the MPDU is rented.

ARTICLE 4

Declarant, its heirs, assigns, and successors, hereby irrevocably assigns, transfers, and conveys unto the Town of Easton, all of its right, title, interest, or obligation to enforce and maintain in full force and effect, the terms, conditions, and requirements of this Declaration of Covenants.

ARTICLE 5

The Town of Easton may enforce these Covenants by a proceeding, at law or in equity, against any person or persons violating or attempting to violate intentionally or otherwise, any covenant or restriction herein contained, either to restrain any violation hereof or to recover damages or monies, or to proceed against the land or the MPDU to enforce any lien or obligation created by or resulting from these Covenants.

ARTICLE 6

These Covenants are binding upon the Property, the MPDU, upon the Declarant and the MPDU Purchasers, upon the Declarant's and the MPDU Purchaser's heirs, successors, and assigns, and upon all transferees and transferors of the title to the MPDU during the Control Period and until the fulfillment of all other provisions contained.

ARTICLE 7

The original deed of conveyance from the Declarant, its heirs, assigns or successors, and all subsequent transfers, assignments, and deeds of conveyance out by subsequent Purchasers of the MPDU, must, during the term so these Covenants, be a two-party deed that contains conspicuous language specifically reciting that the MPDU is subject to these Covenants, including the recordation of these Covenants among the land records of Talbot County, Maryland including the Liber and Folio. Notice must also be included in any contract of sale for an MPDU that fully and completely discloses the rental and resale price restrictions and controls established herein. All subsequent Purchasers of an MPDU must likewise provide such notice in contracts of sale.

ARTICLE 8

These Covenants cannot be terminated without the written consent of the Town, and except by the expiration of the Control Period defined in Article 2, or a foreclosure sale as provided in Article 9.

ARTICLE 9

A mortgagee or other secured party who has initiated foreclosure proceedings on a debt secured by a mortgage or deed of trust on an MPDU must notify the Town of Easton in writing not later than thirty (30) days prior to the date of the foreclosure sale. If the MPDU is sold at a foreclosure sale, the restrictions contained in the Covenants will be terminated

ARTICLE 10

If any default occurs and is continuing, the Town may apply to any state or federal court having jurisdiction for specific performance of the Declaration of Covenants, for an injunction against any violation of this Declaration of Covenants, or for such other relief at law or equity as may be appropriate and consistent with applicable requirements of the Declaration of Covenants. No remedy conferred upon or reserved to the Town by this Declaration of Covenants is intended to be exclusive of any other available remedy or remedies, but each and every such remedy is cumulative and is in addition to every other remedy given under this Declaration of Covenants, existing at law or in equity. No delay or omission to exercise any right or power accruing upon any failure to perform under this Article will impair any such right or power or will be construed to be a waiver thereof. If, upon or after the occurrence of any default hereunder, the Town incurs expenses for the enforcement or performance or observance of any obligation or agreement on the part of others contained herein, the Town must be reimbursed upon demand by the party or parties for reasonable expenses paid to third parties.

ARTICLE 11

These Declaration of Covenants repeatedly refer to regulations adopted by the Affordable Housing Board. The reference to regulations adopted by the Affordable Housing Board shall include a subsequent codification of regulations dealing with Affordable Housing in the Easton Town Code.

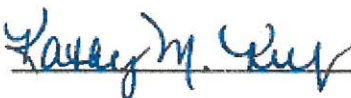
ARTICLE 12

In the event any provision of this Declaration of Covenants shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision thereof.

IN WITNESS WHEREOF, Declarant, the Town of Easton has caused these Declaration of Covenants to be executed.

ATTEST:

Town of Easton



By:



Megan J. M. Cook, Mayor

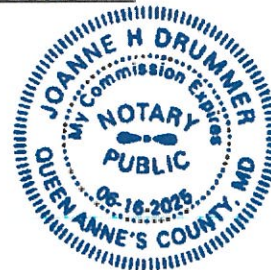
STATE OF MARYLAND, COUNTY TALBOT, TO WIT:

I HEREBY CERTIFY, That on this 12th day of June, 2024, before me, the subscriber, a Notary Public in and for the State of Maryland and County of Talbot, personally appeared Megan J.M. Cook who acknowledged herself to be the Mayor of the Town of Easton, a Maryland municipal corporation, and that she as such Mayor, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing in my presence the name of the Town by herself as such Mayor.

AS WITNESS my hand and Notarial Seal.

Joanne H. Drummer
Notary Public

My Commission expires:





Pre-Qualification Letter

Names: Latrish M Oseko

Congratulations! You have been pre-approved for a mortgage loan as outlined below.

Loan Program: FHA

Sales Price: \$140,000.00

Loan Amount \$137,464.00

This Pre-Approval is good until 07/30/2024 (90 days from date of letter) assuming no change in your financial situation. This is based on our preliminary review of information you submitted and is subject to our final underwriting approval.

This Pre-Approval should not be considered a commitment to lend. This Pre-Approval is conditioned on the items checked below:

- (X) Valid ratified Contract of Sale and all Addenda.
- (X) Satisfactory Appraisal of said property.
- (X) Your selection and application for a mortgage program that meets the terms above.
- (X) Financing Agreement issued by FHMC and accepted under the terms above.

In addition to the above standard conditions your Pre-Approval is subject to the following:

Transfer Taxes to be split equally between the buyer and the seller. Seller to contribute \$8,400 towards buyers closing costs.

As required by applicable law, a separate written disclosure containing important additional information regarding this pre-approval is being provided to you along with this letter Thank you for choosing First Home Mortgage to help arrange financing for your home. I look forward to working with you. Please feel free to contact me with any questions or concerns regarding the terms of this pre-approval.

Sincerely,

Thomas Draper

NMLS ID: 1558861

Cell: 443-786-9887

FIRST HOME
MORTGAGE

Pre-Approval Disclosure

Date: 05/01/2024

Latrish M Oseko
34 Kelly Gibson Street
Easton, MD 21601

You have been pre-approved for a mortgage loan. "Pre-approved" means we have reviewed your request for a mortgage loan and issued a pre-approval letter based on the information you submitted. We are required to inform you that your loan application has not yet been approved and a written commitment to make a mortgage loan has not yet been issued. Pre-approval does not guarantee acceptance into a specific loan program.

The following conditions must be fully satisfied before your loan application can be approved: (1) submission by you of a complete loan application and all supporting documents requested by First Home Mortgage, (2) receipt of a satisfactory appraisal of the property that will secure the loan, (3) receipt and satisfactory review of your credit report, (4) a title report must be completed on the property to ensure a clear and marketable title, (5) applicable property, mortgage and hazard insurance must be purchased, (6) final underwriting approval by First Home Mortgage of your loan application, (7) no material changes to your financial condition prior to the closing of the mortgage loan can occur, including, but not limited to changes to employment, income, assets or increased liabilities.

This disclosure is provided to you in conjunction with the pre-approval letter that was provided to you contemporaneously with this disclosure. The pre-approval letter is subject to and limited by this disclosure, and this disclosure and the pre-approval letter should be read together as if one.

By signing below, you acknowledge that you have read and understood the above disclosure.

Borrower Date

Borrower Date

Western Union
WESTERN UNION FINANCIAL SERVICES INC. ISSUER: Denver, Colorado
Payable at Wells Fargo Bank Grand Junction - Downtown, N.A. Grand Junction, Colorado

MONEY ORDER

19-557420701

A 247568 D 061424
T 1953 09
195574207015 L 003841

\$ 500.00

PAY EXACTLY FIVE HUNDRED DOLLARS AND NO CENTS
PAY TO THE ORDER OF Town of Easton

PAYMENT FOR/ACCT. #

34 Kelley Gibson St. Easton MD 21601

Larish Dene

PURCHASER'S SIGNATURE

MOBILE DEPOSIT PROHIBITED

⑆102100400⑆ 40195574207015⑈

RESOLUTION NO. 6185

A RESOLUTION TO ANNEX A PARCEL OF LAND OWNED BY CORRIGAN & TRIPPE VENTURES, LLC LOCATED ON THE EAST SIDE OF OCEAN GATEWAY/U.S. ROUTE 50, CONSISTING OF 17.329 ACRES OF LAND, MORE OR LESS, INTO THE TOWN OF EASTON AND TO PROVIDE FOR THE TERMS AND CONDITIONS OF THE ANNEXATION.

Introduced by: _____

WHEREAS, the Town of Easton (the “Town”) is authorized by the provisions of §4-401 *et seq.* of the Local Government Article of the Maryland Annotated Code (the “Code”) to expand its municipal boundaries by annexing lands adjacent to it, and wishes to annex a certain parcel of land owned by Corrigan & Trippe Ventures, LLC located on the east side of Ocean Gateway/U.S. Route 50, consisting of 17.329 acres of land, more or less, which parcel is shown and depicted as “TOTAL AREA OF ANNEXATION AREA: 17.329 AC ±” (the “Annexation Property”) on a plat titled “ANNEXATION PLAT ON THE LANDS OF CORRIGAN AND TRIPPE VENTURES, LLC IN THE FIRST ELECTION DISTRICT TALBOT COUNTY, MARYLAND TAX MAP 34, GRID 24 PARCEL 128”, prepared by Lane Engineering, LLC, originally dated December 21, 2023 and revised June 19, 2024 (the “Annexation Plat”), which is Exhibit “A” to this Resolution and is also described in a metes and bounds description dated June 19, 2024 prepared by Lane Engineering, LLC entitled “ANNEXATION DESCRIPTION ON THE LANDS OF CORRIGAN AND TRIPPE VENTURES, LLC IN THE FIRST ELECTION DISTRICT TALBOT COUNTY, MARYLAND”, which is Exhibit “B” to this Resolution (“Annexation Description”).

Corrigan & Trippe Ventures, LLC is the owner of one hundred percent (100%) of the assessed value of the real property lying within the area to be annexed and has consented to the

annexation. There are no registered voters in Talbot County who reside on the Annexation Property.

The Annexation Property is adjacent to existing Town boundaries. If the Annexation Property is incorporated into the Town boundaries, no enclaves of non-Town land will be created.

Now, therefore, the Town hereby resolves:

Section 1. Modification of Town Boundaries. The corporate boundaries of the Town are hereby amended to include the addition of the Annexation Property, which is described on the Annexation Plat and Annexation Description. The plat and metes and bounds description are subject to technical review and correction by the Town prior to the public hearing to be held on this Resolution.

Section 2. Application of Town Charter; Ordinances; and Taxes. Upon the effective date of this Resolution, the provisions of the Charter and Code of the Town of Easton, and any local public laws enacted or to be enacted affecting the Town, shall be effective within the Annexation Property except to the extent that this Resolution provides otherwise. The Annexation Property shall be included in the Third Election Ward of the Town for purposes of municipal elections until such time as the boundaries for election wards may be modified by the Town Council.

Section 3. Annexation Plan. The Petitioner has prepared an Annexation Plan with regard to the Annexation Property (the “Plan”). The Plan is Exhibit “C” to this Resolution but is not a part hereof, and the Town Council reserves the right to amend the Plan prior to the final enactment of this Resolution in the manner provided in §4-415 of the Local Government Article of the Code.

Section 4. Zoning Classification. Concurrently with the introduction of this Resolution, the Town Council has introduced Ordinance No. 811 to apply a zoning classification of R-10A

Residential to the Annexation Property. The Talbot County zoning for the Annexation Property is Town Conservation (TC). The proposed R-10A Residential zoning classification permits land uses that are substantially different from the land uses allowed under the current Talbot County zoning classifications and/or permits development at a substantially higher density exceeding 50% of the density allowed under the current Talbot County zoning classification applicable to the Annexation Property. In accordance with §4-416 of the Local Government Article of the Code, if Talbot County expressly approves, the Town can place the annexed land in zoning classifications that allow different land uses and/or allows a substantially higher density exceeding 50% of the density allowed under the current Talbot County zoning classification. The classification of the Annexation Property in the R-10A Residential zoning district is contingent upon the Town receiving the express consent of the County prior to the effective date of Ordinance 811. If Ordinance No. 811 is not enacted before the effective date of this Resolution, or, if as enacted, it contains provisions that are deemed unacceptable to the Petitioner, or, if the parties are unable to agree upon the terms of an Annexation Agreement, the Petitioner shall be free to withdraw this request for annexation by written notice delivered to the Town Clerk before the effective date of this Resolution, and this Resolution shall become null and void.

Section 5. Incorporation of Certain Exhibits. Exhibits A, and B are incorporated into this Resolution and made a part of it.

Section 6. Public Hearing and Public Notice. The Town Council shall conduct a public hearing on this Resolution and upon Ordinance No. 811 on June 3, 2024 at 5:35 p.m. Prior to the hearing, the Town Clerk shall arrange for the publication of a legally sufficient notice of the hearing in *The Star Democrat* for the Town two times at not less than weekly intervals, the date of publication of the last such notice to be at least 15 days prior to the date of the hearing. In addition, on the date of the first publication of the notice of the hearing, the Town Clerk shall notify the following

persons or agencies of the hearing and shall provide them with a photocopy of the legal notice and this Resolution, including Exhibits:

- (a) the Talbot County Council;
- (b) the Talbot County Planning and Zoning Commission;
- (c) the Maryland Department of Planning; and
- (d) the Critical Area Commission for the Chesapeake and Atlantic Coastal Bays.

Section 7. Registration of Boundaries. Within ten (10) days of the effective date of this Resolution, in accordance with the provisions of §4-414 of the Local Government Article of the Code, the Mayor or other Town designee, shall promptly cause a copy of the resolution with the new municipal boundaries to be sent to:

- (a) the Town Clerk;
- (b) the Clerk of the Circuit Court for Talbot County, Maryland; and
- (c) the Maryland Department of Legislative Services.

Pursuant to §4-414(b) of the Local Government Article of the Code, each such official or agency shall keep this Resolution with the new boundaries on record and make it available for public inspection during regular business hours.

Section 8. Effective Date. This Resolution shall become effective 45 days after final enactment unless a petition for referendum has been filed prior thereto in accordance with §4-408, §4-409, or §4-410 of the Local Government Article of the Code or if a petition for referendum is filed and a majority of the votes are in favor of the annexation resolution, the date upon which the Annexation Resolution becomes effective pursuant to §4-412 of the Local Government Article of the Code. This Resolution shall be deemed “finally enacted” on the date on which the Mayor of the Town of Easton indicates his approval of this Resolution by signing it or when the Town Council overrides the Mayor's veto hereof in the manner specified in the Town Charter.

Curry -
Abbatiello -
Montgomery -
Davis -
Gunsallus -

I hereby certify that the above Resolution was passed by a yea and nay vote of the Town Council this _____ day of _____, 2024.

Frank Gunsallus, Town Council President

Delivered to the Mayor by me this _____ day of _____, 2024.

Kathy M. Ruf, Town Clerk

APPROVED:

Date: _____

Megan J. M. Cook, Mayor

EFFECTIVE DATE: _____, 2024.

ORDINANCE NO. 811

AN ORDINANCE OF THE TOWN OF EASTON AMENDING THE OFFICIAL ZONING MAP OF THE TOWN OF EASTON TO APPLY THE R-10A RESIDENTIAL ZONING DISTRICT TO CERTAIN LOTS OR PARCELS OF LAND ANNEXED TO THE TOWN OF EASTON BY RESOLUTION NO. 6185 LOCATED TO THE EAST OF OCEAN GATEWAY/U.S. ROUTE 50 CONSISTING, OF 17.329 ACRES OF LAND, MORE OR LESS

Introduced by: _____

WHEREAS, the Town of Easton (“Town”) is authorized by §§ 4-416 and 5-213 of the Local Government Article and § 4-102 of the Land Use Article of the Maryland Annotated Code (“Code”) to exercise planning and zoning jurisdiction in areas annexed by it and to enact and administer a zoning ordinance, which ordinance is Chapter 28 of the Easton Town Code; and

WHEREAS, the Town is authorized by § 4-201 of the Land Use Article of the Code to divide land within the municipal boundaries into zoning districts in a manner it deems best suited to execute the purposes of the Land Use Article; and

WHEREAS, the Town is authorized by § 4-204 of the Land Use Article of the Code to amend, supplement, modify or repeal sections of the zoning ordinance; and

WHEREAS, the Town has acted pursuant to its authority under §4-401 *et. seq.* of the Local Government Article of the Code to introduce Resolution No. 6185 (the “Resolution”) to expand its municipal boundaries by annexing lands adjacent to the present Town. The area proposed for annexation is generally located on the east side of Ocean Gateway/U.S. Route 50, consisting of 17.329 acres of land, more or less, which parcel is shown and depicted as “TOTAL AREA OF ANNEXATION AREA: 17.329 AC ±” (the “Annexation Property”) on a plat titled “ANNEXATION PLAT ON THE LANDS OF CORRIGAN AND TRIPPE VENTURES, LLC IN THE FIRST ELECTION DISTRICT TALBOT COUNTY, MARYLAND TAX MAP 34, GRID

24 PARCEL 128”, prepared by Lane Engineering, LLC, originally dated December 21, 2023 and revised June 19, 2024 (the “Annexation Plat”), which is Exhibit “A” to this Ordinance ; and

WHEREAS, the Town Planning Commission considered the annexation and zoning requests during its public meeting on May 16, 2024 and recommended that the Town annex the Annexation Property and zone such land as R-10A Residential for several reasons, including:

(1) While the Comprehensive Plan designates the property for future Commercial land use, the Commission believes that given that the current County zoning and the adjacent residential zoning, that R-10A Residential zoning is appropriate and

(2) Given the location and zoning of the property in Talbot County, it is highly likely to be developed regardless of the outcome of the annexation request. It is more appropriate to have this development occur where there is Town infrastructure and under the terms of the Town zoning code and associated design standards and guidelines.

WHEREAS, the Easton Town Council finds that it is in the best interest of the Town to amend the Official Zoning Map of the Town to include the Annexation Property and to establish the R-10A Residential zoning for the Property; and

WHEREAS, the Easton Town Council held a duly noticed public hearing on this Ordinance on Monday, June 3, 2024, Monday June 17, 2024, and Monday, July 1, 2024.

Now, therefore, the Town of Easton hereby ordains as follows:

Section 1. Incorporation. The Annexation Plat attached hereto as Exhibit A is incorporated herein by reference.

Section 2. Modification of Official Zoning Map Boundaries and Designation of Zoning. The Official Zoning Map of the Town of Easton is hereby amended to add that certain parcels or tracts of land annexed pursuant to the Annexation Resolution and designated by the plat attached hereto as Exhibit A. The Property shall be assigned classification of R-10A Residential. In accordance

with Section 28-107 of the Zoning Ordinance, the amendment shall be made on the Official Zoning Map promptly after the effective date of this Ordinance by the Easton Town Council.

Section 3. County Zoning Consent. The County zoning for the property is Town Conservation (TC). If the proposed R-10A zoning classification permits land uses that are different from the land uses allowed under the current County zoning classifications applicable to the Annexation Property and/or allows a density greater than 50% of the density allowed under the current Talbot County zoning classification, then in accordance with §4-416 of the Local Government Article of the Code, if Talbot County expressly approves, the Town can place the annexed land in zoning classifications that allow different land uses and/or allows a density greater than 50% of the density allowed under the current Talbot County zoning classification applied to the Annexation Property. Without the express approval of the County, no development may occur on the property for land uses different from those allowed under the current County zoning classifications applicable to the Annexation Property and/or allows a density greater than 50% of the density allowed under the current Talbot County zoning classification for a period of five (5) years. The classification of the Annexation Property in the R-10A Residential zoning district is contingent upon the Town receiving the express consent of the County prior to the effective date of this Ordinance or the expiration of the five (5) years period.

Section 4. Survival. Except as amended herein, the remainder of the Official Zoning Map and the remaining terms of existing ordinances shall remain in full force and effect.

Section 5. Effective Date. In accordance with § 4-416 of the Local Government Article of the Code, § 4-203 of the Land Use Article of the Code and Article II, Section 9 of the Easton Town Charter, this Ordinance shall become effective upon the later of: (a) the effective date of the Resolution pursuant to which the land area that is the subject of this Ordinance is annexed to the Town of Easton, (b) ten (10) days after the Town Council's public hearing on this Ordinance, (c)

twenty (20) calendar days after approval by the Mayor or passage of this Ordinance by the Council over the Mayor's veto; or (d) the date the Talbot County Council expressly approves the zoning classification of R-10A or five (5) years has elapsed without the County Council approval.

Section 6. Severability. The Easton Town Council intends that, if a court of competent jurisdiction issues a final decision holding that any part of this ordinance is invalid, the remaining provisions hereof remain in full force and effect.

Curry	-
Abbatiello	-
Montgomery	-
Davis	-
Gunsallus	-

I hereby certify that the above Ordinance was passed by a ye and nay vote of the Council this _____ day of _____, 2024.

Frank Gunsallus, Town Council President

Delivered to the Mayor by me this _____ day of _____, 2024.

Kathy M. Ruf, Town Clerk

APPROVED:

Date: _____

Megan J. M Cook, Mayor

EFFECTIVE DATE: _____, 2024.

ANNEXATION AND PUBLIC FACILITIES AGREEMENT

THIS ANNEXATION AND PUBLIC FACILITIES AGREEMENT (“**Agreement**”) made this ____ day of _____, 2024, by the TOWN OF EASTON, a Maryland municipal corporation (“**Town**”) and CORRIGAN & TRIPPE VENTURES, LLC, a Maryland limited liability company (“**Petitioner**”). Herein, the Town and Petitioner are each a “**Party**” and collectively, the “**Parties**”.

RECITALS

The Recitals set forth herein, to the extent that they set forth the intentions of or commitments by the Parties, are enforceable provisions of this Agreement.

A. Petitioner is the fee simple owner of a parcel of land designated as Parcel 128 on Talbot County Tax Map 34, which is located along the east side of Ocean Gateway/U.S. Route 50 in Easton, Maryland. Such parcel totals 17.329 acres, more or less, and is referred to herein as the “**Annexation Property**”.

B. The Annexation Property is contiguous and adjacent to the present corporate boundary of the Town. The Annexation Property is more particularly depicted as “TOTAL AREA OF ANNEXATION AREA: 17.329 AC ±” (the “Annexation Property”) on a plat titled “ANNEXATION PLAT ON THE LANDS OF CORRIGAN AND TRIPPE VENTURES, LLC IN THE FIRST ELECTION DISTRICT TALBOT COUNTY, MARYLAND TAX MAP 34, GRID 24 PARCEL 128”, prepared by Lane Engineering, LLC, originally dated December 21, 2023 and revised June 19, 2024 (“**Annexation Plat**”), which plat is incorporated herein and a reduced scale copy of which is attached hereto as Exhibit A. The Annexation Property is also more particularly described by metes, bounds, courses and distances by a legal description (“**Annexation Description**”) dated June 19, 2024 prepared by Lane Engineering, LLC entitled “ANNEXATION DESCRIPTION ON THE LANDS OF CORRIGAN AND TRIPPE VENTURES, LLC IN THE FIRST ELECTION DISTRICT TALBOT COUNTY, MARYLAND”, which is attached hereto as Exhibit B.

C. In order to effectuate the annexation of the Annexation Property, Petitioner executed and submitted to the Town a Petition for Annexation of the Annexation Property (“**Annexation Petition**”). Petitioner constitutes the owner of one hundred percent (100%) of the assessed valuation of the Annexation Property. There are no registered voters in Talbot County who reside on the Annexation Property.

D. The 2010 Town of Easton Comprehensive Plan, as amended (the “Easton Plan”), designates the Annexation Property as a Priority 1 Boundary Refinement Area. (Easton Plan Growth Areas Map). The Municipal Growth Element of the Comprehensive Plan defines Boundary Refinement Areas as areas that in most cases “are already developed in Talbot County and they are deemed appropriate for consideration for annexation during the life of this Plan.” (Easton Plan p. 49). The Easton Plan identifies Priority 1, Boundary Refinement Areas, including the Annexation Property, as areas that are “important to bring...into [the] Town.” (Easton Plan p. 257). The Easton Plan was amended in 2016 to incorporate a Sewer Tier Map, in accordance with

State law and this map classifies the Property as “Tier II – Planned for Sewer, Municipal or Growth Area.”

E. The Comprehensive Plan more specifically explains that the “Priority 1 – Boundary Refinement” designation on the Growth Area Map is applied to areas that:

“... are not presently within the Town of Easton but should be.... Generally these consist of already developed areas like Crofton, Old Stoney Ridge, Old Beechwood, and most of Easton Point. They have long ago been developed under Talbot County rules and regulations and have increasingly become surrounded by properties developed under Town of Easton guidelines. To virtually any outsider, these areas would be assumed to currently be in the Town of Easton corporate limits. It is important to bring these areas into Town for at least three reasons. First, all of these areas are served by septic systems and most utilize individual private wells for water. This is both potentially environmentally damaging and inefficient given the relative close proximity and availability of Town water and sewer.

The second reason these properties should be in the Town of Easton is that given their location, they enjoy many of the conveniences of being in Town without paying a fair share. Finally, from the Town’s perspective the most important reason these areas should be in Town is that they preclude the Town’s ability to grow in the future. This is due to the fact that Maryland annexation law makes it illegal to create an enclave or island of unincorporated land surrounded by a municipality. Thus when such areas exist, they have the short-term effect of causing some rather strange Town boundaries as developers annex in such a way as to technically comply with this requirement. The long-term effect is that growth is stopped in a given direction. As indicated in the Land Use chapter, these are the only areas that should be annexed during the next planning period.

F. The Petitioner requested the establishment of R-10A Residential zoning for the Annexation Property, which permits medium density residential uses. The Petitioner intends to submit a Planned Unit Development (“PUD”) for the property to construct multi-family housing on the property.

G. Petitioner requests annexation of the Annexation Property by the Town so long as certain matters pertaining to its present use and future development are resolved, including without limitation, matters related to zoning and extension of public utilities and services.

H. The Town desires to provide access to municipal services for existing developed areas located immediately adjacent to the municipal boundary, to control the growth that will occur adjacent to its boundaries, and to ensure that such growth enhances the character of the Town and that the impacts of such growth are managed for the benefit of the Town and its citizens.

I. The Town is willing to annex the Annexation Property, provided that the Petitioner agrees to adhere to the laws, ordinances and regulations of the Town and such other provisions set forth herein regarding the use and development of the Annexation Property.

J. Appropriate and required Town public hearings have been held pursuant to applicable law and the Easton Town Council voted to adopt Annexation Resolution No. 6185 on June 3, 2024, June 17, 2024, and July 1, 2024, a copy of which is attached hereto as Exhibit C.

K. Petitioner and the Town desire to set forth the terms and conditions of the proposed annexation.

NOW, THEREFORE, in consideration of the mutual interests, provisions and covenants, agreements, and undertakings set forth herein, the sufficiency of which is expressly acknowledged, Petitioner and the Town mutually agree as follows:

1. **Property; Town Taxes.** The Annexation Property was annexed pursuant to the Annexation Resolution. This Annexation Agreement shall apply to, run with and bind the Annexation Property. The Annexation Property shall be subject to all applicable Town taxes, unless otherwise exempt.

2. **Zoning Upon Annexation.**

2.1. **Existing Uses.** Except as provided herein, Petitioner and the Town agree that all existing land uses, lots and structures, whether permitted, accessory, conforming, non-conforming, or special exceptions, currently made in and upon the Annexation Property may continue following annexation subject to the Minimum Property Maintenance Standards of the Easton Town Code and subject to the provisions regarding non-conforming uses contained in the Town Zoning Ordinance.

2.2. **Zoning.** Simultaneously with the filing of the Annexation Petition, Petitioner requested that the Town adopt an ordinance to: (i) amend the official Town zoning map to include the Annexation Property and (ii) apply the R-10A Residential zoning district to the Annexation Property. The Town introduced Ordinance No. 811, a copy of which is attached hereto as Exhibit D, on April 1, 2024.

2.3. **County Consent.** Petitioners acknowledge that due to the differences in density between the proposed Town zoning classification and the pre-annexation County zoning classification, the Town will be submitting a request to the Talbot County Council for express approval of the proposed Town R-10A zoning.

3. **Future Uses of Annexation Property.** Petitioner intends to develop the Annexation Property with multi-family housing. Although multi-family housing is permitted by special exception or through the use of a PUD, Petitioner agrees that as a condition of the annexation, it will diligently and in good faith seek approval from the Town to develop the Annexation Property with multi-family housing in accordance with the PUD provisions of the Town Zoning Ordinance. Petitioner intends that all of the multi-family housing shall be attainable. However, at a minimum any development on the Annexation Property shall have at least fifty percent (50%) of its housing as attainable, defined as ownership or rental housing that is attainable to those household making 60% or less of the Easton Median Family Income (MFI) adjusted by household size, and further adjusted yearly by the Easton Affordable Housing Board, and who generally do not spend more than 30% of their income on housing costs. The affordability period

shall be the time period set by the Easton Affordable Housing Board. Alternatively, if developed under the Federal Low Income Housing Tax Credit Program, the income limitations of tenants and the affordability period shall be in accordance with such program. Petitioner hereby acknowledges and agrees that any future development of the Annexation Property must comply with applicable zoning and approval processes of the Town. Development must also comply with development impact fee ordinances of the Town and County, as applicable. Nothing herein shall, in any way, constitute a development approval of a specific project or a waiver of any associated fees.

4. **Public Services and Improvements.** The following provisions, at a minimum, will govern the obligations of the Parties with respect to public services and improvements. Notwithstanding anything herein to the contrary, this Agreement shall not preclude, limit or otherwise affect the ability of the Petitioner to propose and enter into development impact fee credit agreement(s) with the Town and/or County.

4.1. **Standards for Public Improvements; Equality of Exactions.** Petitioner agrees to comply with the Town's design standards and requirements in effect at the time of construction ("**Town Standards**") with respect to any public improvements or infrastructure to be owned and maintained by the Town, such as roads, streets and alleys, curbs and gutters, sidewalks, and water, sewer and stormwater drainage systems. Petitioner, if undertaking such work, shall cause all work on the improvements to be completed in a good and workmanlike manner and with due dispatch. Where the construction and installation of any improvement requires the consent, permission, or approval of any public agency or private party, should Petitioner propose construction or installation, Petitioner shall promptly file all applications, enter into all agreements, post all security, pay all fees and costs, and otherwise take all steps that may be legally required to obtain such consent, permission or approval.

4.2. **Provision of Public Services; Reservation and Allocation of Water and Sewer Capacity.** The Town further represents, subject to the obligations of Petitioner set forth in this Section 4, that it will support existing uses and proposed redevelopment of the Annexation Property by providing all necessary municipal services required by the Annexation Property, including, but not limited to, adequate water, sewer, gas, data/communication and electric (if applicable) services through Easton Utilities, fire and police protection, garbage collection and other municipal services generally available to Town residents subject to applicable Town fees and tariffs and other costs in effect at the time services is rendered, unless otherwise agreed between the Town and Petitioner.

With regard to public water and sewer allocation, the Town guarantees, covenants and warrants that it will not set any policy, position or course of action that is detrimental to existing use or development of the Annexation Property provided that development is consistent with other applicable Town regulations and standards. These covenants notwithstanding and subject to limitations established by any subsequent development rights and responsibilities agreement(s), the Parties understand and agree that the Town, if otherwise authorized by law, may enact future ordinances, charter provisions, or amendments deemed necessary to protect the public health, safety and welfare of the citizens of the Town and said ordinances, charter provisions, or amendments shall apply to the use and development of the Annexation Property, provided such application does not interfere with Petitioner's vested rights. Nothing in this Agreement shall

entitle or obligate the Town through the Easton Utilities Commission (“EUC”) to provide electric service to any portion of the Annexation Property located outside of its authorized service area.

Petitioner acknowledges and agrees that no public water or wastewater capacity for existing uses or redevelopment of any portion of the Annexation Property shall be allocated or reserved by EUC unless and until the owner of the parcel(s) for which capacity is desired pays to EUC the capital charges applicable for such allocation or reservation under the then-applicable water and wastewater tariffs. Notwithstanding any provision herein to the contrary, Petitioner shall not be obligated to pay such capital charges or connect the Annexation Property to the Town water or wastewater systems unless and until the occurrence of the earlier of: (i) election by Petitioner to connect to such systems, (ii) issuance by the Talbot County Health Department or Maryland Department of the Environment of a final, non-appealable order requiring connection of the Annexation Property to such systems, (iii) expansion of existing improvements or redevelopment of the Annexation Property in a manner that requires capacity in excess of the capacity of the existing septic system on such property, or (iv) replacement of an existing septic system on the Annexation Property is required for any reason.

4.3. Public Utility Improvements and Extensions. Except as provided herein, to the extent that extensions of public utilities will be necessary to meet the utility service requirements within the Annexation Property, Petitioner will design and construct or cause to be constructed, at its sole expense including charges provided for in the applicable tariff(s) in effect at the time service is rendered, such lighting, gas, cable, electric (if applicable) and public water and sanitary sewer utility extensions, including water and sewer mains, trunk lines, fire hydrants and appurtenant facilities, required or imposed to serve development, redevelopment or other actions on the Annexation Property in accordance with the standards and specifications of the Town and Easton Utilities. Upon completion of construction and satisfactory inspection in accordance with Town Standards, the Town shall assume the ownership and on-going operation and maintenance of these facilities in accordance with Town ownership and maintenance policies or pursuant to the terms of a development rights and responsibilities agreement. With respect to the pump station and force main, Petitioner, or its successors in title shall own, operate, and maintain them subject to EUC approval authority.

4.3.1. Wastewater Improvements

A. *Connection of Annexation Property.* Annexation shall be effective before any connection to the Town’s collection system will be permitted.

B. *Available Capacity.* Sewer capacity to the Annexation Property is available to accommodate current uses, subject to the provisions of Section 4.2. Additional capacity for future uses may be available subject to an analysis of the available capacity of the existing force main and approval by EUC at the time a development plan is proposed. At the time of annexation, the Petitioner shall be assessed the cost of one (1) EDU per parcel.

C. *Service Configuration.* Town sewer service will be available to the Annexation Property. The size of the sewer service will be based on the current or approved flow demands of the Annexation Property. Petitioner shall be responsible for all costs associated with the design and construction of the individual sewer service to the EUC public sewer main,

including; taps to the main, service to the property line, grinder pump, and repairs to public infrastructure disturbed with the installation of the new sewer service.

4.3.2. Water Improvements.

A. *Connection of Annexation Property.* Annexation shall be effective before any connection to the Town's water system will be permitted. Prior to any connection to the EUC water system, the structure to be connected to the water system shall be physically disconnected by a minimum of five (5) feet from any other source of water.

B. *Available Capacity.* Water capacity to the Annexation Property is available to accommodate current uses, subject to the provisions of Section 4.2. Additional water service for future demands may be provided subject to an analysis of the capacity of the existing water main and approval by EUC at the time a development plan is proposed.

C. *Service Configuration.* Town water service will be available to the Annexation Property. The size of the water service will be based on the current or approved flow demands of the Annexation Property. Petitioner shall be responsible for all costs associated with the design and construction of the individual water service to the EUC public water main, including; taps to the water main, service to the property line, curb stops, water meter installation, and repairs to public infrastructure disturbed with the installation of the new water services.

4.4. Roads. To the extent that public roadway improvements are lawfully required to serve future development or redevelopment of any portion of the Annexation Property, Petitioner shall be responsible for constructing or causing to be constructed, at its expense, all roadway improvements required or imposed due to development, redevelopment or other actions on such Petitioner's property in accordance with the applicable standards, specifications and requirements of the Town. The parties anticipate that Third Street will be the primary access point for the Annexation Property. Petitioner agrees to diligently pursue a traffic signal at the intersection of Third Street (or such other primary access point for the Annexation Property) and Ocean Gateway/U.S. Route 50 with the State Highway Administration ("SHA"). If the Petitioner is able to secure approval from SHA and if the entire cost of the traffic signal is not borne by SHA, then the Petitioner shall be responsible for the cost of the traffic signal.

4.5 Easements and Rights-of-Ways. Petitioner hereby agrees to grant to the Town upon request, at no cost, rights-of-way or easements within ten (10) feet of the exterior boundaries of the Annexation Property in the event that such rights-of-way or easements shall be necessary for the installation, maintenance, replacement and/or removal of public utilities and roads in accordance with the provisions of this Section 4.

4.6 Public Works Agreements. If required by the Town, should Petitioner propose to develop the Annexation Property, Petitioner and Town shall enter into one or more public works agreements that provide more detailed provisions regarding the construction of all required improvements and extension of public utilities and which shall be in a form reasonably acceptable to the Town Attorney.

4.7 Amendment of Comprehensive Water and Sewer Plan. Petitioner and the Town agree and acknowledge that it may be necessary to amend the County Comprehensive Water and Sewer Plan before Petitioner undertakes the water and sewer facilities improvements and the Town extends water and sewer services to the Annexation Property. Petitioner and the Town agree to cooperate to apply for and obtain any amendments to the Talbot County Comprehensive Water and Sewer Plan as may be required.

4.8 Connectivity. Petitioner agrees to diligently pursue pedestrian connectivity, which at a minimum shall include pedestrian connectivity to the park in the nearby Stoney Ridge subdivision and a safe pedestrian access to the intersection of Dutchmans Lane and Ocean Gateway/U.S. Route 50 where there is a pedestrian crossing. Petitioner's obligation shall include the acquisition of any required rights of way, as well as the design, permitting, and construction of the pedestrian connections.

5. Mutual Assistance. The Parties shall do all things reasonably necessary or appropriate to carry out and to expedite the terms and provisions of this Agreement and to aid and assist each other in carrying out the terms and provisions of this Agreement and the intentions of the Parties as reflected by said terms including, without limitation, the giving of such notices, the holding of such public hearings, the enactment by the Town of such resolutions and ordinances and the taking of such other actions as may be necessary to enable the Parties' compliance with the terms and provisions of this Agreement and as may be necessary to give effect to the terms and objectives of this Agreement and the intentions of the Parties as reflected by said terms.

Petitioner and the Town agree to promptly execute all permit applications needed by Petitioner for permits or approvals from Federal, State or County agencies and departments or any other public or private agencies from whom a permit is required to develop such Petitioner's portion of the Annexation Property, provided that such permit applications are prepared in accordance with applicable laws, ordinances, rules, and regulations and consistent with development approvals granted by the Town for the Annexation Property. The Parties each further agree to cooperate in the securing of such permits or approvals from such agencies. Nothing in this Agreement shall require the Town to vary, deviate, or depart from applicable rules, regulations, or standards in processing any permit, application, or in issuing any approval. All such rules, regulations, and standards shall remain in full force and effect.

6. Notices. All notices and other communication in connection with this Agreement shall be in writing and shall be deemed delivered to the addressee thereof (1) when delivered in person on a business day at the address set forth below; (2) on the third business day after being deposited in any main or branch United States post office, for delivery by properly addressed, postage prepaid certified or registered mail, return receipt requested, at the address set forth below; or (3) by a nationally-recognized delivery service company to the street address with written proof of delivery.

Notices and communications to the Petitioner shall be addressed to, and delivered at, the following addresses:

Corrigan & Trippe Ventures, LLC
27849 Little Park Road
Easton, Maryland 21601

With a copy to:
Zachary A. Smith, Esquire
114 Bay Street
Easton, Maryland 21601

Notices and communications to the Town shall be addressed to, and delivered at, the following addresses:

Town of Easton
14 S. Harrison Street
Easton, Maryland 21601
Attn: Mayor

With a copy to:
Sharon M. VanEmburch, Esquire
Ewing, Dietz, Fountain & Kehoe, P.A.
16 South Washington Street
Easton, Maryland 21601

7. **Other Provisions.**

7.1. **Applicable Law.** It is the intention of the Parties that all questions with respect to the construction of this Agreement and rights and liabilities of the Parties hereunder shall be determined in accordance with the laws of the State of Maryland.

7.2. **Scope of Agreement.** This Agreement is not intended to limit the exercise of police powers of the Town or to limit the operation of the Town government, or to guarantee the outcome of any administrative process. Unless otherwise specifically provided in writing in this Agreement or any other subsequent agreement, this Agreement shall be subject to all properly enacted laws, and properly adopted governmental regulations, now or hereafter existing and applicable. This Agreement shall not be rendered invalid by reason of the enactment or amendment of any law or the adoption or amendment of any regulation, which law or regulation is either (1) enacted or adopted in the exercise of a governmental power for a valid governmental purpose; (2) enacted or adopted by the Town as the result of a mandate by the State of Maryland or the U.S. Government; or (3) applicable to both the Annexation Property and to similarly situated property located outside of the Town in Talbot County.

7.3. **Entire Agreement.** Except as specifically provided herein, this Agreement embodies and constitutes the entire understanding between the Parties with respect to the transactions contemplated herein, and all prior or contemporaneous agreements, understandings, representations and statements, oral or written, are merged into this Agreement.

7.4. **Estoppel.** The Parties to this Agreement agree not to challenge or contest, and waive any right to challenge or contest, in any legal or equitable proceeding, in any forum whatsoever, the validity, legality, or enforceability of this Agreement, or any of its provisions, terms or conditions.

7.5. **Waiver of Breaches.** No waiver of any contingency or the breach of any of the terms or provisions of this document shall be a waiver of any other contingency or proceeding or succeeding breach of this document or any provision hereof.

7.6. Project as a Private Undertaking. It is understood and agreed by and between the Parties that the development or redevelopment of the Annexation Property is a private undertaking, that neither the Town nor Petitioner is acting as the agent of any other party in any respect hereunder, and that each Party is an independent contracting entity with respect to the provisions of this Agreement. No partnership, joint venture or other association of any kind is formed by this Agreement.

7.7. Modification. Neither this Agreement nor any provision hereof may be waived, modified, amended, discharged or terminated except by an instrument in writing signed by the party against which the enforcement of such waiver, modification, amendment, discharge or termination is sought, and then only to the extent set forth in such instrument. No such modification shall be binding on the other Party hereto nor affect their rights under this Agreement as to any other Party without such Party's written consent.

7.8. Headings. Descriptive headings are for convenience only and shall not control or affect the meaning or construction of any provision of this Agreement.

7.9. Binding Effect. The terms of this Agreement shall be binding upon and shall inure to the benefit of the Parties, any successor municipal authorities of the Town and successor owners of record of the Annexation Property, it being expressly understood and agreed that this Agreement shall be assignable, in whole or in part, by Petitioner, with respect to its portion of the Annexation Property, without the consent of the Town, any of its elected officials, employees or agents. Notwithstanding the foregoing, any transfer of all or a portion of the Annexation Property shall be subject to the terms of this Agreement.

Except with respect to Section 7.17, Petitioner's obligations hereunder shall be contingent upon annexation of the Annexation Property and establishment of the Town zoning described by Section 2.2, and shall not constitute personal obligations independent of ownership of the Annexation Property.

7.10. No Third-Party Beneficiaries. This Agreement shall not confer any rights or remedies upon any person other than the Parties hereto and their respective successors and assigns as permitted and limited by this Agreement. It is expressly agreed by all parties that the owner or successor owner of a portion of the Annexation Property shall have no contractual rights by virtue of this Agreement to control, approve or otherwise direct the size, density, proposed use, style, arrangement, timing, phasing or any other aspect of development of the remainder of the Annexation Property that it does not own.

7.11. Severability. The Parties intend that should any provision, covenant, agreement, or portion of this Agreement or its application to any person, entity, or property be held invalid by a court of competent jurisdiction, the remaining provisions of this Agreement and the validity, enforceability, and application to any person, entity, or property shall not be impaired thereby, but such remaining provisions shall be interpreted, applied and enforced so as to achieve, as near as may be, the purpose and intent of this Agreement to the greatest extent permitted by applicable law.

7.12. Enforceability. This Agreement shall be specifically enforceable in any court of competent jurisdiction by either Party hereto by any appropriate action or suit at law or in equity to secure the performance of the covenants herein contained.

7.13. Survival. The terms and conditions of this Agreement shall survive the effective date of the Annexation Resolution and shall not be merged or expunged by the annexation of the Annexation Property or any part thereof by the Town.

7.14. Exhibits. Each exhibit referred to herein or affixed hereto shall constitute a part of this Agreement and be incorporated herein by reference:

Exhibit A – Reduced-scale copy of the Annexation Plat;
Exhibit B – Legal Description;
Exhibit C – Town Annexation Resolution No. 6185; and
Exhibit D – Town Ordinance No. 811;

7.15. Time. Time is of the essence of this Agreement and of each and every provision thereof.

7.16. Town's Annexation Action. This Agreement memorializes the Town's approval of the annexation and the negotiated terms thereof, as approved by the Town during its meeting on _____, 2024.

7.17. Annexation Fees. Petitioner shall be responsible for fees and expenses incurred by the Town of Easton associated with the annexation process, including, but not limited to, legal fees, engineering fees, consulting fees, and advertising expenses, as described herein. Such fees shall include fees from third parties employed by the Town. Petitioner paid the annexation fee of \$15,000.00 with its filing of the annexation petition ("**Annexation Fee**"). The Annexation Fee shall be applied as a credit to the fees and expenses incurred by the Town in connection with annexation of the Annexation Property.

7.18. Mutual Drafting; No Presumption. The drafting and negotiation of this Agreement has been undertaken by the Parties hereto and their respective counsel. For all purposes, this Agreement shall be deemed to have been drafted jointly by the Parties with no presumption in favor of one Party over another in the event of any ambiguity.

7.19. Remedies. The remedies set forth in the Agreement are in addition to, and not in lieu of, any other rights or remedies available to the Parties in law or equity.

IN WITNESS WHEREOF, the Parties have executed and sealed this Agreement as of the day and year first above written, provided, however, that for the purposes of determining the date hereof, as used in this Agreement, such date shall be the last date any Party hereto executes this Agreement.

SIGNATURES APPEAR ON FOLLOWING PAGES

WITNESS:

TOWN OF EASTON

Kathy M. Ruf, Town Clerk

By: _____
Megan J. M. Cook, Mayor

STATE OF MARYLAND, COUNTY OF _____, TO WIT:

I HEREBY CERTIFY, that on this ____ day of _____, 2024, before me, a Notary Public of the State aforesaid, personally appeared MEGAN J. M. COOK, who acknowledged herself to be the Mayor of the Town of Easton, a Maryland municipal corporation, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within Annexation Agreement, and acknowledged that she executed the same for the purposes therein contained as the fully authorized agent of said Town of Easton.

WITNESS my hand and Notarial Seal.

My Commission expires: _____

Notary Public

SIGNATURES CONTINUE ON FOLLOWING PAGES

WITNESS

CORRIGAN & TRIPPE VENTURES, LLC

_____ By: _____
William Coyne, Authorized Member

STATE OF MARYLAND, COUNTY OF _____, TO WIT:

I HEREBY CERTIFY, that on this ____ day of _____, 2024, before me, a Notary Public of the State aforesaid, personally appeared WILLIAM COYNE, who acknowledged himself to be the Managing Member of CORRIGAN & TRIPPE VENTURES, LLC, a Maryland limited liability company (“Company”), known to me (or satisfactorily proven) to be the person whose name is subscribed to the within Annexation Agreement, and acknowledged that he, as Managing Member of the Company, being authorized to do so, executed the same for the purposes therein contained on behalf of the Company.

WITNESS my hand and Notarial Seal.

My Commission expires: _____ Notary Public _____

ATTORNEY CERTIFICATION

I HEREBY CERTIFY THAT I am an attorney in good standing and duly licensed to practice before the Court of Appeals of Maryland, and that this instrument was prepared by me or under my supervision.

Sharon M. VanEmburch

RESOLUTION NO. 6188 as amended

A RESOLUTION OF THE TOWN OF EASTON REVISING THE TOWNS LICENSE, APPLICATION, PERMITS, INSPECTIONS, CERTIFICATE AND OTHER FEES

INTRODUCED BY: _____

WHEREAS, by Resolution 6165, 6171 and 6188, the Town Council established a schedule for license, application, permits, inspection, certificates and other fees; and

WHEREAS, the Town Council wishes to repeal Resolution 6165 and 6171 and amend Resolution 6188 the schedule for licenses, applications, permits, inspections, certificates and other fees; and

NOW, THEREFORE, the Town of Easton hereby resolves as follows:

Section 1. The following amendment to the schedule of fees, Resolution 6188, is hereby adopted:

TOWN OF EASTON – SCHEDULE OF FEES	
BUSINESS LICENSES The following enumerated license fees shall be paid to the Town by the person subject to the licensing provisions of this Code. Such license fee shall be paid annually unless otherwise specified herein.	
(a) Amusement Devices	\$10.00 per day (Including but not limited to carousels, merry-go-rounds, flying horses and gravity railroads)
(b) Billiards and Pool Parlors	
(i) First Table	\$5.00
(ii) Each Additional Table	\$2.50
(c) Bowling Alleys	
(i) One Alley	\$10.00
(ii) Two or More Alleys	\$20.00
(iii) One Box Ball Alley	\$5.00
(iv) Each Additional Box Ball Alley	\$2.50
(d) Circuses and Menagerie Show	\$75.00 per day
(e) Peddlers	
(i) Per Year	\$500.00 per person
(ii) Daily	\$100.00 per person
(f) Private Skating Rinks	
(i) Per Year	\$25.00
(ii) For Periods less than a Year	\$5.00 per month or fraction of a month
(g) Traveling Shows, Athletic Exhibitions, Concert Performances, Dramatic Performances, Motion Pictures and Vaudeville Shows	
(i) Non-Resident Performers	\$25.00 per performance
(ii) Performance is under management of regularly operating theater in Town or primarily for the benefit of and under the auspices of some local organization, business or charity	No Fee
(h) Transient Business	
(i) First two (2) Days	\$500.00 each day
(ii) Each Additional Day	\$150.00
OTHER LICENSES AND PERMITS	
(a) Cat and Dog Licenses	As prescribed by Talbot County
(b) Parking Permit	

(i.) Residential	No Charge
(ii.) Residential Additional Visitor	\$1.00
(c) Off Street Parking Permit	
(i) January – December	\$175.00
(ii) Replacement	\$15.00
(d) Blue Parking Permit	
(i) January – December	\$300.00
(e) Hourly Parking Meter Rate	\$0.25 in Lots 3, 4 and 6 and \$0.50 in Lots 1, 2 and 5
(f) Smart Parking Application, Minimum Charge	\$10.00
(g) Parking Fines	
(i.) Expired Meter or Exceeding Posted Time Limit	
First Violation	\$25.00
Second Violation within one calendar year	\$50.00
Third or Subsequent Violation within one calendar year	\$100.00
(ii.) Vehicle Backed into Meter/Pole	\$25.00
(iii) Parking Outside Designated Space	\$25.00
(iv) Other Violation (Resolution 6060)	\$25.00
(v) Fire Lane	\$50.00
(vi) Handicapped Parking	\$75.00
(vii) Fire Hydrant	\$50.00
(viii) Yellow Curb	\$50.00
(ix) Blocking/Obstructing Driveway	\$50.00
(x) Other Violation (Parking in Crosswalk, etc. - Resolution 6060)	\$50.00
(h) Sidewalk Cafes Permit	
(i) First time permit fee	\$75.00
(ii) Renewal fee	\$25.00
ZONING AND SUBDIVISION FEES Note items with an * and see information following the Schedule of Fees	
(a) Annexation*	\$15,000.00
(b) Zoning Map or Text Amendment*	\$5,000.00
(c) Subdivision*	
(i) Subdivisions Minor Review	\$400.00 Base fee plus \$200.00 per lot
(ii) Subdivision Major Review	\$600.00 Base fee plus \$400.00 per lot
(iii) Lot Line Revision	\$500.00
(d) Growth Allocation Review*	\$5,000.00
PLAN REVIEWS	
(a) Site Plan Review (5,000 Square Feet or greater GFA or addition of 10% or greater GFA)	\$2,700.00
(b) Planned Unit Development (PUD) - General or Planned Healthcare (HC)*	\$8,000.00
(i) Material Review	\$5,000.00
(ii) Non-Material Review	\$3,000.00
(c) PUD - Infill and Redevelopment	\$5,000.00
(i) Material Review	\$4,000.00
(ii) Non-Material Review	\$2,000.00
(d) MXW Zoning District Site Plan Review*	\$8,000.00
(e) Planned Redevelopment (PR) Review*	\$500.00 plus additional review fees as determined
(f) Forest Conservation Plan Review	

(i) Less than five (5) acre site	\$500.00
(ii) Greater than five (5) acre site	\$800.00
(iii) Fee-in-lieu	\$0.305 per square foot
(g) Critical Area Plan Review	
(i) Buffer Management Plan	\$150.00
(ii) Critical Area Vegetation Removal	\$100.00
(iii) Buffer Mitigation Fee-in-Lieu	\$1.50 per square foot
(iv) Outside the Buffer Fee-in-Lieu	\$0.30 per square foot
(h) Impact Fees	
(i) Residential Single Family	\$3,809.00 \$4,120.00
(ii) Multi Family	\$2,870.00 per unit \$3,070.00
(iii) Retail - Commercial	\$2.36 per square foot \$2.48 per square foot
(iv) Office	\$1.41 per square foot \$1.49 per square foot
(v) Warehousing	\$0.42 per square foot
(vi) Industrial	\$0.62 per square foot \$0.68 per square foot
(vii) Institutional	\$1.49 per square foot \$1.57 per square foot
(viii) Medical	\$2.00 per square foot \$2.33 per square foot
(ix) Hotel	\$0.86 per square foot \$0.97 per square foot
MIXED-USE WATERFRONT DISTRICT	
(a) Bonus Provisions - Development Incentives	
(i) Residential	\$9.50 per square foot
(ii) Commercial or Mixed Use	\$7.60 per square foot
ADDITIONAL REVIEWS AND INSPECTIONS	
(a) Commercial As-Built Review and Inspection	\$300.00
(b) Critical Area Review and Inspection	\$125.00
(c) Pier or Shoreline Erosion Control Review and Inspection	\$150.00
(d) Traffic Impact Study Review*	\$500.00
(e) Signs	
(e) Tree Removal	\$75.00
(f) Waiver Request	\$50.00
(g) Family Day Care Review	\$100.00 (without Board of Appeals hearing)
(h) Zoning Verification, Temporary Use or Special Event	\$50.00
(i) Enterprise Zone	\$500.00
HISTORIC DISTRICT COMMISSION	
(a) Residential Applications	\$75.00
(b) Commercial Applications	\$200.00
(c) Commercial Sign Applications	\$75.00
(d) Consent Docket and Staff Approval Application	\$25.00
BOARD OF APPEALS FEES	
(a) Variances	\$250.00
(b) Special Exceptions	\$700.00
(c) Appeals	\$550.00 Refundable if appeal is successful
(d) Sign Replacement Fee (Non-Returned Signs)	\$40.00
PLANNING COMMISSION FEES	
(a) Concept, Use and Design Review	\$250.00

PUBLIC SAFETY LICENSES, PERMITS AND FEES	
(a) Bicycles, Permit-License	\$1.00 (Permanent)
(b) Public Assemblies Permit	\$100.00 (per each open air public meeting, rally, conference, assembly or similar gathering)
(c) Standard Billing Rate per Officer	\$65.00 per hour
(d) Standard Billing Rate per Meter Enforcement Officer	\$40.00 per hour
(e) Standard Billing Rate per Crossing Guard	\$35.00 per hour
(f) Standard Billing Rate	\$50.00 per hour per employee
ENGINEERING AND PUBLIC WORKS FEES	
(a) Curb Cuts	\$40.00 per linear foot \$50.00 per linear foot
(b) Concrete Sidewalks	\$20.00 per square foot
(i.) 1-100 Square Feet	\$20.00 per square foot
(ii.) 101-500 Square Feet	\$17.00 per square foot
(iii.) >500 Square Feet	\$14.00 per square foot
(c) Driveway Apron Residential	\$20.00 per square foot
(d) Driveway Apron Commercial	\$20.00 per square foot
(e) Valley Gutter	\$55.00 per linear foot \$65.00 per linear foot
(f) Pervious Paver Sidewalk	\$30.00 per square foot
(g) Brick Sidewalk	\$30.00 per square foot
(h) Street Patching (Asphalt)	\$24.00 per square foot
(i) Standard Billing Rate	\$50.00 per hour per employee
(j) Municipal Solid Waste Disposal	
(i.) Single Family Residence	\$240.00 per year
(ii.) Multi- Family	\$215.00 per unit per year
(iii.) Commercial	\$2,000.00 per existing 2 CY dumpster
(k) Municipal Recycling	
(i.) Single Family Residence	\$80.00 per unit per year
(ii.) Multi- Family	\$75.00 per unit per year
(iii.) Commercial	\$265.00 per existing unit per year
GRADING PERMITS	
Grading Permit fees are waived when a Building Permit is approved for the same project	
(a) Less than 5,000 sq. ft.	\$200.00
(b) 5,000 sq. ft. to 20,000 sq. ft.	\$250.00
(c) Over 20,000 sq. ft.	\$350.00
RIGHT OF WAY ACCESS (ROW) APPLICATIONS	
Right of Way Access Applications are minimum fees, higher applications fees may apply, if quantifiable costs exceed the minimum fee Town Legal Fees will be an additional expense to the Applicant when legal documents are required ROW Application Fees are waived when a Building Permit or Grading Permit is approved for the same project	
(a) Application Fee for Residential (Residential)	\$50.00
(b) Application Fee (Non-Residential or Up to 5-Devices) (Commercial/Industrial)	\$500.00
(c) Application Fee (Each Device over 5) (Each Pole Mounted Device)	\$100.00 \$500.00
(d) Application Fee (Each New or Replacement Pole)	\$1,000.00
(e) Annual Fee per Pole Mounted Device	\$270.00
STORMWATER MANAGEMENT PLAN REVIEW	
(a) For projects up to one (1) acre	\$1,250.00

(b) For project over one (1) acre	\$3,000.00
ADDITIONAL REVIEWS AND INSPECTIONS	
(a) Commercial As-Built Review and Inspection	\$300.00
PARKS AND RECREATION FEES	
NORTH EASTON SPORT COMPLEX Nonrefundable, per field, per hour	
(a) Daytime use, without lights	
(i.) Easton/Talbot (Municipal) Based Business in Good Standing Recreational Organizations/Teams	\$0.00
(ii.) Non-Easton (Municipal) Based Business in Good Standing Out-of-Town/County Organizations/Teams	\$35.00
(iii) Travel Organization/Teams	\$35.00
(b) Evening use, with lights	
(i.) Easton/Talbot (Municipal) Based Business in Good Standing Recreational Organizations/Teams	\$0.00
(ii.) Non-Easton (Municipal) Based Business in Good Standing Out-of-Town/County Organizations/Teams	\$60.00
(iii) Travel Organization/Teams	\$60.00
CODE ENFORCEMENT & BUILDING INSPECTION LICENSES	
RENTAL HOUSING	
(a) Rental Housing License	\$25.00 per unit per year
BUILDING INSPECTION APPLICATIONS AND PERMITS	
APPLICATION REVIEW	
(a) Residential	\$125.00
(b) Commercial	\$225.00
(c) Residential Revision	\$60.00
(d) Commercial Revision	\$120.00
(e) Temporary Structures	\$50.00
BUILDING PERMITS** Building Permit fees are waived when less than the Application Review fee. Each Building Permit issued is inclusive of one non-refundable re-inspection. See endnote ** regarding fee waiver for affordable housing under certain circumstances.	
(a) New Construction and Additions	The Permit Fee is determined using the “Building Gross Area”, multiplied by the “Square Foot Construction Costs” (as published in the Building Safety Journal by the International Code Council, which is updated at six-month intervals), multiplied by a “Permit Fee Multiplier” of .0085
(b) Existing Buildings	
(i.) Repairs	20% of the Permit Fee for New Construction
(ii.) Alteration Level 1	40% of the Permit Fee for New Construction
(iii.) Alteration Level 1 – Reroofing	15% of the Permit Fee for New Construction (\$2,500 maximum)
(iv.) Alteration Level 1 – Residential Reroofing	\$200.00 (\$125.00 + \$75.00 Certificate of Completion)
(v) Alteration Level 2	60% of the Permit Fee for New Construction
(vi.) Alteration Level 3	80% of the Permit Fee for New Construction
(vii.) Change of Occupancy	80% of the Permit Fee for New Construction

(viii.) Historic Buildings	80% of the Permit Fee for New Construction
(ix) Relocated or Moved Buildings	60% of the Permit Fee for New Construction
(c) Temporary Structures	50% of the Application and Permit Fees
(d) Temporary Structures w/Building Permit	No Fee
MECHANICAL, PLUMBING/FUEL GAS AND ELECTRICAL TRADE PERMITS	
Each Trade Permit issued is per contractor and is inclusive of one non-refundable re-inspection.	
Commercial Trade Permit Fees are determined using the “Building Gross Area for New Construction and Additions and the Work Area for Existing Buildings and Site Systems”, multiplied by the “Square Foot Construction Costs” (as published in the Building Safety Journal by the International Code Council, which is updated at six-month intervals), multiplied by a “Permit Fee Multiplier” as indicated below;	
MECHANICAL PERMITS	
(a) Residential Mechanical Systems	\$125.00 per dwelling
(b) Residential Mechanical Systems	\$85.00 per dwelling (trade project only without building permits)
(c) Commercial Mechanical Systems	(\$125.00 minimum)
(i) New Construction and Additions	“Permit fee Multiplier” of .0010
(ii) Existing Buildings	“Permit fee Multiplier” of .0012
(iii) Temporary Structures	“Permit fee Multiplier” of .0008
(iv) Site Systems	“Permit fee Multiplier” of .0002
PLUMBING/FUEL GAS PERMITS	
(a) Residential Plumbing Systems	\$75.00 per dwelling
(b) Residential Fuel Gas Systems	\$75.00 per dwelling
(c) Residential Fuel Gas Systems	\$75.00 per dwelling (trade project only without building permits)
(d) Commercial Plumbing or Fuel Gas Systems	(\$125.00 minimum)
(i) New Construction and Additions	“Permit fee Multiplier” of .0010
(ii) Existing Buildings	“Permit fee Multiplier” of .0012
(iii) Temporary Structures	“Permit fee Multiplier” of .0008
(iv) Site Systems	“Permit fee Multiplier” of .0002
ELECTRICAL PERMITS	
(a) Residential Electrical Systems	\$125.00 per dwelling
(b) Residential Electrical Systems	\$75.00 per dwelling (trade project only without building permits)
(c) Residential Signaling Systems	\$75.00 per dwelling
(d) Swimming Pool, Spas & Hot Tub Electrical	\$95.00 each
(e) Commercial Electrical Systems	(\$125.00 minimum)
(i) New Construction and Additions	“Permit fee Multiplier” of .0010
(ii) Existing Buildings	“Permit fee Multiplier” of .0012
(iii) Temporary Structures	“Permit fee Multiplier” of .0008
(iv) Site Systems	“Permit fee Multiplier” of .0002
(v) Signaling Systems	“Permit fee Multiplier” of .0003
ADDITIONAL PERMITS	
(a) Decks	\$75.00 per permit
(b) Demolition	\$200.00 plus \$2,500.00 bond or letter of credit
(c) Fences	\$75.00 per permit
(d) Signs	\$150.00 per sign
(e) Swimming Pool, Spa and Hot Tub	\$180.00 per permit
CODE ENFORCEMENT, BUILDING INSPECTION & ZONING INSPECTIONS AND CERTIFICATES	
INSPECTIONS	
Each Rental Unit Inspection is inclusive of one non-refundable re-inspection.	
(a) Added Inspection	\$150.00

(b) Property Maintenance Inspection	\$80.00
(c) Rental Unit Inspection	\$100.00 per unit
(d) Re-Inspections	
(i) Residential Building Permits	\$150.00
(ii) Commercial Building Permits	\$250.00
(iii) Residential Mechanical, Plumbing, Fuel Gas, Electrical, Grading and Additional Permits	\$75.00
(iv) Commercial Mechanical, Plumbing, Fuel Gas, Electrical, Grading and Additional Permits	\$125.00
(iv) Rental Unit	\$35.00 per unit
(e) Inspection Violations	
(i) Certificate Violation	\$500.00
(ii) Permit Violation	\$500.00
(iii) Stop Work Order Violation	\$500.00
(iv) Life Safety Violation	\$250.00
CERTIFICATES	
(a) Use and Occupancy	\$125.00
(b) Use and Occupancy – Update	\$25.00
(c) Completion	\$75.00
(d) Furniture, Fixture, Equipment (Stocking)	\$150.00
(e) Temporary Use	\$250.00
(f) Temporary Structures	\$50.00
(g) Temporary Structure Renewal	\$25.00
MARYLAND PERMIT FEES	
(a) Home Builder Guaranty Fund	\$50.00
OTHER FEES	
(a) Dishonored of NSF Check Charge	\$25.00 per check
(i) By Mortgage Company	\$25.00 per each property tax id account impacted
(b) Copy Charge	\$0.50 per page if paper, \$25.00 if provided on USB thumb drive or equivalent
(c) Large Format Copy Charge	\$0.75 per square foot
(d) Audio Tape Duplication Fee	\$20.00 per tape or CD (if digital format)
(e) Easton Utilities Charges	See Easton Utilities Tariffs
(f) Written Report for Real Property Taxes	\$5.00 per Property ID Number
(g) Digital Record for Real Property Taxes	
(i) 0 to 50 Accounts	\$25.00
(ii) 51 to 250 Accounts	\$100.00
(iii) Over 251 Accounts	\$200.00
(h) Convenience Charge	
(i) Credit Card	2.50%
(ii) Debit Card	\$3.95
(iii) Electronic Check	\$3.00
(i) Fire Department Room Rental	See Resolution No. 5680 for Terms and Conditions
(i) Less than Four (4) Hours	\$400.00
(ii) Four (4) to Six (6) Hours	\$450.00
(iii) Six (6) to Eight (8) Hours	\$500.00
(iv) Over Eight (8) Hours	\$600.00
(v) Custodian Charge	\$25.00 per hour

* The fees designated with asterisks represent the minimum fees. The Applicant shall reimburse the Town for the reasonable costs incurred by the Town from third parties (including Easton Utilities) who invoice the Town for their services rendered to the Town. All billing rates, fees, and out-of-pocket costs of all such third-party costs shall be billed at their rates otherwise charged to the Town or as otherwise agreed upon by the Town and the entity providing the service. Third party costs include, but are not limited to, legal fees, engineering fees, consulting fees, inspection fees, court reporting fees, advertisement costs for publishing and posting of public notices, etc. In addition to the fees and expenses from third parties, the Applicant shall reimburse the Town for the reasonable time spent by Town employees relating to the consideration, analysis and/or evaluation of the issues relating to, and/or the processing of, the application on behalf of the Town. Town employees will log their time spent on the application, and the Applicant shall reimburse the Town for this time at the rate of seventy-five dollars (\$75.00) per hour or portion thereof. The minimum base fee collected will be applied to all outstanding bills and the Applicant will be billed for all fees, costs, and expenses in excess of the minimum base fee. No final action will be taken on any application with an outstanding balance. At any time during the processing of an application that the Applicant is more than thirty (30) days in arrears, all action on the application will cease until the Town’s costs are reimbursed in full.

**Waiver of Building Permit fees for certain affordable housing units. The Town will waive payment of Building Permit fees under the following circumstances:

- 1. The applicant is a tax exempt “charitable organization” under Internal Revenue Service Code Section 501©(3). The applicant shall provide a copy of the IRS’s determination letter that it is a charitable organization and shall certify in writing that the determination of charitable status has not been revoked;
- 2. The property will be initially offered to sale only to persons meeting the eligibility standards for participation in the Town of Easton’s Affordable Housing Program as those standards are determined from time to time by the Easton Affordable Housing Board; and
- 3. The property will be sold subject to a covenant that it will be owner-occupied

The Town may request further documentation from the applicant as to any of these matters and before waiving the building permit fee.

Section 2. The list of fees set forth herein is not all-inclusive. There may be other fees which are in addition to the fees set forth above and which are included in other ordinances and resolutions of the Town.

Section 3. This Resolution shall become effective on July 1, 2023 after adoption by the Town Council and approval by the Mayor.

Curry	-
Abbatiello	-
Montgomery	-
Davis	-

I hereby certify that the above Resolution was passed by a yea and nay vote of the Council this _____ day of _____, 2024.

Frank Gunsallus, Town Council President

Delivered to the Mayor by me this _____ day of _____, 2024.

Kathy M. Ruf, Town Clerk

APPROVED:

Date: _____

Megan JM Cook, Mayor

EFFECTIVE DATE: _____, 2024.

ORDINANCE NO. 822

AN ORDINANCE OF THE TOWN OF EASTON ADDING A NEW
CHAPTER 6C OF THE CODE OF THE TOWN OF EASTON TO
ADOPT PROVISIONS RELATED TO ILLICIT DISCHARGES

INTRODUCED BY: _____

WHEREAS, the United State Environmental Protection Agency (EPA) through 40 CFR Part 122 has revised the regulations governing regulated small municipal separate storm sewer systems (MS4); and

WHEREAS, the Town of Easton is a regulated small municipal separate storm sewer system through a General Permit issued by the Maryland Department of the Environment (MDE); and

WHEREAS, the General Permit for Discharges from Small Municipal Separate Storm Sewer Systems identifies the Minimum Control Measures for implementation to achieve compliance; and

WHEREAS, Illicit Discharge Detection and Elimination is one of the six Minimum Control Measures defined in the General Permit; and

WHEREAS, the General Permit requires that regulated municipalities adopt an ordinance that prohibits illicit discharge into the storm sewer system and establishes legal means for gaining access to private property to investigate and eliminate illicit storm drain system discharges; and

WHEREAS, the Town of Easton desires to add a new Chapter 6C of the Code of the Town of Easton to regulate illicit discharges into the municipal separate storm sewer system.

NOW, THEREFORE, be it ordained by the Town of Easton:

Section 1. The recitals set forth above are incorporated herein by reference and made a part of this Ordinance.

Section 2. Chapter 6C is hereby added to the Code of the Town of Easton to read as shown on the attached Exhibit A.

Section 3. The Town Engineer is authorized to adopt Standard Operating

Procedures and Forms which shall be consistent with the Code and other applicable law.

Section 4. If any section, clause, paragraph, sentence or phrase of the Ordinance or the application thereof to any person, property, or circumstance is held invalid or unconstitutional by a court of competent jurisdiction, the invalidity or unconstitutionality shall in no way affect other provisions or any other application of this Ordinance which can be given effect without the invalid or unconstitutional provision or application, and for this purpose the provisions of this Ordinance are declared severable.

Section 5. In accordance with Article II, Section 9 of the Easton Town Charter, this ordinance shall become effective on the later of twenty (20) calendar days after approval by the Mayor or passage of this ordinance by the Council over the Mayor's veto.

Curry	-
Abbatiello	-
Montgomery	-
Davis	-
Gunsallus	-

I hereby certify that the above Ordinance was passed by a yea and nay vote of the Council this _____ day of _____, 2024.

Frank Gunsallus, Town Council President

Delivered to the Mayor by me this _____ day of _____, 2024.

Kathy M. Ruf, Town Clerk

APPROVED:

Date: _____

Megan J. M. Cook, Mayor

EFFECTIVE DATE: _____, 2024



ILLICIT DISCHARGE DETECTION AND ELIMINATION ORDINANCE EXHIBIT A

TOWN OF EASTON, MARYLAND

June 2024

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6C-1.0 Purpose and Objectives

- A. The purpose of this chapter is to provide for the health, safety, and general welfare of the citizens of the Town of Easton through the regulation of non-storm water discharges to the storm drainage system. This chapter establishes definitions for illicit discharges and prohibits illicit discharges into the municipal separate storm sewer system (MS4) in order to comply with requirements of the National Pollutant Discharge Elimination System (NPDES) permit.
- B. The objectives of this chapter are:
- (1) To regulate the contribution of pollutants to the municipal separate storm sewer system by stormwater discharges by any user;
 - (2) To prohibit Illicit Discharges and Connections to the municipal separate storm sewer system;
 - (3) To prevent non-stormwater discharges to the municipal separate storm sewer system generated as a result of spills, inappropriate dumping or disposal; and
 - (4) To establish legal authority to carry out all inspection, monitoring and enforcement necessary to ensure compliance with this chapter.
- C. Incorporation by reference:
- (1) Illicit Discharge Detection and Elimination standard operating procedures (2024)

6C-2.0 Definitions

- A. The following definitions are provided for the terms used in this Ordinance:
- (1) "Best Management Practice: means a structural device or nonstructural practice designed to temporarily store or treat stormwater runoff in order to mitigate flooding and/or reduce pollutants.
 - (2) "Construction Activity" is an activity subject to NPDES Construction Permits, including construction projects resulting in land disturbance of one (1) acre or more, and projects resulting in less than one (1) acre of disturbance if part of a larger development plan. Such activities include, but are not limited to clearing and grubbing, grading, excavating and demolition.
 - (3) "Hazardous Materials" are any material, including any substance, waste or combination thereof, which because of its quantity, concentration or physical, chemical or infectious characteristics may cause, or significantly contribute to, a substantial present or potential hazard to human health, safety, property or the environment when improperly treated, stored, transported, disposed of or otherwise managed.
 - (4) "Illicit Connections" are defined as any drain or conveyance, whether on the surface or subsurface, which allow any illicit discharge to enter the storm drain system including but not limited to any conveyances which allow any non-storm water discharge including sewage, process wastewater and wash water to enter the storm drain system and any connections to the storm drain system from indoor drains and sinks, regardless of whether said drain or connection had

been previously allowed, permitted or approved by Town, State or Federal Agencies.

- (5) "Illicit Discharge" is any direct or indirect non-storm water discharge to the storm drain system, except as exempted by this chapter.
- (6) "Industrial Activity" is an activity subject to NPDES Industrial Permits. The Stormwater discharges associated with Industrial Activities are defined in 40 CFR, Section 122.26 (b)(14).
- (7) "Municipal Separate Storm Sewer System" (MS4) is the storm drain system of conveyances, owned and operated by the Town of Easton, designed or used for collecting or conveying stormwater.
- (8) "National Pollutant Discharge Elimination System" (NPDES) Storm Water Discharge Permit is a permit issued by Environmental Protection Agency or by the State of Maryland Department of the Environment, that authorizes the discharge of pollutants to waters of the United States, whether the permit is applicable to an individual property, or on general area-wide basis. The permit contains limits on what can be discharged, and monitoring and reporting requirements.
- (9) "Non-Storm Water Discharge" is any discharge to the storm drain system that is not composed entirely of storm water.
- (10) "Oil" refers to any kind of oil in any form, including but not limited to petroleum, fuel oil, crude oil, synthetic oil, motor oil, bio-fuel, cooking oil, grease, sludge, oil refuse, and oil mixed with waste.
- (11) "Pesticide" is a substance or mixture of substances intended to prevent, destroy, repel, or migrate any pest, or substances intended for use as a plant regulator, defoliant, or desiccant.
- (12) "Pollutant" is anything which causes or contributes to pollution. Pollutants may include, but are not limited to paints, varnishes and solvents; oil and other automotive fluids; non-hazardous liquid and solid wastes and yard wastes (including grass clippings); refuse, rubbish, garbage, litter or other discarded or abandoned objects, that may cause or contribute to pollution; floatables; pesticides, herbicides and fertilizers; hazardous substances and wastes; sewage, fecal coliform and pathogens; dissolved and particulate metals; animal and pet waste; wastes and residues that result from constructing a building or structure; and, noxious or offensive matter of any kind.
- (13) "Premises" refers to any building, lot, parcel of land, or portion of land whether improved or unimproved including adjacent sidewalks and parking.
- (14) "Storm Drainage System" refers to the facilities by which storm water is collected and/or conveyed, including but not limited to any roads with drainage systems, municipal streets, gutters, curbs, inlets, piped storm drains, pumping facilities, retention and detention basins, best management practices, natural and human-made or altered drainage channels, reservoirs and other drainage structures.
- (15) "Stormwater Pollution Prevention Plan" is a document which describes the Best Management Practices and activities to be implemented by a person or business

to identify sources of pollution or contamination at a site and the actions to eliminate or reduce pollutant discharges to storm water, storm water conveyance systems and/or receiving waters to the maximum extent practicable in complying with the General Permit For Discharges of Stormwater Associated With Industrial Activity.

6C-3.0 Prohibited Discharges into System

- A. The specific prohibitions and requirements in this section do not include all the discharges prohibited, but are provided to address specific discharges that are frequently found or are known to occur. No person shall release or allow to be released any of the following substances into the municipal separate storm sewer system:
- (1) Any new or used petroleum product.
 - (2) Any industrial waste.
 - (3) Any hazardous substance or hazardous waste, including household hazardous waste.
 - (4) Any domestic sewage or septic tank waste, grease trap or grease interceptor waste, holding tank waste, waste oil bins, or grit trap waste.
 - (5) Any garbage, rubbish or other waste.
 - (6) Any new or used paints, including latex-based paints, oil-based paints, stains, varnish, and primers, as well as cleaning solvents and other associated products.
 - (7) Any yard waste that has been moved or gathered by a person.
 - (8) Any wastewater that contains soap, detergent, degreaser, solvent, or surfactant-based cleaner from a commercial motor vehicle wash facility; from any vehicle washing, cleaning, or maintenance at any new or used motor vehicle dealership, rental agency, body shop, repair shop, or maintenance facility; or from any washing, cleaning or maintenance of any business or commercial or public service vehicle, including a truck, bus or heavy equipment.
 - (9) Any wastewater from a commercial mobile power washer or from the washing or other cleaning of a building exterior that contains soap, detergent, degreaser, solvent, or any surfactant based cleaner.
 - (10) Any wastewater from commercial floor, rug, or carpet cleaning.
 - (11) Any wastewater from the wash down or other cleaning of pavement that contains any soap, detergent solvent, degreaser, emulsifier, dispersant, or other cleaning substance; or any wastewater from the wash down or other cleaning of any pavement where any spill, leak, or other release of oil, motor fuel, or other petroleum hazardous substance has occurred, unless all such materials have been previously removed.
 - (12) Any effluent from a cooling tower, condenser, compressor, emissions scrubber, emission filter, or the blowdown from a boiler.
 - (13) Any ready-mixed concrete, mortar, ceramic, or asphalt base material or discharge resulting from the cleaning of vehicles or equipment containing or used in transporting or applying such material.

- (14) Any runoff, wash down water or waste from any animal pen, kennel, fowl or livestock containment area or any pet wastes generally.
 - (15) Any swimming pool, fountain or spa water or other water containing a harmful level of chlorine per Maryland Department of the Environment regulations.
 - (16) Any discharge from water line disinfection by super chlorination if it contains a harmful level of chlorine (>0.1 ppm) at the point of entry into the municipal separate storm sewer system or surface waters.
 - (17) Any contaminated runoff from a vehicle wrecking or storage yard.
 - (18) Any substance or material that will damage, block, or clog the municipal separate storm sewer system.
 - (19) Any release from a petroleum storage tank, or any leachate or runoff from soil contaminated by leaking petroleum storage tank; or any discharge of pumped, confined, or treated wastewater from the remediation of any such petroleum storage tank release, unless the discharge has received an NPDES permit from the state.
 - (20) Any other discharge that causes or contributes to causing the Town of Easton to violate a state water quality standard, the Town of Easton's NPDES stormwater permits, or any state-issued discharge permit for discharges from its municipal separate storm sewer system.
- B. No person shall release or cause to be released into the municipal separate storm sewer system any harmful quantity of sediment, silt, earth, soil, or other material associated with clearing, grading, excavation or other construction activities in excess of what could be retained on site or captured by employing sediment and erosion control measures.
- C. All pesticides, herbicides, and fertilizers shall be used in accordance with manufacturer recommendations. Pesticides, herbicides and fertilizers shall be stored, transported and disposed of in a manner to prevent release to the municipal separate storm sewer system.
- D. No person shall tamper with, destroy, vandalize, or render inoperable any Best Management Practices that have been installed for the purpose of eliminating or minimizing pollutant discharges, nor shall any person fail to install or fail to properly maintain any Best Management Practices that have been required by the Town of Easton or by other local, state, or federal jurisdictions.

6C-4.0 Exempt Discharges

- A. Unless identified as a significant source of pollutants to waters of the State, the following non-storm water discharges are examples of activities allowed to enter the municipal separate storm sewer system.
- (1) Water line flushing performed by a government agency.
 - (2) Drainage of municipal water storage tanks.
 - (3) Discharges or flows from firefighting activities.
 - (4) Individual residential vehicle washing.

- (5) Irrigation water.
- (6) Uncontaminated groundwater infiltration to separate storm sewer.
- (7) Dechlorinated swimming pool discharges in compliance with Maryland Department of the Environment regulations.

6C-5.0 Prohibition of Illicit Connections

- A. No person shall discharge or cause to be discharged through an illicit connection to the municipal separate storm sewer system operated by the Town of Easton any domestic sewage, non-contact cooling water, process wastewater, or other industrial waste.
- B. The construction, use, maintenance or continued existence of any illicit connections to the storm drain system is prohibited.
- C. This prohibition expressly includes, without limitation, any illicit connections made in the past, regardless of whether the connection was permissible under law or practices applicable or prevailing at the time of connection.
- D. A person is considered to be in violation if the person connects a line conveying sewage to the municipal separate storm sewer system or allows such a connection to continue.
- E. Any owner or person responsible for a property or premises, which is, or may be, the source of an illicit discharge, shall be required to implement, at the owner's or person's expense, the Best Management Practice necessary to prevent the further discharge of pollutants to the municipal storm sewer system. Compliance with all terms and conditions of a valid National Pollutant Discharge Elimination System permit authorizing the discharge of stormwater associated with industrial activity, to the extent practicable, shall be deemed compliant with the provisions of this section.

6C-6.0 Access and Inspection/Monitoring of Properties and Facilities

- A. When the Town of Easton has reasonable cause to believe that an illicit discharge code violation exists or when entry is required for periodic inspections and monitoring to determine compliance, then the Town of Easton is authorized to enter the structure or premises at reasonable times to inspect.
- B. Prior to inspection, the Town of Easton must make reasonable efforts to locate the owner or other person having charge or control of the structure or premises to request entry. If entry is refused or not obtained, the Town is authorized to pursue recourse as provided by law.
- C. The Town shall have the right to enter any premises where there is evidence or suspicion that a violation of this Ordinance exists which poses an immediate threat to the public health and safety for the purposes of performing duties pursuant to the provisions of this Ordinance. The Town representative shall produce proof of identity prior to entry, and must also provide evidence or proof of suspicion of imminent threat to public health and safety.

6C-7.0 Enforcement Actions

- A. Notification of Violation. Whenever the Town of Easton finds that any user has violated or is violating any local, state or federal illicit discharge requirements or any condition of this chapter, the Town of Easton shall serve the user with a written notice of violation stating the standard or requirement violated and the nature of the violation. The Town

of Easton may require the user to respond within thirty (30) days of the notice of violation with a plan for the satisfactory correction thereof which shall be submitted, if required, to the Town by the user. The Town of Easton may require written proof of proper disposal of prohibited items, such as waste manifests.

- B. Compliance Orders. When the Town of Easton finds that a user has violated or continues to violate this chapter, the Town of Easton may issue an order to the user responsible for the illicit discharge, directing that the user come into compliance. Compliance orders may also contain other requirements to address the noncompliance, including self-monitoring and management practices. Issuance of a compliance order shall not be a prerequisite to taking any other action against the user.
- C. Cease and Desist Orders. When the Town of Easton finds that a user is violating this chapter, the Town of Easton may issue an order to the user directing it to cease and desist all such violations and directing the user to immediately comply with all requirements and to take such appropriate remedial or preventive action as may be needed to properly address a violation, including halting operations and/or terminating the illicit discharge.
- D. Supplemental Enforcement Action. The Town of Easton may assess a fee to the user responsible for an illicit discharge that results in expenses to the Town of Easton, that exceed the cost of normal operations, as compensation to the Town of Easton for said expenses. These fees may include, but shall not be limited to cleanup, disposal and repair costs. All labor shall be assessed at the hourly rate of the employee(s) involved with an additional thirty percent (30%) for overhead.
- E. Judicial Enforcement Remedies. If any person discharges an illicit discharge into the Town of Easton 's municipal separate storm sewer system contrary to the provisions of this chapter or any order of the Town of Easton, an action for appropriate legal and/or equitable relief may be commenced.
 - (1) Injunctive Relief.
 - (a) In General. The Town of Easton may bring an action for an injunction against any person who violates any provision of this chapter or any rules, regulation, order, or permit adopted or issued under this chapter.
 - (b) Findings. In any action for an injunction under this section, any finding by a Court after hearing is prima facie evidence of each fact the court determines.
 - (c) Grounds. On a showing that any person is violating or is about to violate this subtitle or any rule, regulation, order, or permit adopted or issued by the Town of Easton, the court shall grant an injunction without requiring a showing of a lack of an adequate remedy at law.
 - (d) Emergency. If an emergency arises due to imminent danger to the public health or welfare, or imminent danger to the environment, the Town of Easton may enter the premises and take any emergency action necessary to stop or limit the danger to abate the public health and safety hazard without prior written notice to the owner or occupant of the premises. The Town may also seek an immediate injunction to stop any illicit discharge, pollution or other activity that is causing the danger. The Town may seek a court order assessing the costs of the abatement

against the owner, tenant, licensee or other person causing or in association with the illicit discharge, illicit connection or that has or is maintaining a prohibited material.

(2) Civil Penalties. Any user who is found to have violated or continues to violate an order of the Town of Easton or who has violated or continues to violate any provision of this chapter and the orders, rules and regulations issued hereunder shall be guilty of a municipal infraction and shall be liable for a fine of not less than one hundred dollars (\$100.00) nor more than one thousand dollars (\$1,000.00) for each offense. Each day on which a violation shall occur or continue shall be deemed a separate and distinct offense. In addition to the penalties provided herein, the Town of Easton may recover reasonable attorney's fees, court costs, court reporter's fees and other expenses of litigation by appropriate suit at law against the user and/or person found to have violated this chapter or the orders, rules, regulations and permits issued hereunder.

(3) Criminal Prosecution.

(a) Any person who knowingly makes any false statements, representations or certification in any application, record, report, plan or other document filed or required to be maintained pursuant to this chapter shall, upon conviction, be guilty of a misdemeanor, punishable by a fine of not less than one hundred dollars (\$100.00) nor more than one thousand dollars (\$1,000.00) or by imprisonment for not more than six months or by both.

(b) Any user who willfully or through gross negligence violates any provision of this chapter shall, upon conviction, be guilty of a misdemeanor, punishable by a fine of not less than one hundred dollars (\$100.00) nor more than one thousand dollars (\$1,000.00) or by imprisonment for not more than six months or by both.

(c) Any user who willfully or through gross negligence introduces any substance into the municipal separate storm sewer system which causes personal injury or property damage shall, upon conviction, be guilty of a misdemeanor, punishable by a fine of not less than one hundred dollars (\$100.00) nor more than one thousand dollars (\$1,000.00) or by imprisonment for not more than six months or by both. This penalty shall be in addition to any other cause of action for personal injury or property damage available under state law.

F. Remedies Nonexclusive. The provisions in this section are not exclusive. The Town of Easton reserves the right to take such other lawful action as is necessary to prevent or remedy any violation. Further, the Town of Easton is empowered to institute more than one enforcement action against any noncompliant user. These actions may be taken concurrently.

G. Costs. All mitigation and remediation measures under this Ordinance shall be completed at the owner's or responsible person's sole cost and expense. The Town reserves the right to request payment for any costs incurred from action performed by the Town to abate the illicit action. If payment is refused, the Town reserves the right to incur a lien against the property of the responsible party collectible in the same manner as real estate taxes.

- H. Permits pursuant to a violation. The Town of Easton may not issue any form of approval to the property, owner of the property or responsible personnel for the illicit discharge. The Town may not issue any permit, approval, variance, or special exception, unless the person seeking the permit has:
- (1) Fully paid all administrative, civil, or criminal penalties as set forth in Section G. above;
 - (2) Prepared a restoration or mitigation plan, approved by Easton, to abate impacts to water quality or natural resources as a result of the violation;
 - (3) Performed the abatement measures in the approved plan in accordance with the Easton regulations.
- I. Enforcement Appeals. Any person aggrieved by the action of any official charged with the enforcement of this Ordinance, as the result of the disapproval of a properly filed application for a permit, issuance of a written notice of violation, or an alleged failure to properly enforce the Ordinance in regard to a specific application, shall have the right to appeal the action to the Easton Board of Zoning Appeals. The appeal shall be filed in writing within 30 days of the date of official transmittal of the final decision or determination to the applicant, state clearly the grounds on which the appeal is based, and be processed in the manner prescribed for hearing administrative appeals under the Town of Easton Zoning Ordinance. For the purposes of this Ordinance, the Board of Appeals shall be the Board of Appeals established in the Town of Easton Zoning Ordinance. All provisions governing the Board of Zoning Appeals with respect to members, provisions for alternates, quorum, procedure, chairman, terms of office, etc., shall be applicable to appeals from this Ordinance.

ORDINANCE NO. 823

AN ORDINANCE OF THE TOWN OF EASTON TO REGULATE
AMPLIFIED MUSIC FROM COMMERCIAL ESTABLISHMENTS
DURING NIGHTTIME HOURS

INTRODUCED BY: _____

WHEREAS, Section 3-105 of the Environment Article of the Annotated Code of Maryland authorizes the Town of Easton to adopt ordinances regulating, restricting or prohibiting certain types of noise; and

WHEREAS, the Town Council finds that excessive noise harms public health and welfare and impairs enjoyment of property; and

WHEREAS, the Town Council recognizes the importance of maintaining a peaceful and comfortable environment for all residents during nighttime hours; and

WHEREAS, the proliferation of amplified outdoor music from commercial establishments has raised concerns among residents regarding excessive noise levels.

NOW, THEREFORE, be it ordained by the Town of Easton that:

Section 1. The recitals set forth above are incorporated herein by reference and made a part of this Ordinance.

Section 2. Chapter 18 of the Town of Easton Code entitled Offenses-Miscellaneous is amended to add Section 18-18 to read as follows:

Section 18-18. Prohibition on Amplified Music from Commercial Establishments During Nighttime Hours

(A) Definitions. For the purposes of this Section, the following terms shall have the meanings indicated:

“Commercial Establishment” – Any place of business engaged in the selling of goods or services to the public from a fixed location, including but not limited to

restaurants, bars, and retail stores.

“Amplified Outdoor Music” – Any music that is played outside of enclosed structures and is amplified through speakers or other electronic means, making it audible beyond the premises of a commercial establishment. It is considered outdoor if it occurs inside of an enclosed structure but doors and windows are open for an extended period of time.

(B) Prohibition on Amplified Outdoor Music. No commercial establishment shall allow amplified outdoor music of any kind to be played or emitted from its premises between the hours of 10:00 p.m. until 6:00 a.m. local time. This prohibition includes live performances and recorded music played through any form of amplification system.

(C) Exemptions. This Section shall not apply to:

- (1) Music played for government-sponsored events and ceremonies; or
- (2) Special events that have received a permit allowing the extension of outdoor music hours, issued by the Town Council.

(D) Enforcement and Penalties

- (1) The Easton Police Department shall be responsible for the enforcement of this ordinance.
- (2) Violations of this Ordinance shall be a municipal infraction and shall be subject to a fine of \$500 for each occurrence. For repeat offenders, fines shall be increased up to \$1,000 for subsequent violations within a 12-month period.
- (3) Continued non-compliance may lead to additional penalties, including potential revocation of business licenses or operating permits.
- (4) Citations may be served on owners, operators, tenants, musicians, and/or anyone else that allows or causes a violation of this Section.

Section 3. If any section, clause, paragraph, sentence or phrase of the Ordinance or the application thereof to any person, property, or circumstance is held invalid or unconstitutional by a court of competent jurisdiction, the invalidity or unconstitutionality shall in no way affect other provisions or any other application of this Ordinance which can be given effect without the invalid or unconstitutional provision or application, and for this purpose the provisions of this Ordinance are declared severable.

Section 4. In accordance with Article II Section 9 of the Easton Town Charter, this ordinance shall become effective twenty (20) calendar days after approval by the Mayor or

passage of this ordinance by the Council over the Mayor's veto.

Curry	-
Abbatiello	-
Montgomery	-
Davis	-
Gunsallus	-

I hereby certify that the above Ordinance was passed by a ye and nay vote of the Council this _____ day of _____, 2024.

Frank Gunsallus, Town Council President

Delivered to the Mayor by me this _____ day of _____, 2024.

Kathy M. Ruf, Town Clerk

APPROVED:

Date: _____

Megan JM Cook, Mayor

EFFECTIVE DATE: _____, 2024.

ORDINANCE NO. ____

AN ORDINANCE OF THE TOWN OF EASTON AUTHORIZING THE
TOWN OF EASTON TO SELL 123 SOUTH LOCUST LANE IN EASTON
AS PART OF THE TOWN'S AFFORDABLE HOUSING PROGRAM

INTRODUCED BY: _____

WHEREAS, the Town of Easton is the owner of 123 South Locust Lane in the
Town of Easton (the "Property");

WHEREAS, the Town of Easton acquired the Property in 2017 as part of a grant to
rehabilitate dilapidated historic homes in "The Hill" neighborhood;

WHEREAS, the Town of Easton has rehabilitated the home at the Property and
wishes to sell it as part of the Town's Affordable Housing Program;

WHEREAS, the Town of Easton has an Affordable Housing Program with a goal of
providing affordable workforce housing for people such as teachers, police officers, fire
fighters, etc.;

WHEREAS, the Town of Easton believes that offering affordable workforce housing
is a benefit to the community;

WHEREAS, the Town acquired the Property with the intention to resell it after
rehabilitation;

WHEREAS, the Property is a newly renovated single-family residential property, and
the Town does not have a need for public use of the Property either now or in the
foreseeable future;

WHEREAS, the Town has entered into a Contract of Sale and Purchase of the Property which is contingent upon the Town enacting legislation approving the sale (a copy of the Contract of Sale and Purchase is attached hereto as Exhibit A);

WHEREAS, in accordance with § 5-204(c)(3) of the Local Government Article of the Annotated Code of Maryland and for the reasons articulated herein, the Town Council has determined that 123 South Locust Lane in Easton is no longer needed for public use.

NOW, THEREFORE, be it ordained by the Town of Easton that:

Section 1. The recitals set forth above are incorporated herein by reference and made a part of this Ordinance.

Section 2. In accordance with § 5-204(c)(3) of the Local Government Article of the Annotated Code of Maryland, the Town Council has determined that 123 South Locust Lane in Easton is no longer needed for public use and can be sold through the Town's Affordable Housing Program.

Section 3. Contract of Sale and Purchase attached hereto as Exhibit A is hereby approved.

Section 4. The Mayor, Town Manager, and Town Clerk are hereby authorized to take whatever additional actions are reasonably necessary to effectuate the terms of this Ordinance including signing the deed and related settlement documents;

Section 5. Any prior execution and delivery of documents related to the sale of the Property that are consistent with the purpose of this Ordinance, are hereby ratified and approved;

Section 6. In accordance with § 5-204 (c)(3) of the Local Government Article of the Annotated Code of Maryland, the Town Clerk is directed to publicly advertise the sale of the Property at least twenty (20) days prior to the sale.

Section 7. In accordance with Article II Section 9 of the Easton Town Charter, this ordinance shall become effective twenty (20) calendar days after approval by the Mayor or passage of this ordinance by the Council over the Mayor's veto.

Curry	-
Abbatiello	-
Montgomery	-
Davis	-
Gunsallus	-

I hereby certify that the above Ordinance was passed by a yea and nay vote of the Council this _____ day of _____, 2024.

Frank Gunsallus, Town Council President

Delivered to the Mayor by me this _____ day of _____, 2024.

Kathy M. Ruf, Town Clerk

APPROVED:

Date: _____

Megan JM Cook, Mayor

EFFECTIVE DATE: _____, 2024.

Selection Criteria:

From Date : 06/01/2024

To Date : 06/30/2024

or

From Period :

To Period :

Bank Code : 00

Page Break by Fund: Y

Include Vendor No.: Y

Print Recap Only .: N

CHECK DATE	CHECK NUMBER	VENDOR	NAME	INVOICE	DESCRIPTION	G/L NUMBER	PROJECT	PERIOD/ YEAR	AMOUNT
06/05/2024	83755	3361	ALPHA SPACE CONTROL LLC	24-478	PAVEMENT MARKINGS	001-3040-530.30-34		12/2024	3,041.47
								Total	3,041.47
06/05/2024	83756	2689	AMAZON CAPITAL SERVICES	1CXY-CHPP-3R16	OTHER	001-2110-521.30-52		11/2024	42.97
				1GWP-JXTY-W4RF	OTHER	001-1200-512.30-51		11/2024	7.98
				1GWP-JXTY-W4RF	OTHER	001-2110-521.30-52		11/2024	30.49
				1GWP-JXTY-W4RF	OTHER	001-2310-523.30-35		11/2024	39.91
				1Y6W-GJM3-XL6T	OTHER	001-1200-512.30-51		11/2024	7.98
				1Y6W-GJM3-XL6T	OTHER	001-1400-514.30-52		11/2024	67.82
								Total	197.15
06/05/2024	83757	2515	ARGUS INDUSTRIAL CO LLC	A11597		001-3040-530.30-56		11/2024	358.70
								Total	358.70
06/05/2024	83758	3318	BARTOLON, JUAN SANCHEZ	052824	REIMB. CDL LICENSE	001-3040-530.30-49		11/2024	90.00
								Total	90.00
06/05/2024	83759	45	BAY IMPRINT	2032645	POLE BANNER, POSTER	001-3025-530.30-48		11/2024	155.00
								Total	155.00
06/05/2024	83760	3079	CARROLL INDEPENDENT FUE	949675	SERVICE CALL/REPAIRS	001-3010-530.30-46		11/2024	467.14
								Total	467.14
06/05/2024	83761	3006	DELMARVA DOCUMENT SOLUT	INV10522	COPIER MAINT	001-2210-522.30-46		11/2024	1.99
				INV10584	COPIER MAINT	001-2210-522.30-46		11/2024	6.00
								Total	7.99
06/05/2024	83762	129	DEPENDABLE SSR LLC	1986	BRUSH,DIRT,CONCRETE DIRT	001-3040-530.30-34		11/2024	567.13
				1986	BRUSH,DIRT,CONCRETE DIRT	001-3045-530.30-34		11/2024	919.19
				1986	BRUSH,DIRT,CONCRETE DIRT	001-4010-540.30-34		11/2024	190.84
								Total	1,677.16
06/05/2024	83763	2970	DYNAMIC DIESEL LLC	2155	ENGINE 63 SVCS	001-2110-521.30-56		11/2024	260.00
				2714	TANKER 61 SVCS	001-2110-521.30-56		11/2024	120.00
								Total	380.00
06/05/2024	83764	170	EASTON UTILITIES	051624		001-2010-520.30-43		11/2024	42.12
				051624		001-2310-523.30-43		11/2024	247.00
				051624		001-3010-530.30-43		11/2024	1,640.00
				051624		001-4010-540.30-43		11/2024	444.95
				051624		001-6000-560.30-43		11/2024	448.87
								Total	2,822.94
06/05/2024	83765	1776	EPSTEIN, MICHAEL J	052924	REIMB. STEEL TOE BOOTS	001-3025-530.30-37		12/2024	100.00
								Total	100.00
06/05/2024	83766	1269	FRATERNAL ORDER OF POLI	053024	MAY 2024 LODGE DUES	001-0000-217.17-00		11/2024	1,670.00
								Total	1,670.00
06/05/2024	83767	2795	GLOBAL PUBLIC SAFETY LL	PS-INV112662	OTHER	001-2020-520.30-56		11/2024	3,169.80
								Total	3,169.80
06/05/2024	83768	3121	GRIFFITH ENERGY SVCS IN	551332	DIESEL FUEL/SUBSTATION	001-2110-521.30-55		11/2024	274.86

CHECK DATE	CHECK NUMBER	VENDOR	NAME	INVOICE	DESCRIPTION	G/L NUMBER	PROJECT	PERIOD/ YEAR	AMOUNT
06/05/2024	83768	3121	GRIFFITH ENERGY SVCS IN	565407	DIESEL FUEL/FIRE HOUSE	001-2110-521.30-55		11/2024	1,062.70
								Total	1,337.56
06/05/2024	83769	3225	HARTFORD, THE	625267341896	JUNE 2024 INSURANCE	001-1010-510.10-23		11/2024	84.75
				625267341896	JUNE 2024 INSURANCE	001-1050-510.10-23		11/2024	80.13
				625267341896	JUNE 2024 INSURANCE	001-1060-510.10-23		11/2024	10.50
				625267341896	JUNE 2024 INSURANCE	001-1065-510.10-23		11/2024	142.92
				625267341896	JUNE 2024 INSURANCE	001-1070-510.10-23		11/2024	193.32
				625267341896	JUNE 2024 INSURANCE	001-1075-510.10-23		11/2024	84.78
				625267341896	JUNE 2024 INSURANCE	001-1200-512.10-23		11/2024	350.75
				625267341896	JUNE 2024 INSURANCE	001-1310-513.10-23		11/2024	212.23
				625267341896	JUNE 2024 INSURANCE	001-1400-514.10-23		11/2024	132.31
				625267341896	JUNE 2024 INSURANCE	001-2010-520.10-23		11/2024	447.63
				625267341896	JUNE 2024 INSURANCE	001-2020-520.10-23		11/2024	766.57
				625267341896	JUNE 2024 INSURANCE	001-2040-520.10-23		11/2024	206.61
				625267341896	JUNE 2024 INSURANCE	001-2210-522.10-23		11/2024	269.90
				625267341896	JUNE 2024 INSURANCE	001-2310-523.10-23		11/2024	273.98
				625267341896	JUNE 2024 INSURANCE	001-3010-530.10-23		11/2024	96.16
				625267341896	JUNE 2024 INSURANCE	001-3025-530.10-23		11/2024	305.58
				625267341896	JUNE 2024 INSURANCE	001-3040-530.10-23		11/2024	336.84
				625267341896	JUNE 2024 INSURANCE	001-3045-530.10-23		11/2024	408.84
				625267341896	JUNE 2024 INSURANCE	001-4010-540.10-23		11/2024	104.15
				625267341896	JUNE 2024 INSURANCE	001-7020-570.10-23		11/2024	21.15
				625267341896	JUNE 2024 INSURANCE	001-7030-570.10-23		11/2024	218.49
								Total	4,747.59
06/05/2024	83770	2571	HILYARD'S BUSINESS SOLU	INV292488	COPIER MAINT	001-2220-522.30-46		11/2024	121.13
				INV292488	COPIER MAINT	001-4010-540.30-46		11/2024	121.12
								Total	242.25
06/05/2024	83771	3295	INSLEY, COLTON	052824	REIMB. CDL LICENSE	001-3040-530.30-49		11/2024	90.00
								Total	90.00
06/05/2024	83772	262	KEY ONE INC	120252	MISCELLANEOUS PRODUCTS	001-3040-530.30-52		11/2024	12.00
								Total	12.00
06/05/2024	83773	2965	LENHART TRAFFIC CONSULT	5188	TRAFFIC SVCS	001-2310-523.30-31		11/2024	2,500.00
								Total	2,500.00
06/05/2024	83774	1786	LOCAL GOVT INSURANCE TR	124001	ADDING 7 NEW POLICE CARS	001-2010-520.30-45		11/2024	3,712.00
								Total	3,712.00
06/05/2024	83775	3243	LOMBARDO AYERS & CO LLC	8594	CONSULTING SERVICES	001-1200-512.30-32		11/2024	7,500.00
								Total	7,500.00
06/05/2024	83776	2248	MARSHALL PROPERTY MANAG	36659	APR 22 2024 MOWING SVCS	001-3040-530.30-34		11/2024	2,372.00
				36770	APR 29 2024 MOWING SVCS	001-3040-530.30-34		11/2024	2,372.00
				37137	MAY 6 2024 MOWING SVCS	001-3040-530.30-34		11/2024	2,372.00
								Total	7,116.00
06/05/2024	83777	3327	MARYLAND DEPT OF BUDGET	053024	MAY 2024 HEALTH INS	001-1010-510.10-23		11/2024	6,776.60
				053024	MAY 2024 HEALTH INS	001-1050-510.10-23		11/2024	3,497.95
				053024	MAY 2024 HEALTH INS	001-1060-510.10-23		11/2024	2,361.62

CHECK DATE	CHECK NUMBER	VENDOR	NAME	INVOICE	DESCRIPTION	G/L NUMBER	PROJECT	PERIOD/ YEAR	AMOUNT
06/05/2024	83777	3327	MARYLAND DEPT OF BUDGET	053024	MAY 2024 HEALTH INS	001-1065-510.10-23		11/2024	4,624.03
				053024	MAY 2024 HEALTH INS	001-1070-510.10-23		11/2024	4,143.89
				053024	MAY 2024 HEALTH INS	001-1075-510.10-23		11/2024	3,396.71
				053024	MAY 2024 HEALTH INS	001-1200-512.10-23		11/2024	8,671.72
				053024	MAY 2024 HEALTH INS	001-1310-513.10-23		11/2024	4,252.31
				053024	MAY 2024 HEALTH INS	001-1400-514.10-23		11/2024	4,100.08
				053024	MAY 2024 HEALTH INS	001-2010-520.10-23		11/2024	17,851.38
				053024	MAY 2024 HEALTH INS	001-2020-520.10-23		11/2024	33,561.09
				053024	MAY 2024 HEALTH INS	001-2040-520.10-23		11/2024	8,951.57
				053024	MAY 2024 HEALTH INS	001-2210-522.10-23		11/2024	8,756.92
				053024	MAY 2024 HEALTH INS	001-2220-522.10-23		11/2024	3,357.59
				053024	MAY 2024 HEALTH INS	001-2310-523.10-23		11/2024	14,158.12
				053024	MAY 2024 HEALTH INS	001-3025-530.10-23		11/2024	15,538.80
				053024	MAY 2024 HEALTH INS	001-3040-530.10-23		11/2024	14,096.60
				053024	MAY 2024 HEALTH INS	001-3045-530.10-23		11/2024	13,798.30
				053024	MAY 2024 HEALTH INS	001-4010-540.10-23		11/2024	5,155.83
				053024	MAY 2024 HEALTH INS	001-7020-570.10-23		11/2024	235,317.61
								Total	412,368.72
06/05/2024	83778	2533	MCI	051924		001-2010-520.30-41		12/2024	71.13
								Total	71.13
06/05/2024	83780	2497	POTOMAC VALLEY BRICK &	3909650	MORTAR MIX	001-3040-530.30-52		11/2024	30.87
				3910070	PAVERMATE SAND GRANITE	001-3040-530.30-52		11/2024	107.37
								Total	138.24
06/05/2024	83781	411	QUILL CORPORATION	38704848	OTHER	001-1200-512.30-51		11/2024	55.85
				38704848	OTHER	001-1310-513.30-51		11/2024	59.41
				38704848	OTHER	001-2210-522.30-51		11/2024	39.99
				38704848	OTHER	001-2310-523.30-51		11/2024	46.14
								Total	201.39
06/05/2024	83783	1513	TOWN OF EASTON FSA ACCO	053124	REPLENISH FSA ACCT	001-0000-101.72-00		11/2024	50,000.00
								Total	50,000.00
06/05/2024	83784	2251	VERIZON	051524		001-2010-520.30-41		12/2024	107.38
				051524A		001-2010-520.30-41		12/2024	50.72
								Total	158.10
06/05/2024	83785	714	VERIZON WIRELESS	9964404163		001-1070-510.30-41		11/2024	94.95
				9964584292	TOWN CELL PHONES	001-1010-510.30-41		11/2024	169.52
				9964584292	TOWN CELL PHONES	001-1050-510.30-41		11/2024	42.38
				9964584292	TOWN CELL PHONES	001-1060-510.30-41		11/2024	42.38
				9964584292	TOWN CELL PHONES	001-1065-510.30-41		11/2024	42.38
				9964584292	TOWN CELL PHONES	001-1070-510.30-41		11/2024	224.53
				9964584292	TOWN CELL PHONES	001-1075-510.30-41		11/2024	42.38
				9964584292	TOWN CELL PHONES	001-1310-513.30-41		11/2024	42.38
				9964584292	TOWN CELL PHONES	001-1400-514.30-41		11/2024	64.66
				9964584292	TOWN CELL PHONES	001-2210-522.30-41		11/2024	84.71
				9964584292	TOWN CELL PHONES	001-2220-522.30-41		11/2024	42.38
				9964584292	TOWN CELL PHONES	001-2310-523.30-41		11/2024	274.47
				9964584292	TOWN CELL PHONES	001-3010-530.30-41		11/2024	740.99
				9964584292	TOWN CELL PHONES	001-4010-540.30-41		11/2024	169.47

CHECK DATE	CHECK NUMBER	VENDOR	NAME	INVOICE	DESCRIPTION	G/L NUMBER	PROJECT	PERIOD/ YEAR	AMOUNT
Total									2,077.58
06/05/2024	83786	1810	VULCAN CONSTRUCTION MAT	42597556	STONE	001-3040-530.30-52		11/2024	445.61
				42608006	#10/SLURRY B	001-4010-540.30-52		11/2024	353.66
						Total		799.27	
06/05/2024	83787	532	WRIGHT, GREGORY S	053024	TORCH RUN	001-2010-520.30-49		11/2024	2,500.00
								Total	2,500.00
06/12/2024	83788	2923	ACME AUTO LEASING LLC	24055068T	TOLL	001-2040-520.30-56		12/2024	4.00
								Total	4.00
06/12/2024	83789	1485	ALTEC INDUSTRIES INC	12577763		001-3040-530.30-56		11/2024	110.98
								Total	110.98
06/12/2024	83790	2689	AMAZON CAPITAL SERVICES	1HL9-FYRM-M139	OTHER	001-1400-514.30-35	23-84	12/2024	549.89
				1HL9-FYRM-M139	OTHER	001-2310-523.30-52		12/2024	16.65
				1V1J-4LWY-4VHH		001-2020-520.30-52		11/2024	1.17-
				13RT-JM1D-4GQV		001-2020-520.30-52		11/2024	15.48-
						Total		549.89	
06/12/2024	83791	1952	AMSOIL INC	22579753		001-3025-530.30-55		12/2024	128.26
								Total	128.26
06/12/2024	83792	98	APG MEDIA OF CHESAPEAKE	3052942	ADVERTISING	001-1310-513.30-48	AN0020	12/2024	612.50
				3053136	ADVERTISING	001-1060-510.30-48		12/2024	315.00
				3053292	ADVERTISING	001-1310-513.30-48		12/2024	962.50
				3053294	ADVERTISING	001-1310-513.30-48		12/2024	1,925.00
				3053300	ADVERTISING	001-1310-513.30-48		12/2024	122.50
				3053302	ADVERTISING	001-1310-513.30-48		12/2024	96.25
				3053304	ADVERTISING	001-1310-513.30-48		12/2024	113.75
				3053562	ADVERTISING	001-1060-510.30-48		12/2024	1,443.75
				3053564	ADVERTISING	001-1310-513.30-48		12/2024	735.00
				3053764	ADVERTISING	001-2210-522.30-48		12/2024	275.63
				3054182	ADVERTISING	001-1310-513.30-48		12/2024	148.75
				3054775	ADVERSITING	001-1010-510.30-48		12/2024	367.50
						Total		7,118.13	
06/12/2024	83793	2060	BESTCO UA	060124	JUNE 2024	001-0000-121.01-00		12/2024	14,900.77
								Total	14,900.77
06/12/2024	83794	2790	BLUE TECH LLC	3077	POLICE VEHICLE SVCS	001-2020-520.30-56		12/2024	214.00
								Total	214.00
06/12/2024	83795	59	BRAMBLE INC, DAVID A	32662		001-3040-530.30-52		11/2024	1,228.08
								Total	1,228.08
06/12/2024	83796	3252	BRIGGS BROS PLUMBING IN	7066	SVCS/ST TREE REMOVAL	001-3040-530.30-34		11/2024	795.00
								Total	795.00
06/12/2024	83797	2921	CANON FINANCIAL SERVICE	32658803		001-2010-520.30-46		11/2024	137.08
								Total	137.08

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06/12/2024	83798	2939	CARRION ELECTRIC	15121	SVCS/N EASTON PK	001-4010-540.30-46		11/2024	1,678.29
								Total	1,678.29
06/12/2024	83799	3079	CARROLL INDEPENDENT FUE	112066-938374	5/1-15/24 FUEL PURCHASES	001-1065-510.30-55		11/2024	24.03
				112066-938374	5/1-15/24 FUEL PURCHASES	001-1400-514.30-55		11/2024	67.98
				112066-938374	5/1-15/24 FUEL PURCHASES	001-2010-520.30-55		11/2024	96.19
				112066-938374	5/1-15/24 FUEL PURCHASES	001-2020-520.30-55		11/2024	3,371.34
				112066-938374	5/1-15/24 FUEL PURCHASES	001-2040-520.30-55		11/2024	461.24
				112066-938374	5/1-15/24 FUEL PURCHASES	001-2210-522.30-55		11/2024	371.34
				112066-938374	5/1-15/24 FUEL PURCHASES	001-2220-522.30-55		11/2024	69.09
				112066-938374	5/1-15/24 FUEL PURCHASES	001-2310-523.30-55		11/2024	508.18
				112066-938374	5/1-15/24 FUEL PURCHASES	001-3010-530.30-55		11/2024	58.29
				112066-938374	5/1-15/24 FUEL PURCHASES	001-3025-530.30-55		11/2024	3,249.65
				112066-938374	5/1-15/24 FUEL PURCHASES	001-3040-530.30-55		11/2024	4,749.27
				112066-938374	5/1-15/24 FUEL PURCHASES	001-3045-530.30-55		11/2024	847.09
				112066-938374	5/1-15/24 FUEL PURCHASES	001-4010-540.30-55		11/2024	459.74
								Total	14,333.43
06/12/2024	83800	3251	CRAFCO INC	9403188736	ROAD MAINT. ITEMS	001-3040-530.30-52		12/2024	4,564.03
								Total	4,564.03
06/12/2024	83801	2975	DELAWARE ELEVATOR SERVI	409941	MONTHLY SERVICE	001-1400-514.30-46		11/2024	137.00
								Total	137.00
06/12/2024	83802	146	E D SUPPLY CO INC	6675-1349058		001-4010-540.30-46		11/2024	129.70
				6675-1349466		001-4010-540.30-46		11/2024	57.15
				6675-1349514		001-4010-540.30-46		11/2024	10.70
								Total	197.55
06/12/2024	83803	2680	EASTERN SHORE AUTO PART	529743	MISCELLANEOUS PRODUCTS	001-3025-530.30-56		11/2024	10.43
								Total	10.43
06/12/2024	83805	2593	EASTON TRUCK CENTER	CM68311AUP		001-3025-530.30-56		11/2024	234.14-
				CM70007AUP		001-3025-530.30-56		11/2024	194.75-
				CM70183AUP		001-3025-530.30-56		11/2024	75.00-
				CM70329AUP		001-3040-530.30-56		11/2024	69.68-
				CM70594AUP		001-3040-530.30-56		12/2024	212.50-
				70045AUP	MISCELLANEOUS PRODUCTS	001-3025-530.30-56		11/2024	401.51
				70183AUP	MISCELLANEOUS PRODUCTS	001-3025-530.30-56		11/2024	144.68
				70235AUP	MISCELLANEOUS PRODUCTS	001-3040-530.30-56		11/2024	75.18
				70248AUP	MISCELLANEOUS PRODUCTS	001-3025-530.30-56		11/2024	70.00
				70329AUP		001-3040-530.30-56		11/2024	69.68
				70370AUP	MISCELLANEOUS PRODUCTS	001-3040-530.30-56		11/2024	216.59
				70594AUP	MISCELLANEOUS PRODUCTS	001-3040-530.30-56		12/2024	814.89
				70594AUPX1	MISCELLANEOUS PRODUCTS	001-3040-530.30-56		12/2024	166.83
				9936AUS		001-3040-530.30-46		11/2024	656.50
								Total	1,829.79
06/12/2024	83806	170	EASTON UTILITIES	052324		001-1010-510.30-41		11/2024	71.47
				052324		001-1050-510.30-41		11/2024	95.30
				052324		001-1060-510.30-41		11/2024	119.12
				052324		001-1065-510.30-41		11/2024	142.95
				052324		001-1070-510.30-41		11/2024	119.12

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06/12/2024	83806	170	EASTON UTILITIES	052324		001-1075-510.30-41		11/2024	119.12
				052324		001-1200-512.30-41		11/2024	285.89
				052324		001-1310-513.30-41		11/2024	190.60
				052324		001-1400-514.30-43		11/2024	2,862.75
				052324		001-2010-520.30-41		12/2024	2,066.02
				052324		001-2010-520.30-43		12/2024	5,467.79
				052324		001-2110-521.30-43		11/2024	1,922.70
				052324		001-2210-522.30-41		11/2024	285.89
				052324		001-2220-522.30-41		11/2024	142.95
				052324		001-2310-523.30-41		11/2024	285.89
				052324		001-3010-530.30-41		11/2024	285.89
				052324		001-3010-530.30-43		11/2024	1,294.16
				052324		001-3040-530.30-43		11/2024	9,785.39
				052324		001-4010-540.30-41		11/2024	71.47
				052324		001-4010-540.30-43		11/2024	223.22
				052324		001-6000-560.30-41	ED2401	11/2024	166.79
								Total	26,004.48
06/12/2024	83807	2848	ENTERPRISE FM TRUST	428419B-060524	PUB WKS VEHICLE LEASES	001-3010-530.30-44		12/2024	16,083.05
								Total	16,083.05
06/12/2024	83809	179	EWING INC, PAUL T	517642		001-3040-530.30-52		12/2024	492.64
				517696	MISCELLANEOUS PRODUCTS	001-3045-530.30-52		11/2024	181.03
				517991	MISCELLANEOUS PRODUCTS	001-3040-530.30-52		11/2024	59.90
				518214	MISCELLANEOUS PRODUCTS	001-3040-530.30-52		11/2024	198.99
				518716		001-4010-540.30-52		11/2024	62.00
				518735		001-4010-540.30-52		11/2024	62.00
				518755	MISCELLANEOUS PRODUCTS	001-3040-530.30-52		11/2024	139.00
				518771	MISCELLANEOUS PRODUCTS	001-3040-530.30-34		11/2024	194.46
				519204	MISCELLANEOUS PRODUCTS	001-3040-530.30-52		11/2024	139.00
				519239	MISCELLANEOUS PRODUCTS	001-3040-530.30-52		12/2024	550.00
				519312	MISCELLANEOUS PRODUCTS	001-3040-530.30-52		11/2024	278.00
				519482		001-4010-540.30-52		11/2024	42.00
				519774	MISCELLANEOUS PRODUCTS	001-3045-530.30-52		12/2024	79.90
				519780	MISCELLANEOUS PRODUCTS	001-3040-530.30-52		12/2024	165.00
				519827		001-3040-530.30-52		12/2024	170.00
				519931	MISCELLANEOUS PRODUCTS	001-3040-530.30-52		12/2024	179.90
								Total	2,993.82
06/12/2024	83810	1751	GMAN EMBLEM LLC	15535	EPD UNIFORM SHOLDER PATCH	001-2020-520.30-37		12/2024	1,850.00
								Total	1,850.00
06/12/2024	83811	3173	GRANT COUNTY MULCH	76813	MULCH	001-3040-530.30-52		12/2024	220.00
				77683	MULCH	001-3040-530.30-52		12/2024	220.00
								Total	440.00
06/12/2024	83813	9999999	HERSHEY CREAMERY COMPAN	000109615	TAX REFUNDS	001-0000-201.00-00		12/2024	30.03
								Total	30.03
06/12/2024	83814	237	HOME PARAMOUNT PEST CON	6806700	MONTHLY PEST SVCS	001-1400-514.30-46		11/2024	33.00
				6806702	MONTHLY PEST SVCS	001-3010-530.30-46		11/2024	38.00
				6806704	MONTHLY PEST SVCS	001-6000-560.30-46	ED2401	11/2024	36.00
				6806945	MONTHLY PEST SVCS	001-1400-514.30-46		11/2024	33.00

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06/12/2024	83814	237	HOME PARAMOUNT PEST CON	6807326	MONTHLY PEST SVCS	001-2010-520.30-46		11/2024	260.00
								Total	400.00
06/12/2024	83815	239	HOPKINS SALES CO INC	480722	MISCELLANEOUS PRODUCTS	001-3040-530.30-52		11/2024	192.20
				480722	JANITORIAL SUPPLIES	001-4010-540.30-52		11/2024	467.20
				481323	OTHER	001-1400-514.30-52		11/2024	285.95
								Total	945.35
06/12/2024	83816	262	KEY ONE INC	120262	MISCELLANEOUS PRODUCTS	001-3040-530.30-52		12/2024	236.20
								Total	236.20
06/12/2024	83817	2142	LIVING ECOSYSTEMS	TOE	MOW 305 SOUTH ST	001-2220-522.30-34		11/2024	40.00
				24-0619	MOW LOT 9 DOVER RD	001-2220-522.30-34		11/2024	40.00
				24-0708	MOW THROUGHGOOD LN	001-2220-522.30-34		11/2024	40.00
				24-0728	MOW 604 GOLDSBOROUGH ST	001-2220-522.30-34		11/2024	40.00
				24-0752	MOW 417 AUGUST ST	001-2220-522.30-34		11/2024	40.00
				24-0820	MOW 8252 LINCOLN CT	001-2220-522.30-34		11/2024	40.00
				24-0836	MOW 106 PROSPECT	001-2220-522.30-34		11/2024	40.00
								Total	280.00
06/12/2024	83821	278	LOWE'S	01065	MISCELLANEOUS PRODUCTS	001-3040-530.30-52		11/2024	100.50
				70115		001-2010-520.30-50		11/2024	94.51
				70637		001-3040-530.30-52		12/2024	6.77
				71052	MISCELLANEOUS PRODUCTS	001-3040-530.30-52		11/2024	198.32
				71376		001-1400-514.30-52	20-04	11/2024	17.75
				72719	MISCELLANEOUS PRODUCTS	001-3040-530.30-56		11/2024	82.47
				73019	MISCELLANEOUS PRODUCTS	001-3040-530.30-52		11/2024	90.21
				73307		001-1400-514.30-52		11/2024	6.63
				73819	MISCELLANEOUS PRODUCTS	001-3045-530.30-52		11/2024	107.37
				73826	MISCELLANEOUS PRODUCTS	001-3040-530.30-52		11/2024	58.64
				74058		001-3040-530.30-52		12/2024	21.50
				75126		001-1400-514.30-52		11/2024	38.95
				75685		001-2310-523.30-52	21-19	11/2024	73.03
				76363		001-3040-530.30-52		12/2024	6.77
				76485		001-2110-521.30-35		11/2024	15.18
				76954		001-1400-514.30-52	20-04	11/2024	18.03
				77787		001-3040-530.30-52		12/2024	27.60
				78437		001-3040-530.30-52		12/2024	75.25
				78645		001-3040-530.30-52		12/2024	55.20
				80151		001-1400-514.30-52	20-04	11/2024	100.79
				80155		001-3040-530.30-52		12/2024	24.42
				80798		001-1400-514.30-52		11/2024	17.08
				81385	MISCELLANEOUS PRODUCTS	001-3040-530.30-52		11/2024	84.10
				81872		001-4010-540.30-52		11/2024	82.11
				82396	MISCELLANEOUS PRODUCTS	001-3040-530.30-52		11/2024	66.44
				83158		001-3040-530.30-52		12/2024	21.30
				83512		001-3040-530.30-52		12/2024	29.52
				83759		001-4010-540.30-52		11/2024	73.89
				83770		001-1060-510.30-48		11/2024	98.76
				84831		001-1400-514.30-52	20-04	11/2024	29.97
				85900		001-3040-530.30-52		12/2024	50.78
				86076		001-3040-530.30-52		12/2024	6.80
				86485		001-3040-530.30-52		12/2024	40.70

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06/12/2024	83821	278	LOWE'S	86524		001-1400-514.30-52		11/2024	2.36
				86611		001-3040-530.30-52		12/2024	6.77
				87482	MISCELLANEOUS PRODUCTS	001-3045-530.30-52		11/2024	123.34
				88762		001-2010-520.30-50		11/2024	5.49
				88799	MISCELLANEOUS PRODUCTS	001-3045-530.30-52		11/2024	41.74
				89413	MISCELLANEOUS PRODUCTS	001-3040-530.30-52		11/2024	42.71
				90967		001-3040-530.30-52		12/2024	6.77
				91669		001-1400-514.30-52		11/2024	6.62
				92855		001-1400-514.30-52		11/2024	3.31
				98616		001-2110-521.30-52		11/2024	16.61
				99847		001-4010-540.30-52		11/2024	20.86
								Total	2,091.30
06/12/2024	83822	3366	MIENSE, MORGAN	060524	REFUND/BASEBALL CAMP	001-0000-347.03-00	PK1304	12/2024	150.00
								Total	150.00
06/12/2024	83823	2867	MONTGOMERY IRRIGATION	152144312	IRRIGATION SVCS	001-4010-540.30-46		11/2024	487.00
								Total	487.00
06/12/2024	83824	826	MR ROOTER MID-SHORE	54172	MISCELLANEOUS PRODUCTS	001-3040-530.30-34		11/2024	3,400.00
								Total	3,400.00
06/12/2024	83825	2901	QUADIENT FINANCE USA IN	052124	POSTAGE	001-1400-514.30-41		12/2024	500.00
								Total	500.00
06/12/2024	83826	411	QUILL CORPORATION	38787745	OTHER	001-1200-512.30-51		12/2024	46.86
				38787745	OTHER	001-4010-540.30-51		12/2024	9.82
				38787745	OTHER	001-4010-540.30-52		12/2024	16.48
								Total	73.16
06/12/2024	83827	825	R C HOLLOWAY CO	514001		001-3025-530.30-56		10/2024	136.80
				514002		001-3025-530.30-56		10/2024	104.00
				514983	MISCELLANEOUS PRODUCTS	001-3025-530.30-56		10/2024	208.34
				515475	MISCELLANEOUS PRODUCTS	001-3025-530.30-56		11/2024	129.08
				515703		001-3025-530.30-56		11/2024	114.80
				516545	MISCELLANEOUS PRODUCTS	001-3025-530.30-56		11/2024	709.98
				516545	MISCELLANEOUS PRODUCTS	001-3040-530.30-56		11/2024	258.16
				516674		001-3025-530.30-56		11/2024	48.00
				516715	MISCELLANEOUS PRODUCTS	001-3025-530.30-56		11/2024	228.24
								Total	1,130.20
06/12/2024	83828	413	R E MICHEL CO LLC	310952361		001-6000-560.30-52	ED2401	11/2024	7.72
				310990878		001-2110-521.30-52		12/2024	37.52
								Total	45.24
06/12/2024	83829	3190	S&B LANDSCAPING LLC	INV0104	MOW 36 S LOCUST LN	001-2220-522.30-34		11/2024	50.00
				INV0105	MOW 8173 JUNE WAY	001-2220-522.30-34		11/2024	110.00
								Total	160.00
06/12/2024	83830	2879	SCHUSTER CONCRETE READY	604763	CONCRETE	001-3040-530.30-52		12/2024	1,231.30
				605219	CONCRETE	001-3040-530.30-52		12/2024	1,799.63
				605851	CONCRETE	001-3040-530.30-52		12/2024	717.15
								Total	3,748.08

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06/12/2024	83831	3365	SHEPARD, ELLEN	060524	REFUND/BASEBALL CAMP	001-0000-347.03-00	PK1304	12/2024	150.00
								Total	150.00
06/12/2024	83832	448	SHERWIN-WILLIAMS CO, TH	3291-6		001-4010-540.30-50		11/2024	122.46
				3389-8		001-2110-521.30-50		11/2024	68.51
								Total	190.97
06/12/2024	83833	2513	SITEONE LANDSCAPE SUPPL	141423545-001		001-4010-540.30-52		11/2024	112.02
				141729708-001	MISCELLANEOUS PRODUCTS	001-3040-530.30-52		11/2024	27.66
				141730139-001		001-3040-530.30-52		12/2024	524.73
				141730139-001	LIQUID HERBICIDE	001-4010-540.30-52		12/2024	524.72
				141740721-001	MISCELLANEOUS PRODUCTS	001-3040-530.30-52		11/2024	272.14
				141799489-001	MISCELLANEOUS PRODUCTS	001-3040-530.30-52		11/2024	224.04
				141947219-001		001-4010-540.30-52		12/2024	28.05
								Total	1,713.36
06/12/2024	83834	461	SPURRY'S TIRE SERVICE I	104335	MISCELLANEOUS PRODUCTS	001-3040-530.30-46		11/2024	1,519.16
				105561	MISCELLANEOUS PRODUCTS	001-3025-530.30-56		12/2024	555.60
								Total	2,074.76
06/12/2024	83835	1565	STAPLES	6002898674		001-1310-513.30-35		11/2024	103.56
								Total	103.56
06/12/2024	83836	487	TALBOT COUNTY MARYLAND	060524	REFUND/OVERPAYMENT TAXES	001-1200-512.30-49		12/2024	680.00
								Total	680.00
06/12/2024	83837	397	U.S. POSTAL SERVICE	060524	PO BOX 520 ANNUAL FEE	001-1200-512.30-41		12/2024	400.00
								Total	400.00
06/12/2024	83839	2614	UNIFIRST CORPORATION	1430127925	PUBLIC WKS DEPT UNIFORMS	001-3025-530.30-36		11/2024	105.47
				1430127927	PUBLIC WKS DEPT UNIFORMS	001-3025-530.30-36		11/2024	29.26
				1430127927	PUBLIC WKS DEPT UNIFORMS	001-3040-530.30-36		11/2024	74.09
				1430127927	PUBLIC WKS DEPT UNIFORMS	001-3045-530.30-36		11/2024	65.48
				1430127929	PUBLIC WKS DEPT UNIFORMS	001-3010-530.30-36		11/2024	41.69
				1430127929	PUBLIC WKS DEPT UNIFORMS	001-3010-530.30-46		11/2024	11.09
				1430127931	PUBLIC WKS DEPT UNIFORMS	001-3040-530.30-36		11/2024	100.53
				1430127932	PUBLIC WKS DEPT UNIFORMS	001-3010-530.30-36		11/2024	22.82
				1430128934	PUBLIC WKS DEPT UNIFORMS	001-3025-530.30-36		11/2024	105.47
				1430128936	PUBLIC WKS DEPT UNIFORMS	001-3025-530.30-36		11/2024	29.26
				1430128936	PUBLIC WKS DEPT UNIFORMS	001-3040-530.30-36		11/2024	74.09
				1430128936	PUBLIC WKS DEPT UNIFORMS	001-3045-530.30-36		11/2024	65.48
				1430128937	PUBLIC WKS DEPT UNIFORMS	001-3010-530.30-36		11/2024	41.69
				1430128937	PUBLIC WKS DEPT UNIFORMS	001-3010-530.30-46		11/2024	11.09
				1430128939	PUBLIC WKS DEPT UNIFORMS	001-3040-530.30-36		11/2024	100.53
				1430128940	PUBLIC WKS DEPT UNIFORMS	001-3010-530.30-36		11/2024	22.82
								Total	900.86
06/12/2024	83842	3364	WHITE, KATIE	060524	REFUND/BASEBALL CAMP	001-0000-347.03-00	PK1304	12/2024	150.00
								Total	150.00
06/18/2024	83843	3259	AMAZON WEB SERVICES INC	1712763333	MAY 2024 WEB SERVICES	001-1070-510.30-34		12/2024	1,319.49
								Total	1,319.49

CHECK DATE	CHECK NUMBER	VENDOR	NAME	INVOICE	DESCRIPTION	G/L	NUMBER	PROJECT	PERIOD/ YEAR	AMOUNT
06/18/2024	83846	1609	ATLANTIC	TRACTOR	P95574		001-3025-530.30-56		12/2024	91.02
									Total	91.02
06/18/2024	83847	1972	AUTOZONE	INC	1835091356	MISCELLANEOUS PRODUCTS	001-3040-530.30-56		11/2024	44.48
					1835091970		001-3040-530.30-56		11/2024	13.03
					1835091974		001-3040-530.30-56		12/2024	8.24
									Total	23.21
06/18/2024	83848	2806	BACKTOWN	AUTOMOTIVE/ACC	2715	MISCELLANEOUS PRODUCTS	001-3040-530.30-46		12/2024	1,195.37
					2719	MISCELLANEOUS PRODUCTS	001-3040-530.30-46		12/2024	116.62
									Total	1,311.99
06/18/2024	83849	1859	BELL CREEK	EQUIPMENT	171703	MISCELLANEOUS PRODUCTS	001-3040-530.30-56		12/2024	548.04
					171704	MISCELLANEOUS PRODUCTS	001-3040-530.30-52		12/2024	269.18
									Total	817.22
06/18/2024	83850	59	BRAMBLE INC,	DAVID A	32699	ASPHALT PATCH	001-3040-530.30-52		12/2024	783.29
									Total	783.29
06/18/2024	83851	2939	CARRION	ELECTRIC	15163	SVCS/11 S HARRISON ST	001-1400-514.30-46	20-04	11/2024	406.55
									Total	406.55
06/18/2024	83852	3079	CARROLL	INDEPENDENT FUE	963415	SERVICE CALL/REPAIR	001-3010-530.30-46		12/2024	283.90
									Total	283.90
06/18/2024	83853	6	CARTER	MACHINERY COMPAN	5278765	MISC ITEMS	001-3040-530.30-56		11/2024	487.91
					5296536	MISCELLANEOUS PRODUCTS	001-3040-530.30-56		11/2024	339.53
					5300584		001-3040-530.30-56		11/2024	166.71
									Total	994.15
06/18/2024	83854	1522	CHANEY	ENTERPRISES	124051218	CONCRETE	001-3040-530.30-52		12/2024	1,066.25
									Total	1,066.25
06/18/2024	83855	1059	CHOPTANK	ELECTRIC COOPE	060424	STREET LIGHTS	001-3040-530.30-43		12/2024	831.00
									Total	831.00
06/18/2024	83856	2735	CHOPTANK	SUPPLY INC	2405-032928	MISCELLANEOUS PRODUCTS	001-3045-530.30-52		11/2024	69.98
									Total	69.98
06/18/2024	83857	1603	CINTAS	FIRST AID & SAFE	5213734319	MISCELLANEOUS PRODUCTS	001-3010-530.30-52		12/2024	40.26
					5213734319	MISCELLANEOUS PRODUCTS	001-3040-530.30-52		12/2024	70.00
					5213734319	MISCELLANEOUS PRODUCTS	001-3045-530.30-52		12/2024	70.00
									Total	180.26
06/18/2024	83858	1603	CINTAS	FIRST AID & SAFE	5213506690	FIRST AID SUPPLIES	001-2010-520.30-52		12/2024	95.11
									Total	95.11
06/18/2024	83859	2550	DAVEY	TREE EXPERT COMPA	918573032	INSECTICIDE TREATMENT	001-3040-530.30-34		12/2024	285.00
									Total	285.00
06/18/2024	83860	1224	DEAN'S	JANITORIAL SERVI	23778	MONTHLY SERVICE	001-4010-540.30-34		12/2024	3,293.84
					23827	JNAITORIAL SVCS	001-3010-530.30-34		12/2024	480.00
					23847	JNAITORIAL SVCS	001-1400-514.30-34		12/2024	1,090.00

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06/18/2024	83860	1224	DEAN'S JANITORIAL SERVI	23847	JNAITORIAL SVCS	001-6000-560.30-34	ED2401	12/2024	260.00
								Total	5,123.84
06/18/2024	83861	2970	DYNAMIC DIESEL LLC	2155	ENGINE 63 REPAIR	001-2110-521.30-56		12/2024	260.00
								Total	260.00
06/18/2024	83864	2680	EASTERN SHORE AUTO PART	528128		001-3025-530.30-56		12/2024	65.85
				528204	MISCELLANEOUS PRODUCTS	001-3025-530.30-56		11/2024	4.46
				528233		001-3025-530.30-56		11/2024	65.85-
				528275	MISCELLANEOUS PRODUCTS	001-3040-530.30-56		11/2024	12.60
				528451	MISCELLANEOUS PRODUCTS	001-3040-530.30-56		11/2024	21.89
				528485		001-3025-530.30-56		12/2024	169.26
				528636	MISCELLANEOUS PRODUCTS	001-3040-530.30-56		11/2024	3.74
				528660		001-3040-530.30-56		12/2024	78.96
				528663		001-3025-530.30-56		11/2024	8.77
				528669	MISCELLANEOUS PRODUCTS	001-3010-530.30-56		11/2024	4.06
				528689		001-3040-530.30-56		12/2024	2.66
				528791		001-3025-530.30-56		11/2024	8.77-
				528912	MISCELLANEOUS PRODUCTS	001-3025-530.30-56		11/2024	6.92
				529008	MISCELLANEOUS PRODUCTS	001-3025-530.30-56		11/2024	33.36
				529061	MISCELLANEOUS PRODUCTS	001-3040-530.30-56		11/2024	6.33
				529128	MISCELLANEOUS PRODUCTS	001-3025-530.30-56		11/2024	11.56
				529170	MISCELLANEOUS PRODUCTS	001-3025-530.30-56		11/2024	42.64
				529309	MISCELLANEOUS PRODUCTS	001-3040-530.30-56		12/2024	22.84
				529339	MISCELLANEOUS PRODUCTS	001-3025-530.30-56		11/2024	3.55
				529371		001-3040-530.30-56		12/2024	23.48
				529385	MISCELLANEOUS PRODUCTS	001-3025-530.30-56		11/2024	106.25
				529428		001-3025-530.30-56		11/2024	23.48-
				529436	MISCELLANEOUS PRODUCTS	001-3025-530.30-56		11/2024	78.96
				529487	MISCELLANEOUS PRODUCTS	001-3025-530.30-56		11/2024	78.96
				529602	MISCELLANEOUS PRODUCTS	001-3040-530.30-56		11/2024	24.66
				529774		001-3025-530.30-56		11/2024	2.68-
				529778	MISCELLANEOUS PRODUCTS	001-3025-530.30-56		11/2024	55.50
				529930	MISCELLANEOUS PRODUCTS	001-3025-530.30-56		12/2024	9.54
				530322	MISCELLANEOUS PRODUCTS	001-3040-530.30-56		12/2024	10.50
				530456	MISCELLANEOUS PRODUCTS	001-3040-530.30-56		12/2024	6.31
				530479	MISCELLANEOUS PRODUCTS	001-3025-530.30-56		12/2024	48.66
				530504		001-3025-530.30-56		12/2024	117.90
				530589	MISCELLANEOUS PRODUCTS	001-3040-530.30-56		12/2024	25.40
								Total	984.79
06/18/2024	83865	1000	EASTERN SHORE COFFEE &	339583		001-3010-530.30-52		12/2024	8.95
				800150		001-3025-530.30-52		12/2024	67.22
				800150		001-3040-530.30-52		12/2024	67.22
								Total	143.39
06/18/2024	83867	162	EASTON HARDWARE INC	254569		001-1400-514.30-52		12/2024	4.50
				255166		001-4010-540.30-52		12/2024	3.16
				255336		001-1400-514.30-52	20-04	12/2024	10.08
				255385		001-3045-530.30-52		12/2024	8.99
				255389		001-1400-514.30-52		12/2024	28.80
				255555		001-3040-530.30-52		12/2024	12.60
				255573		001-3040-530.30-52		12/2024	21.65

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06/18/2024	83867	162	EASTON HARDWARE INC	255779		001-3040-530.30-52		12/2024	113.48
				256342		001-3045-530.30-52		12/2024	22.22
				256555		001-3040-530.30-52		12/2024	9.00
				256968		001-3040-530.30-52		12/2024	53.94
				257378		001-1400-514.30-52		12/2024	10.08
				257398		001-4010-540.30-50		12/2024	12.60
				257739		001-3040-530.30-52		12/2024	20.97
				257857		001-1400-514.30-52		12/2024	5.06
				257998		001-4010-540.30-52		12/2024	9.84
				258035		001-4010-540.30-52		12/2024	13.59
				258205		001-1400-514.30-52		12/2024	5.76
				258969		001-2110-521.30-52		12/2024	7.20
				258990		001-1400-514.30-52		12/2024	17.10
				259217		001-3040-530.30-52		12/2024	6.84
				259236		001-4010-540.30-52		12/2024	4.32
				259359	MISCELLANEOUS PRODUCTS	001-3040-530.30-52		12/2024	16.88
								Total	418.66
06/18/2024	83868	170	EASTON UTILITIES	052824		001-1400-514.30-43		11/2024	93.55
								Total	93.55
06/18/2024	83869	3290	FLORES & ASSOCIATES	562116	JUN '24 ADMIN RETIREE HRA	001-7020-570.10-23		12/2024	100.00
								Total	100.00
06/18/2024	83871	2930	GOOD LIFE LAWN CARE/LAN	6745	APR 2024 MOWING SVCS	001-3040-530.30-34		12/2024	11,040.00
				6747	MAY 2024 MOWING SVCS	001-3040-530.30-34		12/2024	11,040.00
								Total	22,080.00
06/18/2024	83872	514	GRAINGER	9136271070		001-3040-530.30-52		12/2024	34.11
								Total	34.11
06/18/2024	83873	3121	GRIFFITH ENERGY SVCS IN	1280	FIRE DEPT CARDLOCK INV	001-2110-521.30-55		12/2024	505.47
								Total	505.47
06/18/2024	83874	2062	HAVTECH SERVICE DIVISIO	S-241644	SCHEDULED MAINT	001-2110-521.30-46		12/2024	1,203.50
								Total	1,203.50
06/18/2024	83875	226	HEALTH ENHANCEMENT CENT	61304	SERVICES	001-3025-530.30-31		12/2024	69.00
				61304	SERVICES	001-3040-530.30-31		12/2024	69.00
				61304	SERVICES	001-3045-530.30-31		12/2024	138.00
								Total	276.00
06/18/2024	83876	2063	HERTRICH FORD OF EASTON	5054348		001-2020-520.30-56		11/2024	26.94
				5054363		001-2020-520.30-56		12/2024	66.70
				5054378		001-2020-520.30-56		12/2024	262.68
				5054410		001-2020-520.30-56		12/2024	723.66
								Total	1,079.98
06/18/2024	83878	237	HOME PARAMOUNT PEST CON	052124	TERMITE INSP/TOWN OFFICE	001-1400-514.30-46		11/2024	128.00
								Total	128.00
06/18/2024	83879	239	HOPKINS SALES CO INC	480799		001-2110-521.30-52		12/2024	104.08
				481394		001-2110-521.30-52		11/2024	380.47

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Bank: 00 SHORE UNITED BANK

TOWN OF EASTON

CHECK REGISTER BY FUND

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Total									484.55
06/18/2024	83880	258	JONES PEST CONTROL	1364	PEST SVCS - FIRE HOUSE	001-2110-521.30-46		12/2024	375.00
				1365	PEST SVCS - SUBSTATION	001-2110-521.30-46		12/2024	150.00
Total									525.00
06/18/2024	83881	2297	LANDS END BUSINESS OUTF	SIN12111351	OTHER	001-2210-522.30-37		12/2024	178.99
				SIN12111351	OTHER	001-2210-522.30-52		12/2024	11.40
Total									190.39
06/18/2024	83882	2142	LIVING ECOSYSTEMS	24-0876	MOW 202 WYE AVE	001-2220-522.30-34		12/2024	40.00
				24-0889	MOW 118 N HAMMOND ST	001-2220-522.30-34		12/2024	40.00
				24-0892	MOW 18 WRIGHTSON AVE	001-2220-522.30-34		12/2024	40.00
				24-0893	MOW STANDISH	001-2220-522.30-34		12/2024	40.00
Total									160.00
06/18/2024	83883	1786	LOCAL GOVT INSURANCE TR	124001		001-7030-570.30-45		12/2024	3,712.00
Total									3,712.00
06/18/2024	83884	2537	LORCO OF MARYLAND LLC	1911573-IN	USED OIL REMOVAL	001-3025-530.30-56		12/2024	25.00
Total									25.00
06/18/2024	83885	2289	M SAVAGE LANDSCAPE VEG.	060424	DEAD TREE REMOVAL	001-3040-530.30-34		12/2024	2,400.00
Total									2,400.00
06/18/2024	83886	2248	MARSHALL PROPERTY MANAG	37394	5/13/24 MOWING SVCS	001-3040-530.30-34		12/2024	2,372.00
				37537	5/20/24 MOWING SVCS	001-3040-530.30-34		12/2024	2,372.00
Total									4,744.00
06/18/2024	83887	322	MARYLAND ENVIRONMENTAL	336426	5/16-31/24 WASTE SVCS	001-3025-530.30-34		12/2024	33,121.71
				616147	5/16-31/24 WASTE SVCS	001-3025-530.30-34		12/2024	840.96
Total									33,962.67
06/18/2024	83888	1489	MARYLAND INDUSTRIAL TRU	P14866		001-3025-530.30-56		12/2024	306.84-
				P14977	MISCELLANEOUS PRODUCTS	001-3025-530.30-56		11/2024	506.10
				P15138	MISCELLANEOUS PRODUCTS	001-3025-530.30-56		11/2024	47.11
Total									246.37
06/18/2024	83889	333	MID-ATLANTIC WASTE SYST	PS0018237-1	MISCELLANEOUS PRODUCTS	001-3025-530.30-56		11/2024	35.31
Total									35.31
06/18/2024	83890	2963	NATIONAL HVAC SERVICE	SRVCE182574		001-2010-520.30-46		12/2024	489.50
Total									489.50
06/18/2024	83891	2214	NEWMAN SIGNS INC	TRFINV054158	MISCELLANEOUS PRODUCTS	001-3040-530.30-52		12/2024	64.33
Total									64.33
06/18/2024	83892	375	PAPER PEOPLE, THE	111663	OTHER	001-1200-512.30-52		12/2024	1,622.90
Total									1,622.90
06/18/2024	83893	3235	PRESTON LAWN & EQUIPMEN	11668		001-4010-540.30-56		11/2024	132.99
				11683		001-4010-540.30-56		11/2024	94.00-
				11937		001-4010-540.30-56		11/2024	107.98

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06/18/2024	83893	3235	PRESTON LAWN & EQUIPMEN	12287		001-4010-540.30-56		11/2024	155.99
								Total	302.96
06/18/2024	83894	3166	REDYREF	48583		001-1070-510.30-34		12/2024	30.53
								Total	30.53
06/18/2024	83895	3005	RELIABLE CONCRETE SERVI	1565		001-3040-530.30-34		12/2024	3,350.25
				1566		001-3040-530.30-34		12/2024	902.00
								Total	4,252.25
06/18/2024	83896	1570	REPUBLIC SERVICES #426	426001087939	MAY RECYCLING SVCS	001-3025-530.30-34		12/2024	43,486.39
				426001087939A	MAY RECYCLING SVCS	001-3025-530.30-34		12/2024	4,621.24
								Total	48,107.63
06/18/2024	83898	1085	SHANNON-BAUM SIGNS INC	245572	MISCELLANEOUS PRODUCTS	001-3040-530.30-52		12/2024	3,061.45
								Total	3,061.45
06/18/2024	83899	1029	SHORE JANITORIAL SERVIC	0118	JANITORIAL SVCS	001-2010-520.30-34		12/2024	3,200.00
								Total	3,200.00
06/18/2024	83900	461	SPURRY'S TIRE SERVICE I	104066		001-2020-520.30-56		11/2024	282.29
				105338		001-2020-520.30-56		11/2024	255.80
								Total	538.09
06/18/2024	83901	2998	TALBOT COUNTY REPURPOSI	24-11333	ASPHALT, CONCRETE, DIRT	001-3040-530.30-34		12/2024	580.00
				24-11333	ASPHALT, CONCRETE, DIRT	001-3045-530.30-34		12/2024	140.00
								Total	720.00
06/18/2024	83902	3367	THE STUDENT-LEADER SEMI	24-071	SEMINAR	001-1075-510.30-33		12/2024	2,000.00
								Total	2,000.00
06/18/2024	83903	506	UNEMPLOYMMENT TAX SERVI	14717	SERVICES	001-1065-510.30-49		12/2024	160.00
								Total	160.00
06/18/2024	83904	2067	UTILITY EASTERN SHORE T	21474	MISCELLANEOUS PRODUCTS	001-3025-530.30-56		11/2024	17.90
				21476	MISCELLANEOUS PRODUCTS	001-3040-530.30-56		11/2024	33.40
				21603	MISCELLANEOUS PRODUCTS	001-3040-530.30-56		11/2024	31.40
				21780	MISCELLANEOUS PRODUCTS	001-3040-530.30-56		11/2024	129.92
				21781	MISCELLANEOUS PRODUCTS	001-3025-530.30-56		11/2024	214.95
								Total	427.57
06/18/2024	83905	2251	VERIZON	060124		001-1200-512.30-41		12/2024	199.96
				060124		001-2010-520.30-41		12/2024	67.53
				060124		001-2210-522.30-41		12/2024	73.57
				060124		001-3010-530.30-41		12/2024	67.53
								Total	408.59
06/18/2024	83906	1064	VERMEER ALL ROADS	A01513	MISCELLANEOUS PRODUCTS	001-3040-530.30-56		11/2024	996.14
								Total	996.14
06/18/2024	83907	2872	WILLIS TOWERS WATSON SO	3547298	CRIME - 2ND YEAR	001-7030-570.30-45		12/2024	4,255.00
								Total	4,255.00

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06/26/2024	83909	2923	ACME AUTO LEASING LLC	24060042	POLICE VEHICLE LEASES	001-8010-580.70-71		12/2024	625.00
				24060046	POLICE VEHICLE LEASES	001-8010-580.70-71		12/2024	1,250.00
								Total	1,875.00
06/26/2024	83910	3361	ALPHA SPACE CONTROL LLC	58975	MISCELLANEOUS PRODUCTS	001-3040-530.30-34		12/2024	2,935.96
								Total	2,935.96
06/26/2024	83911	2689	AMAZON CAPITAL SERVICES	1DQ7-QL3Y-DCCQ	OTHER	001-3025-530.30-52		12/2024	33.72
				1DQ7-QL3Y-DCCQ	OTHER	001-3040-530.30-52		12/2024	33.72
				1HD7-JD1H-PQVH	OTHER	001-2010-520.30-52		12/2024	105.40
				1HLN-V7FN-3W7G	OTHER	001-2020-520.30-52	23-84	12/2024	249.85
				1LVV-J6Q6-DJRQ	OTHER	001-3040-530.30-56		12/2024	41.97
				1N1Y-GG9K-XYJN	OTHER	001-2020-520.30-52	23-84	12/2024	60.26
				16HT-L6L7-DRQX	OTHER	001-1310-513.30-35		12/2024	11.89
				16HT-L6L7-DRQX	OTHER	001-1400-514.30-50		12/2024	45.07
								Total	581.88
06/26/2024	83912	98	APG MEDIA OF CHESAPEAKE	053124	ADVERTISING	001-2010-520.30-48		12/2024	4,625.00
								Total	4,625.00
06/26/2024	83913	1628	AWARDS BY WEGENER	31853		001-2010-520.10-26		12/2024	363.86
								Total	363.86
06/26/2024	83914	2806	BACKTOWN AUTOMOTIVE/ACC	2724	MISCELLANEOUS PRODUCTS	001-3025-530.30-46		12/2024	115.00
				2727	MISCELLANEOUS PRODUCTS	001-3025-530.30-46		12/2024	2,424.36
								Total	2,539.36
06/26/2024	83915	45	BAY IMPRINT	2032720	OTHER	001-4010-540.30-52		12/2024	205.00
								Total	205.00
06/26/2024	83916	3107	BEALEFELD, JACOB	062124	BASEBALL CAMP	001-4010-540.30-34	PK1304	12/2024	180.00
								Total	180.00
06/26/2024	83917	9999999	BLESSING, R. EDWARD	MR Refund	BLESSING, R. EDWARD	001-0000-202.01-00		12/2024	49.42
								Total	49.42
06/26/2024	83918	9999999	BLESSING, R. EDWARD	MR Refund	BLESSING, R. EDWARD	001-0000-202.01-00		12/2024	49.42
								Total	49.42
06/26/2024	83919	9999999	BLESSING, R. EDWARD	MR Refund	BLESSING, R. EDWARD	001-0000-202.01-00		12/2024	49.42
								Total	49.42
06/26/2024	83920	9999999	BOSTIC, DUDLEY	MR Refund	BOSTIC, DUDLEY	001-0000-202.01-00		12/2024	137.76
								Total	137.76
06/26/2024	83921	2712	BROPHY, MICHAEL	062124	SOCCER CAMP	001-4010-540.30-34	PK1801	12/2024	637.50
								Total	637.50
06/26/2024	83922	2347	BUTLER, MICHAEL E	062124	BASEBALL CAMP	001-4010-540.30-34	PK1304	12/2024	285.00
								Total	285.00
06/26/2024	83924	2950	CANON SOLUTIONS AMERICA	6008069687	COPIER MAINTENANCE	001-2010-520.30-46		12/2024	29.25
								Total	29.25

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06/26/2024	83925	9999999	CARELS, GEORGE WAYNE	MR Refund	CARELS, GEORGE WAYNE	001-0000-202.01-00		12/2024	91.84
								Total	91.84
06/26/2024	83927	3079	CARROLL INDEPENDENT FUE	112281-953201	5/16-31/24 FUEL PURCHASES	001-1310-513.30-55		12/2024	43.36
				112281-953201	5/16-31/24 FUEL PURCHASES	001-1400-514.30-55		12/2024	222.16
				112281-953201	5/16-31/24 FUEL PURCHASES	001-2010-520.30-55		12/2024	266.89
				112281-953201	5/16-31/24 FUEL PURCHASES	001-2020-520.30-55		12/2024	3,753.43
				112281-953201	5/16-31/24 FUEL PURCHASES	001-2040-520.30-55		12/2024	385.40
				112281-953201	5/16-31/24 FUEL PURCHASES	001-2210-522.30-55		12/2024	226.16
				112281-953201	5/16-31/24 FUEL PURCHASES	001-2220-522.30-55		12/2024	170.32
				112281-953201	5/16-31/24 FUEL PURCHASES	001-2310-523.30-55		12/2024	346.44
				112281-953201	5/16-31/24 FUEL PURCHASES	001-3010-530.30-55		12/2024	60.77
				112281-953201	5/16-31/24 FUEL PURCHASES	001-3025-530.30-55		12/2024	3,047.17
				112281-953201	5/16-31/24 FUEL PURCHASES	001-3040-530.30-55		12/2024	4,666.55
				112281-953201	5/16-31/24 FUEL PURCHASES	001-3045-530.30-55		12/2024	808.87
				112281-953201	5/16-31/24 FUEL PURCHASES	001-4010-540.30-55		12/2024	506.88
								Total	14,504.40
06/26/2024	83929	1522	CHANEY ENTERPRISES	124060912		001-3040-530.30-52		12/2024	861.77
				124061005		001-3040-530.30-52		12/2024	1,284.66
								Total	2,146.43
06/26/2024	83930	9999999	COPPER, ALVIN	MR Refund	COPPER, ALVIN	001-0000-202.01-00		12/2024	42.12
								Total	42.12
06/26/2024	83931	9999999	COPPER, ALVIN	MR Refund	COPPER, ALVIN	001-0000-202.01-00		12/2024	42.12
								Total	42.12
06/26/2024	83932	9999999	COPPER, ALVIN	MR Refund	COPPER, ALVIN	001-0000-202.01-00		12/2024	42.12
								Total	42.12
06/26/2024	83933	2550	DAVEY TREE EXPERT COMPA	918581912	INSECTICIDE TREATMENT	001-3040-530.30-34		12/2024	250.00
								Total	250.00
06/26/2024	83934	3006	DELMARVA DOCUMENT SOLUT	INV10773	COPIER MAINT	001-2210-522.30-46		12/2024	3.49
				INV10794		001-3010-530.30-35		12/2024	1,250.00
								Total	1,253.49
06/26/2024	83935	2425	DISTRICT COURT OF MD WA	12515	CITATION BOOKS/POLICE	001-2010-520.30-51		12/2024	200.00
								Total	200.00
06/26/2024	83936	2970	DYNAMIC DIESEL LLC	2834	MISCELLANEOUS PRODUCTS	001-3025-530.30-56		12/2024	4,065.00
								Total	4,065.00
06/26/2024	83937	170	EASTON UTILITIES	061024		001-2110-521.30-43		12/2024	1,000.70
				061024		001-2310-523.30-43		12/2024	86.51
				061024		001-4010-540.30-43		12/2024	628.60
				061724		001-2010-520.30-43		12/2024	32.57
				061724		001-2310-523.30-43		12/2024	244.03
				061724		001-3010-530.30-43		12/2024	1,640.00
				061724		001-4010-540.30-43		12/2024	473.52
				061724		001-6000-560.30-43		12/2024	466.51
								Total	4,572.44

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06/26/2024	83938	170	EASTON UTILITIES	23032	MAY '24 ST LIGHT MAINT	001-3040-530.30-43		12/2024	24.72
								Total	24.72
06/26/2024	83939	171	EASTON VOL FIRE DEPT IN	051924	REIMB/PHONE SVCS	001-2110-521.30-41		12/2024	146.62
								Total	146.62
06/26/2024	83940	2348	FEMI, BRIAN T	062124	BASEBALL CAMP	001-4010-540.30-34	PK1304	12/2024	3,105.00
								Total	3,105.00
06/26/2024	83941	2228	FIRST STATE INSPECTION	289344	MONTHLY INSPECTIONS	001-2210-522.30-34		12/2024	3,500.00
								Total	3,500.00
06/26/2024	83942	9999999	FRAZIER JR., NOAH S	MR Refund	FRAZIER JR., NOAH S	001-0000-202.01-00		12/2024	45.42
								Total	45.42
06/26/2024	83943	9999999	FRAZIER JR., NOAH S	MR Refund	FRAZIER JR., NOAH S	001-0000-202.01-00		12/2024	98.84
								Total	98.84
06/26/2024	83944	2051	FREEMIRE & ASSOCIATES I	2402033-IN	REPAIRS	001-4010-540.30-46		12/2024	1,236.00
								Total	1,236.00
06/26/2024	83945	2641	GANDER'S CAR WASH	263	POLICE VEHICLE SVCS	001-2020-520.30-46		12/2024	30.00
				263	POLICE VEHICLE SVCS	001-2040-520.30-46		12/2024	10.00
				264	POLICE VEHICLE SVCS	001-2020-520.30-46		12/2024	30.00
				264	POLICE VEHICLE SVCS	001-2040-520.30-46		12/2024	15.00
								Total	85.00
06/26/2024	83946	2794	GILLESPIE PRECAST LLC	122158		001-3045-530.30-52		12/2024	796.95
				122355		001-3045-530.30-52		12/2024	1,461.58
								Total	2,258.53
06/26/2024	83947	9999999	HAMILTON, WILLIAM	MR Refund	HAMILTON, WILLIAM	001-0000-202.01-00		12/2024	42.12
								Total	42.12
06/26/2024	83948	9999999	HAMILTON, WILLIAM	MR Refund	HAMILTON, WILLIAM	001-0000-202.01-00		12/2024	42.12
								Total	42.12
06/26/2024	83949	9999999	HAMILTON, WILLIAM	MR Refund	HAMILTON, WILLIAM	001-0000-202.01-00		12/2024	42.12
								Total	42.12
06/26/2024	83950	226	HEALTH ENHANCEMENT CENT	61306	SEVICES/EASTON POLICE	001-2010-520.30-31		12/2024	94.00
								Total	94.00
06/26/2024	83951	9999999	HECKLER, MARK	MR Refund	HECKLER, MARK	001-0000-202.01-00		12/2024	42.12
								Total	42.12
06/26/2024	83952	9999999	HECKLER, MARK	MR Refund	HECKLER, MARK	001-0000-202.01-00		12/2024	42.12
								Total	42.12
06/26/2024	83953	9999999	HECKLER, MARK	MR Refund	HECKLER, MARK	001-0000-202.01-00		12/2024	42.12
								Total	42.12
06/26/2024	83954	2571	HILYARD'S BUSINESS SOLU	INV295803	COPIER MAINT	001-2220-522.30-46		12/2024	108.03

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06/26/2024	83954	2571	HILYARD'S BUSINESS SOLU	INV295803	COPIER MAINT	001-4010-540.30-46		12/2024	108.02		
								Total	216.05		
06/26/2024	83955	9999999	HOBBS, ROBERT	MR Refund	HOBBS, ROBERT	001-0000-202.01-00		12/2024	43.12		
								Total	43.12		
06/26/2024	83956	9999999	HOBBS, ROBERT	MR Refund	HOBBS, ROBERT	001-0000-202.01-00		12/2024	42.12		
								Total	42.12		
06/26/2024	83957	3108	ISEMAN, NOAH J	062124	BASEBALL CAMP	001-4010-540.30-34	PK1304	12/2024	275.00		
								Total	275.00		
06/26/2024	83958	3194	JUST RIGHT AUTOMOTIVE	053124	TOW VEHICLE TO EPD	001-2020-520.30-56		12/2024	250.00		
								Total	250.00		
06/26/2024	83959	2142	LIVING ECOSYSTEMS	24-0887	MOW 9144 HONEYSUCKLE DR	001-2220-522.30-34		12/2024	40.00		
								Total	40.00		
06/26/2024	83960	3243	LOMBARDO AYERS & CO LLC	8992	CONSULTING SERVICES	001-1200-512.30-32		12/2024	25,500.00		
								Total	25,500.00		
06/26/2024	83961	278	LOWE'S	77915		001-2020-520.30-52		12/2024	55.80		
								Total	55.80		
06/26/2024	83962	2248	MARSHALL PROPERTY MANAG	37689	MAY 27, 2024 MOWING	001-3040-530.30-34		12/2024	2,372.00		
								Total	2,372.00		
06/26/2024	83963	1597	MARYLAND POLICE & CORRE	ADP23902	LODGING CHARGE	001-2020-520.30-40		12/2024	25.00		
				ADP23903	TRAINING	001-2020-520.30-33		12/2024	70.00		
								Total	95.00		
06/26/2024	83964	2781	MARYLAND TRANSPORTATION	B153113555504	TOLLS	001-1050-510.30-49		12/2024	12.00		
								Total	12.00		
06/26/2024	83965	2999	MASSARO, ANTHONY	062124	BASEBALL CAMP	001-4010-540.30-34	PK1304	12/2024	200.00		
								Total	200.00		
06/26/2024	83966	3199	MCDANIEL, JAMES B	062124	BASEBALL CAMP	001-4010-540.30-34	PK1304	12/2024	75.00		
								Total	75.00		
06/26/2024	83967	2468	MD POLICE SUPPLY LLC	29411	MISC/EASTON POLICE	001-2010-520.30-58		12/2024	251.18		
								Total	251.18		
06/26/2024	83969	2642	MOTOROLA SOLUTIONS INC	8281904371	MISCELLANEOUS PRODUCTS	001-3045-530.30-46		12/2024	214.56		
				8281906415	MISCELLANEOUS PRODUCTS	001-3045-530.30-35		12/2024	8,633.40		
								Total	8,847.96		
06/26/2024	83970	2478	MUNICIPAL EMERGENCY SER	IN2059950	SUPPLIES/EASTON POLICE	001-2020-520.30-37		12/2024	4,961.25		
								Total	4,961.25		
06/26/2024	83971	3257	NATIONAL SAFETY APPAREL	990967	JACKETS	001-2040-520.30-37		12/2024	3,082.22		
				991578	JACKETS	001-2040-520.30-37		12/2024	1,340.87		
								Total	4,423.09		

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06/26/2024	83972	2828	NEWNAM, NICK	062124	BASEBALL CAMP	001-4010-540.30-34	PK1304	12/2024	190.00
								Total	190.00
06/26/2024	83973	389	PIERSON COMFORT GROUP L	QB060347	SERVICES	001-4010-540.30-44		12/2024	307.00
				QB060745	SERVICES	001-4010-540.30-44		12/2024	285.00
				QB060746	SERVICES	001-4010-540.30-44		12/2024	307.00
								Total	899.00
06/26/2024	83974	2109	PLUGGE, JESSICA H	062424	GIFT CARDS/EPD AWARDS	001-2010-520.10-26		12/2024	212.00
								Total	212.00
06/26/2024	83975	3371	PUBLIC AGENCY TRAINING	5044	TRAINING/EASTON POLICE	001-2020-520.30-33		12/2024	350.00
								Total	350.00
06/26/2024	83977	3111	REGULSKI, JORDAN	062124	BASEBALL CAMP	001-4010-540.30-34	PK1304	12/2024	125.00
								Total	125.00
06/26/2024	83979	426	ROBIN'S NEST FLORAL & G	311848	DISHGARDEN	001-2010-520.30-49		12/2024	55.00
				312919	DISHGARDEN	001-2010-520.30-49		12/2024	57.00
								Total	112.00
06/26/2024	83980	3201	ROYER, ETHAN	062124	BASEBALL CAMP	001-4010-540.30-34	PK1304	12/2024	200.00
								Total	200.00
06/26/2024	83981	3190	S&B LANDSCAPING LLC	INV0108	MOW 29176 PIN OAK WAY	001-2220-522.30-34		12/2024	55.00
				INV0109	MOW 29181 PIN OAK WAY	001-2220-522.30-34		12/2024	45.00
				INV0110	MOW 9719 OCEAN GATEWAY	001-2220-522.30-34		12/2024	450.00
				INV0111	MOW DOVER RD/INDUSTRIAL	001-2220-522.30-34		12/2024	320.00
				INV0114	MOW 28 CLAY ST	001-2220-522.30-34		12/2024	35.00
				INV0115	MOW 123/ & 125 S LOCUST	001-2220-522.30-34		12/2024	60.00
				INV0116	MOW 305 SOUTH ST	001-2220-522.30-34		12/2024	40.00
								Total	1,005.00
06/26/2024	83982	3150	SALINAS, MICHAEL	061724	REIMB. CNU CONFERENCE	001-1310-513.30-39		12/2024	1,474.08
								Total	1,474.08
06/26/2024	83983	1289	SALISBURY INC	456446-IN	ENGRAVING; TROPHY	001-1060-510.30-58		12/2024	50.00
								Total	50.00
06/26/2024	83984	3214	SEEK, JACOB	062124	BASEBALL CAMP	001-4010-540.30-34	PK1304	12/2024	150.00
								Total	150.00
06/26/2024	83985	2981	SHORE SIGN CO INC	38181	SIGNS	001-4010-540.30-35		12/2024	6,680.00
								Total	6,680.00
06/26/2024	83986	2360	SIRENNET	0276430	LIGHT BAR	001-3040-530.30-56		12/2024	347.74
								Total	347.74
06/26/2024	83987	3368	SLAUGHTER, BARRY	050724	REIMB. STEEL TOE BOOTS	001-3025-530.30-37		12/2024	100.00
								Total	100.00
06/26/2024	83988	9999999	STANLEY, LESTER	MR Refund	STANLEY, LESTER	001-0000-202.01-00		12/2024	84.24
								Total	84.24

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06/26/2024	83989	1390	SUPERION LLC	412600	MAINTENANCE - IT DEPT	001-1070-510.30-46		12/2024	123.59
				412626	MAINTENANCE	001-1010-510.30-46		12/2024	506.94
				412626	MAINTENANCE	001-1050-510.30-46		12/2024	506.94
				412626	MAINTENANCE	001-1060-510.30-46		12/2024	506.94
				412626	MAINTENANCE	001-1065-510.30-46		12/2024	253.46
				412626	MAINTENANCE	001-1070-510.30-46		12/2024	253.46
				412626	MAINTENANCE	001-1075-510.30-46		12/2024	310.66
				412626	MAINTENANCE	001-1200-512.30-46		12/2024	2,485.24
				412626	MAINTENANCE	001-1310-513.30-46		12/2024	1,208.51
				412626	MAINTENANCE	001-1400-514.30-46		12/2024	1,970.00
				412626	MAINTENANCE	001-2010-520.30-46		12/2024	3,823.78
				412626	MAINTENANCE	001-2110-521.30-46		12/2024	111.72
				412626	MAINTENANCE	001-2210-522.30-46		12/2024	1,334.29
				412626	MAINTENANCE	001-2220-522.30-46		12/2024	157.12
				412626	MAINTENANCE	001-2310-523.30-46		12/2024	111.72
				412626	MAINTENANCE	001-3010-530.30-46		12/2024	291.67
				412626	MAINTENANCE	001-4010-540.30-46		12/2024	111.72
								Total	14,067.76
06/26/2024	83991	1916	TOWN OF EASTON	062124	TRANSFER - CREDIT CARD	001-0000-101.73-00		12/2024	50,000.00
								Total	50,000.00
06/26/2024	83992	1513	TOWN OF EASTON FSA ACCO	062124	REPLENISH FSA ACCT	001-0000-101.72-00		12/2024	50,000.00
								Total	50,000.00
06/26/2024	83993	726	TRANS UNION LLC	05405109		001-2010-520.30-31		12/2024	116.07
								Total	116.07
06/26/2024	83994	3000	TURNER, MICHAEL	062124	BASEBALL CAMP	001-4010-540.30-34	PK1304	12/2024	300.00
								Total	300.00
06/26/2024	83995	1953	ULINE	178789429	OTHER	001-2020-520.30-52		12/2024	628.79
								Total	628.79
06/26/2024	83996	2614	UNIFIRST CORPORATION	140130975	PUBLIC WORKS UNIFORMS	001-3025-530.30-36		12/2024	105.47
				140130976	PUBLIC WORKS UNIFORMS	001-3025-530.30-36		12/2024	29.26
				140130976	PUBLIC WORKS UNIFORMS	001-3040-530.30-36		12/2024	74.09
				140130976	PUBLIC WORKS UNIFORMS	001-3045-530.30-36		12/2024	65.48
				140130977	PUBLIC WORKS UNIFORMS	001-3010-530.30-36		12/2024	41.69
				140130977	PUBLIC WORKS UNIFORMS	001-3010-530.30-46		12/2024	11.09
				140130978	PUBLIC WORKS UNIFORMS	001-3040-530.30-36		12/2024	100.53
				140130979	PUBLIC WORKS UNIFORMS	001-3010-530.30-36		12/2024	22.82
				1430130026	PUBLIC WORKS UNIFORMS	001-3025-530.30-36		12/2024	105.47
				1430130027	PUBLIC WORKS UNIFORMS	001-3025-530.30-36		12/2024	29.26
				1430130027	PUBLIC WORKS UNIFORMS	001-3040-530.30-36		12/2024	74.09
				1430130027	PUBLIC WORKS UNIFORMS	001-3045-530.30-36		12/2024	65.48
				1430130028	PUBLIC WORKS UNIFORMS	001-3010-530.30-36		12/2024	41.69
				1430130028	PUBLIC WORKS UNIFORMS	001-3010-530.30-46		12/2024	11.09
				1430130029	PUBLIC WORKS UNIFORMS	001-3040-530.30-36		12/2024	100.53
				1430130030	PUBLIC WORKS UNIFORMS	001-3010-530.30-36		12/2024	22.82
								Total	900.86
06/26/2024	83997	2827	VENER, JACK	062124	BASEBALL CAMP	001-4010-540.30-34	PK1304	12/2024	190.00

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CHECK DATE	CHECK NUMBER	VENDOR	NAME	INVOICE	DESCRIPTION	G/L NUMBER	PROJECT	PERIOD/ YEAR	AMOUNT
06/13/2024	86071	2784	1000	BULBS	W03947654	001-3040-530.30-52		9/2024	176.55
								Total	176.55
						229 Checks	** Fund Total		1,030,623.62

CHECK DATE	CHECK NUMBER	VENDOR	NAME	INVOICE	DESCRIPTION	G/L NUMBER	PROJECT	PERIOD/ YEAR	AMOUNT
06/05/2024	83779	3133	PAIGE INDUSTRIAL SERVIC	17363	FINAL/125 S LOCUST LN	120-5000-550.60-65	TC1704	11/2024	8,609.68
				17363A	FINAL/123 S LOCUST LN	120-5000-550.60-65	TC1703	11/2024	7,343.90
								Total	15,953.58
06/18/2024	83868	170	EASTON UTILITIES	052824		120-5000-550.30-43	TC1704	12/2024	92.43
								Total	92.43
						2 Checks	** Fund Total		16,046.01

Prepared: 06/26/2024, 15:18:09

Program: GM179L

Bank: 00 SHORE UNITED BANK

TOWN OF EASTON

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CHECK DATE	CHECK NUMBER	VENDOR	NAME	INVOICE	DESCRIPTION	G/L NUMBER	PROJECT	PERIOD/ YEAR	AMOUNT
06/05/2024	83782	3005	RELIABLE CONCRETE SERVI	1558	CONCRETE DEMO SVCS	390-2310-523.60-63	24-16	11/2024	42,437.50
				1560	CONCRETE DEMO SVCS	390-2310-523.60-63	24-16	11/2024	2,730.00
								Total	45,167.50
06/12/2024	83809	179	EWING INC, PAUL T	517692		390-2310-523.60-63	21-19	11/2024	112.40
				519414		390-2310-523.60-63	24-16	11/2024	1,006.50
								Total	1,118.90
06/12/2024	83812	2675	GT MID ATLANTIC	RSA062126-3	EQUIPMENT RENTAL	390-2310-523.60-63	21-19	11/2024	781.25
								Total	781.25
06/12/2024	83821	278	LOWE'S	88336		390-1400-514.60-62	20-04	11/2024	119.00
								Total	119.00
06/12/2024	83830	2879	SCHUSTER CONCRETE READY	602996	CONCRETE	390-2310-523.60-63	24-16	12/2024	2,250.68
								Total	2,250.68
06/12/2024	83838	1953	ULINE	178505687	OTHER	390-1065-510.60-64	23-04	12/2024	2,832.08
								Total	2,832.08
06/12/2024	83840	3240	VIGIL CONTRACTING INC	2230070005	FINAL/NORTH BARN	390-4010-540.60-62	20-36	12/2024	37,876.72
				2230080005	FINAL/SOUTH BARN	390-4010-540.60-62	20-36	12/2024	23,755.57
								Total	61,632.29
06/12/2024	83841	1810	VULCAN CONSTRUCTION MAT	42618802	CR-8	390-2310-523.60-63	24-15	12/2024	1,945.33
				42622044	CR-8	390-2310-523.60-63	24-15	12/2024	405.55
								Total	2,350.88
06/18/2024	83844	3051	ANIXTER INC	5969553-00	ITEMS/LIGHT POLE REPLACE	390-2310-523.60-63	23-32	12/2024	36,368.60
								Total	36,368.60
06/18/2024	83850	59	BRAMBLE INC, DAVID A	32684	ASPHALT	390-2310-523.60-63	24-15	11/2024	2,760.82
				32699	ASPHALT PATCH	390-2310-523.60-63	24-15	12/2024	1,154.29
								Total	3,915.11
06/18/2024	83867	162	EASTON HARDWARE INC	256229		390-1400-514.60-62	20-04	12/2024	39.60
								Total	39.60
06/18/2024	83870	1614	GAME TIME	PJI-0219004	BAL DUE/PLAYGROUND EQUIP	390-4010-540.60-63	23-74	12/2024	16,589.57
								Total	16,589.57
06/18/2024	83895	3005	RELIABLE CONCRETE SERVI	1569	CONCRETE INSTALLATION	390-2310-523.60-63	24-16	12/2024	1,336.00
				1570	CONCRETE INSTALLATION	390-2310-523.60-63	24-16	12/2024	600.00
								Total	1,936.00
06/18/2024	83897	2780	RUMMEL KLEPPER & KAHL L	22083.000-14	SVCS/HARRISON ST SD	390-2310-523.60-63	ARP011	11/2024	2,357.78
								Total	2,357.78
06/18/2024	83908	1975	WITMER PUBLIC SAFETY GR	INV487177	OTHER	390-2110-521.60-64	24-12	12/2024	7,095.00
								Total	7,095.00
06/26/2024	83926	2836	CARIO, KODY	061224	STORAGE BLDGS PLANT ITEMS	390-4010-540.60-62	20-36	12/2024	875.50
								Total	875.50

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CHECK DATE	CHECK NUMBER	VENDOR	NAME	INVOICE	DESCRIPTION	G/L NUMBER	PROJECT	PERIOD/ YEAR	AMOUNT
06/26/2024	83978	3175	ROAD SAFETY LLC	17366	SIGNAGE	390-4010-540.60-63	24-23	12/2024	2,553.60
Total									2,553.60
						17 Checks	** Fund Total		187,983.34

CHECK DATE	CHECK NUMBER	VENDOR	NAME	INVOICE	DESCRIPTION	G/L NUMBER	PROJECT	PERIOD/ YEAR	AMOUNT
06/12/2024	83806	170	EASTON UTILITIES	052324		601-6000-560.30-43	EDMY01	11/2024	1,107.56
								Total	1,107.56
06/12/2024	83821	278	LOWE'S	71625		601-6000-560.30-46	EDMY01	11/2024	17.06
				76276		601-6000-560.30-50	EDMY01	11/2024	21.44
				85604		601-6000-560.30-52	EDMY01	11/2024	32.32
								Total	70.82
06/18/2024	83845	801	ARNESSEN TERMITE/PEST CO	101722	PEST SVCS/DIST CT BLDG	601-6000-560.30-46	EDMY01	12/2024	70.00
								Total	70.00
06/18/2024	83899	1029	SHORE JANITORIAL SERVIC	0117	JANITORIAL SVCS	601-6000-560.30-34	EDMY01	12/2024	2,700.00
								Total	2,700.00
06/26/2024	83911	2689	AMAZON CAPITAL SERVICES	16HT-L6L7-DRQX	OTHER	601-6000-560.30-52	EDMY01	12/2024	27.98
								Total	27.98
						5 Checks	**	Fund Total	3,976.36
						253 Checks	***	Bank Total	1,238,629.33
						253 Checks	****	Grand Total	1,238,629.33

BANK	NAME	FUND	AMOUNT
00	SHORE UNITED BANK	001 GENERAL FUND	1,030,623.62
		120 CDBG	16,046.01
		390 CAPITAL EQUIPMENT FUND	187,983.34
		601 LAND ENTERPRISE	3,976.36
		Total	1,238,629.33 *
		Grand Total	1,238,629.33 *