



## Planning Commission MEETING AGENDA

Thursday, May 15, 2025 - 1:00 PM  
Council Chambers, Easton Town Office  
14 S Harrison Street

**1. Call to Order**

**2. Approval of Minutes**

- a. Approval of the draft Decision Summary from the April 17, 2025 meeting.

**3. Old Business**

**4. New Business**

- a. **Application Number:** 2025 - 1447  
**Applicant:** Lowe's Home Centers, Inc.  
**Location:** 501 Glebe Road  
Tax Map 0101, Grid 0000, Parcel 0265, Lot 4A  
**Zoning District:** PUD  
**Request:** Request to amend a previously approved Display Plan for a permanent outside storage location within the designated parking facility. The Applicant is seeking to amend the existing approved permanent storage location with the addition of 16 spaces, and a Parking Waiver for an additional 39 spaces for Seasonal Temporary Long-Term Storage.

This request was seen before the Commission at their April 21, 2022 meeting, in which the Commission voted to table the application pending the submission of additional elevations for the screening barrier.

- b. 2024 Annual Report.

**5. Discussion Item**

- a. Sketch plat modification for the Cooke's Hope subdivision (Phase VII).
- b. Planned Redevelopment Overlay District (PRD) revisions.
- c. Recommendation to the Town Council for Potential Revisions to the Zoning and Subdivision Text Amendments —Seafood Processing.
- d. Scheduling of the June 2025 Planning Commission meeting.

**6. Adjournment**



**Town of Easton Planning Commission  
Draft Decision Summary**

Thursday, April 17, 2025 at 1:00 p.m.

Town Hall Chamber 2

14 S. Harrison Street, Easton, Maryland

**Archived video of the meeting is available at:**

[Town of Easton Agendas and Minutes](#)

[\(eastonmd.gov\)](http://eastonmd.gov)

**Attendance:**

Commission Members:

Philip Toussaint, Chairperson  
Tom Klein  
Victoria McAndrews  
William Ryall  
Laurie Forster, Alternate

**Absent:**

Commission Members:

Michael Ports, Vice Chairperson

Staff:

Miguel Salinas, Planning and Zoning Director  
Lynn B. Thomas AICP, Town Planner  
Joseph Mayer, Plan Reviewer  
Nicholas Johnson AICP, Planner  
Sharon Van Emburgh, *Esq.* Town Attorney  
Rick Van Emburgh, Town Engineer  
Samantha Smith, Administrative Specialist

**1. Call to Order** — Chairperson Toussaint called the meeting to order at 1:00 pm.

**2. Decision Summary Review** —

a. March 20, 2025 - The Commission noted the following corrections to the draft decision summary:

- i. Call to Order: Revise language for clarity.
- ii. Line 270: Add: *Tom Mitchell, Franchisee Owner* to Applicant Presentation.
- iii. Line 304: Strike "*Adoption of one*".
- iv. Strike Lines 308 - 311; Add additional language as provided by the Chairperson.

**Commissioner Klein moved to approve the March 20, 2025 Decision Summary with amendments. Commissioner Ryall seconded the motion.**

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Vote 5 - 0 - 1  
FOR: 5 - Toussaint, Forster, Klein, McAndrews, Ryall  
AGAINST: 0  
ABSTAIN: 0  
ABSENT: 1 - Ports

**3. Old Business**

- a. File No.: 2025 - 1391**
- Applicant: Lane Engineering LLC**
- Location:** 8275 Ocean Gateway, Easton, MD 21601  
Tax Map 0103, Grid 00EA, Parcel 2861
- Zoning:** CG
- Request:** The Applicant is seeking architectural approval for the redevelopment of the existing property and structure located at 8275 Ocean Gateway to be converted to a fast-food establishment (Zaxbys).

**Background:** This project was first seen by the Commission at the March 20, 2025 meeting with an additional request for a supplemental waiver from the minimum landscape and bufferyard requirements of Section 28-1014.6.E.1 and Section 28-1014.7.E.2.a&b of the Town of Easton Zoning Code. The Commission unanimously voted (4-0) to approve the supplemental waiver requests as submitted, and the request for architectural approval was tabled via a 4-0 vote. The Applicant was asked to return to the Commission with colored elevations for an alternate design indicating the materials of the new scheme.

**Staff Presentation:**  
Joseph Mayer, Plan Reviewer  
Lynn Thomas, Town Planner  
Miguel Salinas, Director of Planning and Zoning

**Applicant Presentation:**  
Curtis Snyder *Esq.*, Delmarva Real Estate Management Group, LLC  
Tom Mitchell, Franchisee Owner

**Public Comment** — None  
**Public Comment Written** — None

**Commissioner Ryall moved to approve the architecture as submitted. Chairperson Toussaint seconded the motion.**

Vote 5 - 0 - 1  
FOR: 5 - Toussaint, Forster, Klein, McAndrews, Ryall  
AGAINST: 0

101 ABSTAIN: 0  
102 ABSENT: 1 - Ports  
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105 **4. New Business — None**  
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108 **5. Discussion Items**  
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110 **a.** Continued Discussion of the Comprehensive Plan Update — Mr. Lynn Thomas  
111 provided an update on the ongoing efforts to update the current Comprehensive  
112 Plan. Subsequent to the workshops held on January 23, 2025 and February 20,  
113 2025, the Commission has finalized the second set of Draft Comprehensive Plan  
114 chapters including: *Municipal Growth, Historic Preservation, Sensitive Areas,*  
115 *Water Resources, Parks, Recreation & Open Space, and Sustainability.* Staff is  
116 now drafting preliminary versions of five (5) additional chapters including:  
117 *Economic Development, Housing, Community Facilities and Services,*  
118 *Transportation, and Implementation.* A special workshop to review these new  
119 draft chapters has been scheduled for Thursday, May 29, 2025, at 1:00 p.m.  
120

121 **b.** Legislative Update — Mr. Miguel Salinas provided the Commission with an  
122 update on the implementation of recent State comprehensive planning policies  
123 and planning principles. Mr. Salinas introduced House Bill No. 286 (HB286).  
124 This departmental bill updates the requirements for local Planning Commissions  
125 by replacing the twelve "visions" - which a local jurisdiction must implement  
126 through a Comprehensive Plan - with eight "planning principles" including: *Land,*  
127 *Transportation, Housing, Economy, Equity, Resilience, Place, and Ecology.*  
128 Effective July 8, 2025, HB286 aims to establish sustainable communities and  
129 protect the environment in order to improve the overall quality of life. The  
130 Commission discussed integrating the features of HB286 into the Introduction  
131 and/or the Implementation chapter of the updated Comprehensive Plan.  
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133 Mr. Salinas also introduced House Bill No. 1446 (HB1446), which redefines an  
134 Accessory Dwelling Unit (ADU) as a secondary dwelling on the same lot as a  
135 primary single-family detached home. The ADU cannot exceed 75% of the  
136 primary home's size, and must be subordinate in use. Effective October 1, 2026,  
137 HB1446 mandates the creation of ADU laws, and prohibits local governments  
138 from imposing unreasonable restrictions on ADU development. The Commission  
139 will examine the current Supplemental Standards for ADUs to identify any  
140 potential conflicts.  
141

142 **c.** Pattern Books and Design Guidelines — Mr. Jay Corvan continued the ongoing  
143 discussion regarding the incorporation of a Town architectural pattern book.  
144 During the March 20, 2025 meeting discussion, the Commission requested  
145 feedback on architectural pattern books from the Town of Easton Historic District  
146 Commission (HDC). Mr. Corvan provided a summary of his presentation to the

147 HDC from their April 14, 2025 meeting, in which the Commission suggested that  
148 a pattern book would be more appropriate for commercial corridors outside of the  
149 Historic District. The HDC also recommended that a pattern book for those  
150 surrounding areas should not conflict with the existing Historic District  
151 guidelines.

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153 Mr. Corvan's presentation to the Planning Commission highlighted the utilization  
154 of form-based zoning to establish community character and design guidelines, and  
155 how pattern books can be used to improve communication with developers and  
156 streamline the approval process. While the Commission expressed a desire for  
157 better quality proposals, concerns were raised regarding a streamlined approval  
158 process. The Commission suggested that the current planning process is efficient,  
159 and acknowledged the importance of public feedback through the review process  
160 as a beneficial form of communication. The Commission also expressed  
161 hesitation regarding the timing of the Comprehensive Plan update, but indicated  
162 their interest in seeing an example of how a pattern book could be integrated  
163 along the Ocean Gateway corridor. The Commission requested a draft proposal,  
164 and for staff to provide a recommendation. The Commission will continue their  
165 consideration for an architectural pattern book in subsequent meetings.

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167 **Public Comment:**

168 Greg Zimmerman  
169 Maury Schlesinger

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172 **6. Adjournment** — Commissioner McAndrews moved to adjourn. Chairperson Toussaint  
173 seconded the motion. The meeting was adjourned at 2:56 p.m.



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

**Date of Meeting:** May 15, 2025

**# 4a**

**PLANNING COMMISSION  
 SUPPLEMENTAL ITEM**

**SUBJECT:** 501 Glebe Road - Lowe's

**ELECTION WARD:** Ward 1

**CRITICAL ACTION DATE:** At the pleasure of the Commission

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

**DOCUMENT CREATED ON:** May 5, 2025

**PURPOSE:** Lowe's Home Centers Inc. (Applicant), is seeking approval to amend the existing approved permanent storage location by adding sixteen (16) additional spaces to the existing seventeen (17) parking spaces permitted for outdoor storage and display. The Applicant is also requesting thirty-nine (39) spaces for Seasonal Temporary Long-Term Storage. There are 528 existing parking spaces. The minimum vehicle spaces required is 460 and the maximum is 689. There are 456 vehicle spaces available for customer parking during the seasonal event between March 1st thru July 1st. Therefore, a Parking Waiver for four (4) parking spaces has been submitted for the Commission's approval. The applicant is also requesting approval for the location of the Seasonal Temporary Long-Term Storage area and its necessary screening barrier.

**RECOMMENDATION:**

**Planning Commission:** The Commission, at their April 21, 2022 meeting, reviewed the Lowe's Home Centers Inc. (Applicant) request for approval to amend the existing approved permanent storage location by adding sixteen (16) additional spaces. In addition, the Applicant requested a Parking Waiver for an additional 39 spaces for Seasonal Temporary Long-Term Storage. At the conclusion of the meeting, the Commission voted (4-0) to request the applicant return to the next available meeting and provide details for the screening barrier with elevations and profiles.

**Staff:** Staff recommends the Planning Commission table the proposed requests subject to staff's recommended conditions (see below).

**UPDATE:**

On April 18, 2019, Lowe's Home Centers Inc. (Applicant), requested the use of 27 existing parking spaces for temporary outside storage on the parking lot adjacent to Glebe Road, adjacent to Ruby Tuesday property. Per Zoning Ordinance No.487, there are currently 528 off-street parking spaces, 17 of which are designated by the Site Plan for outdoor storage and display. There's an Exhibit "A", item #2, "Outside Display Exhibit" prepared by Bohler Engineering, P.C., dated March 31, 2005. The Planning Commission approved a temporary storage request (4-0 vote) for 27 parking spaces. This authorization, effective from April 18, 2019, to July 31, 2019, permits the storage of mulch and pallets up to seven feet tall within the designated areas.

On February 20, 2020, the Applicant requested approval from the Town of Easton Planning Commission for temporary seasonal display of mulch and bagged goods. The Commission voted 5-0, approving the temporary request for seasonal display with the condition of providing screening for the Ruby Tuesday restaurant and the Easton Parkway. The location and screening was to be reviewed and approved at staff level. The applicant was required to return to the July 16, 2020 meeting to identify a permanent location for the temporary seasonal storage and screening for future years.

On October 15, 2020, the Applicant returned to the Town of Easton's Planning Commission to identify a permanent location for the temporary seasonal storage and screening for future years. The Commission voted 5-0, approving the amount of parking spaces and its location for temporary use for outside storage for seasonal items to remain for a period of three years. With the condition that the applicant submits a detailed Site Plan, for Staff level review, depicting the location of landscape and/or screening buffers.

On February 16, 2021, the Outdoor Sales & Display Plan was approved.

On March 23, 2022, the Applicant, submitted an application to the Easton Staff Development Review Committee.

On April 21, 2022, the Applicant requested approval to amend the existing approved permanent storage location by adding sixteen (16) additional spaces. In addition, they requested a Parking Waiver for an additional 39 spaces for Seasonal Temporary Long-Term Storage. The Commission voted 4-0, requesting the applicant return to the next available meeting and provide details for the screening barrier with elevations and profiles.

On September 26, 2023, the Planning and Zoning Department inspected all landscaping on site and found numerous planting deficiencies, dead or missing. The Applicant was reminded on December 18, 2023 to return to the Planning Commission and provide details for screening barriers with elevations and profiles.

In Spring 2024, the Applicant completed the replacement of missing or damaged plant species.

On February 27, 2025, the Planning and Zoning Department inspected the Seasonal Temporary Long-Term Storage area. Lowe's Home Centers Inc. had started the outside storage of mulch. On

March 3, 2025 the Applicant was given the option to remove all items from the parking facility by March 31st or submit an application to the Planning Commission for the April 17, 2025 meeting.

**ISSUES:** The approval for Seasonal Temporary Long-Term Storage concluded on October 15, 2023. Consequently, the Applicant was obligated to seek Planning Commission approval for several modifications: the addition of sixteen (16) parking spaces in the permanent outdoor storage and display area, the incorporation of the Seasonal Temporary Long-Term Storage area (including its required screening), and a request for a waiver of four (4) parking spaces.

The applicant's March 26, 2022 waiver request for parking detailed four (4) items Lowe's Home Centers Inc. would complete: 1) the landscaping and replacement of missing plants and shrubs, 2) obtain a proposal for professional installation of fencing to provide permanent screening of the seasonal long-term storage from the view of motor vehicles traveling along Rt. 322 Easton Parkway, 3) provide a natural screen in lieu of fencing, and 4) allow the Planning and Zoning Commission to decide which screen best suits the needs of the Town of Easton. The Planning Commission requested the applicant on April 21, 2022 to return to the next available meeting and provide details for the screening barrier with elevations and profiles.

On May 5, 2025, Lowe's Home Centers Inc. submitted a revised Outdoor Sales & Display Plan and Land Landscape Details for installation. To determine a suitable screening barrier, the Planning Commission requires the applicant to submit specific information (elevations and profiles) regarding proposed plantings and fencing in all directions of the Seasonal Temporary Long-Term Storage area.

***28-1001.3 C: Parking Waiver***

*In determining whether or not it is appropriate to allow such deviations, the applicant shall have the burden of supplying evidence that such a change is warranted. This evidence shall include the applicant's experience with the same use in other jurisdictions, alternate standards (and an assessment of their adequacy) for the same use in other communities, or a suggested standard by a nationally recognized authority in parking (e.g. The Institute of Transportation Engineers, the American Planning Association, etc.).*

**Analysis** - Lowe's Home Centers Inc. (Applicant) bears the burden of proving to the Commission that it is appropriate to allow a deviation from the zoning ordinance's parking requirements. The applicant proposes to use existing parking spaces for Seasonal/Long-Term Temporary Storage. There's no increase to the site's paving. However, the existing building has a gross floor area of 137,863 sf. Per Section 28 – 1001.3 Parking Requirements, the site is categorized as a Standalone Retail Store. The minimum vehicle spaces required is 460 and the maximum is 689. There's a total of 528 vehicle spaces provided. Currently, 33 parking spaces are designated for outdoor storage and display. Please note, per Ordinance No. 487, only 17 parking spaces are permitted for outdoor storage and display. The additional 39 proposed parking spaces are for Seasonal/Long-Term Temporary Storage use of storage within the parking lot. That leaves 456 vehicle spaces available for customer parking during the seasonal event between March 1st

thru July 1st. Therefore, a Parking Waiver for four (4) parking spaces has been submitted for the Commission's approval.

Staff notes that the Applicant's request for a waiver of four (4) should not impose unnecessary parking congestion or burden on the Town and nearby residents. The Applicant is confident that the increased outdoor storage display and proposed Seasonal/Long-Term Temporary Storage will not impact the current parking that's provided. Staff supports the waiver request provided that the Applicant addresses all outstanding issues.

**RECOMMENDED CONDITION:**

Staff recommends the Planning Commission table the Applicant's request and provide the following items necessary to return to the June 19th Planning Commission meeting:

- Provide adequate details with elevations and profiles of the proposed plant species and fencing along the entire perimeter of the Seasonal/Long-Term Temporary Storage area.
- Coordinate with the Building Inspection Division and Code Enforcement Office for any outstanding issues.

**DRAFT MOTIONS:**

1. I move that the Planning Commission table the project and the Applicant provide the items required by the staff.

OR

2. I move that the Planning Commission forward the application to the June 19th Commission meeting for further discussion.


OR

3. I move an alternate motion.

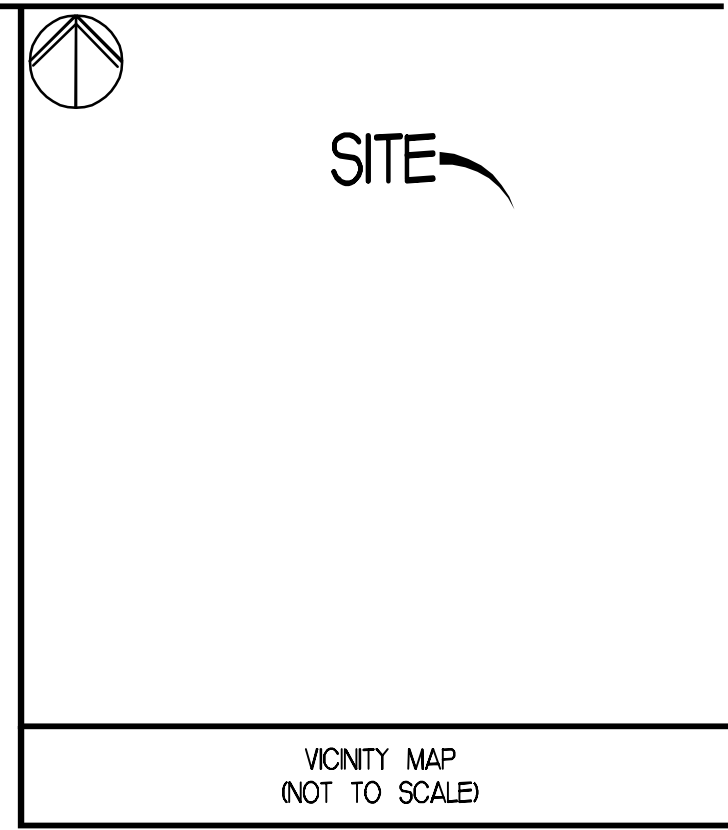
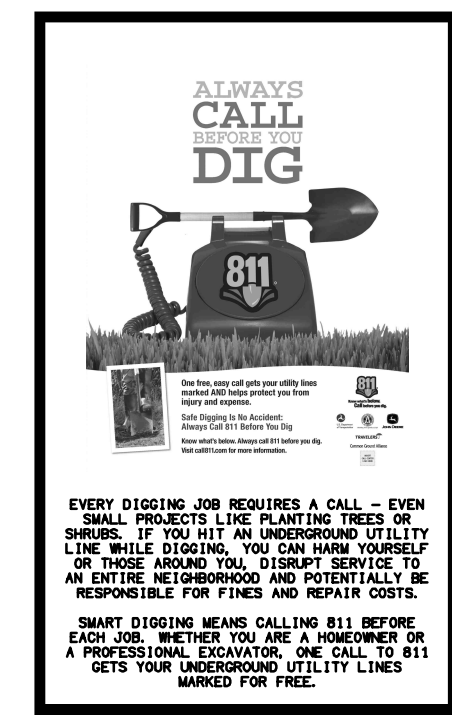
**ATTACHMENTS:**

1. 2019.04.08 TOE Staff Report - Lowes, paper copy & PDF
2. 2019.04.18 PC Outcome Letter Lowe's, paper copy & PDF
3. 2020.02.20 PC Outcome Letter Lowe's, paper copy & PDF
4. 2020.02.20 TOE Staff Report - Lowes, paper copy & PDF
5. 2020.10.15 PC Outcome Letter Lowe's, paper copy & PDF
6. 2020.10.15 Staff Report - Lowes, paper copy & PDF
7. 2021.02.16 Approved Site Plan Lowes, paper copy & PDF
8. 2022.03.24 ESDR Determination Letter, paper copy & PDF
9. 2022.04.11 Staff Report - Lowes, paper copy & PDF
10. 2022.04.21 PC Outcome Letter Lowe's, paper copy & PDF
11. 2022.04.21 Supplemental Waiver Request Application, paper copy & PDF
12. 2023.12.18 TOE P&Z Review 501 Glebe Road - Lowe's, paper copy & PDF

13. 2025.03.03 Town of Easton Mail - Lowe\_s, paper copy & PDF
14. 2025.05.05 LANDSCAPE DETAILS, paper copy & PDF
15. 2025.05.05 LANDSCAPE. OUTDOOR SALES & DISPLAY PLAN, paper copy & PDF

**LEGEND**  
 MISSING OR DEAD PLANT MATERIAL TO BE REPLACED

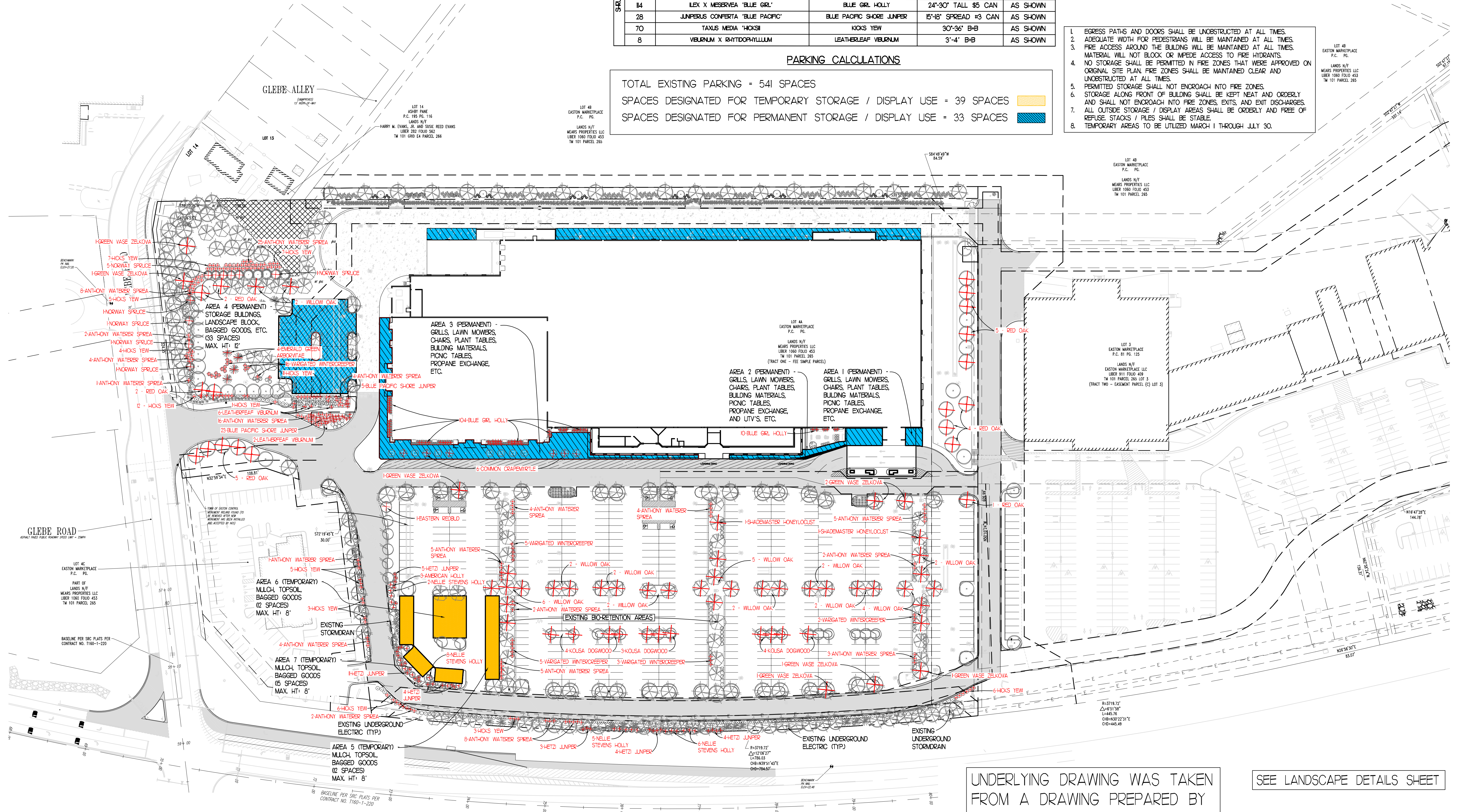
EXISTING PLANTINGS THAT NEED TO BE REMOVED - ✕						
QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE REQUIREMENTS	SPACING		
2	GLEDTISIA TRIACONTHS VAR. INTERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	2-1/2'-3' CAL. 8'HT, B&B	AS SHOWN		
19	QUERCUS RUBRA	RED OAK	2-1/2'-3' CAL. 8'HT, B&B	AS SHOWN		
8	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2-1/2'-3' CAL. 8'HT, B&B	AS SHOWN		
31	QUERCUS PHELLOS	WILLOW OAK	2-1/2'-3' CAL. 8'HT, B&B	AS SHOWN		
1	CERCIS CANADENSIS	EASTERN REDBUD	2-1/2'-3' CAL. 8'HT, B&B	AS SHOWN		
6	LAGERSTROEMIA INDICA	COMMON CRAPMYRTLE	8'-10' HT, B&B	AS SHOWN		
11	CORNUS KOLSA	KOLSA DOGWOOD	8'-10' HT, B&B	AS SHOWN		
10	PICEA ABIES	NORWAY SPRUCE	6'-7' HT, B&B	AS SHOWN		
4	TALIA OCCIDENTALIS 'EMERALD'	EMERALD GREEN ARBORVITAE	5'-6' HT, B&B	AS SHOWN		
3	ILEX OPACA	AMERICAN HOLLY	8' MIN. HT, FULL B&B	AS SHOWN		
21	ILEX X 'NELLIE R. STEVENS'	NELLIE STEVENS HOLLY	8' MIN. HT, FULL B&B	8' O.C.		
31	JUNIPERUS CHENSIS 'HETZ COLUMNARIS'	HETZ COLUMNAR JUNIPER	8' MIN. HT, FULL B&B	8' O.C.		
31	ELONIMUS FORTUNE 'EMERALD-GOLD'	VEREGATED WINTERCREEPER	15'-18" TALL #3 CAN	AS SHOWN		
87	SPIREA X BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	18"-24" TALL #3 CAN	AS SHOWN		
84	ILEX X MESERVEA 'BLUE GR'L'	BLUE GR'L HOLLY	24"-30" TALL #5 CAN	AS SHOWN		
28	JUNIPERUS CONFERTA 'BLUE PACIFIC'	BLUE PACIFIC SHORE JUNIPER	15'-18" SPREAD #3 CAN	AS SHOWN		
70	TAXUS MEDIA 'HICKSI'	KICKS YEW	30"-36" B+B	AS SHOWN		
8	VELURNUM X RHITIDOPHYLLUM	LEATHERLEAF VELURNUM	3'-4" B+B	AS SHOWN		



REVISIONS	
DATE	DESCRIPTION

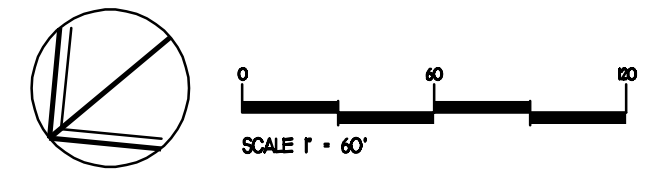
**PARKING CALCULATIONS**  
 TOTAL EXISTING PARKING = 541 SPACES  
 SPACES DESIGNATED FOR TEMPORARY STORAGE / DISPLAY USE = 39 SPACES  
 SPACES DESIGNATED FOR PERMANENT STORAGE / DISPLAY USE = 33 SPACES

- EGRESS PATHS AND DOORS SHALL BE UNOBSTRUCTED AT ALL TIMES.
- ADEQUATE WIDTH FOR PEDESTRIANS WILL BE MAINTAINED AT ALL TIMES.
- FIRE ACCESS AROUND THE BUILDING WILL BE MAINTAINED AT ALL TIMES.
- MATERIAL WILL NOT BLOCK OR IMPEDE ACCESS TO FIRE HYDRANTS.
- NO STORAGE SHALL BE PERMITTED IN FIRE ZONES THAT WERE APPROVED ON ORIGINAL SITE PLAN. FIRE ZONES SHALL BE MAINTAINED CLEAR AND UNOBSTRUCTED AT ALL TIMES.
- PERMITTED STORAGE SHALL NOT ENROACH INTO FIRE ZONES.
- STORAGE ALONG FRONT OF BUILDING SHALL BE KEPT NEAT AND ORDERLY AND SHALL NOT ENROACH INTO FIRE ZONES, EXITS, AND EXIT DISCHARGES.
- ALL OUTSIDE STORAGE / DISPLAY AREAS SHALL BE ORDERLY AND FREE OF REFUSE, STACKS / PILES SHALL BE STABLE.
- TEMPORARY AREAS TO BE UTILIZED MARCH 1 THROUGH JULY 30.

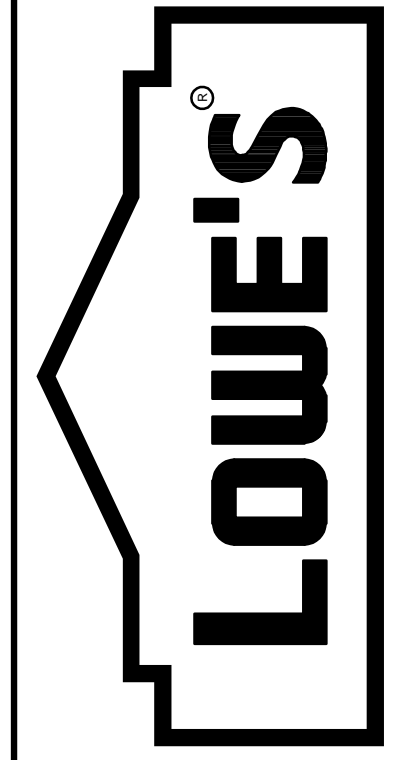


UNDERLYING DRAWING WAS TAKEN FROM A DRAWING PREPARED BY BOHLER ENGINEERING, PC, REVISED 7/5/06, SIGNED BY A.J. VOLANTH.

SEE LANDSCAPE DETAILS SHEET



LOWE'S HOME CENTERS, LLC  
 1605 CURTIS BRIDGE RD.  
 N. WILKESBORO, NC 28697  
 336.658.4000 (V) 336.658.3257 (F)  
 THIS DRAWING IS THE PROPERTY OF LOWE'S HOME CENTERS, INC. ANY USE OR REPRODUCTION IN WHOLE OR PART IS PROHIBITED WITHOUT THE EXPRESSED WRITTEN CONSENT OF LOWE'S HOME CENTERS, INC. COPYRIGHT 2007. ALL RIGHTS RESERVED.



LANDSCAPE, OUTDOOR SALES & DISPLAY PLAN  
 LOWE'S OF:  
 EASTON, MARYLAND  
 TALBOT COUNTY, MARYLAND  
 DRAWN BY: CRD CHECKED BY: BITS

ORIGINAL ISSUE DATE: 5/01/2025  
 PERMIT SET ISSUE DATE:  
 CONSTRUCTION SET ISSUE DATE:  
 DRAWING NUMBER:

**TOWN OF EASTON LANDSCAPE NOTES  
(ZONING SECT. 28-1014.2 C F-9)**

**LOWE'S STANDARD LANDSCAPING NOTES**

- ALL PLANTED AREAS SHALL RECEIVE A 3" LAYER OF SHREDED HARDWOOD BARK MULCH.
- ALL DISTURBED AREAS NOT RECEIVING PLANTINGS (INCLUDING RIGHT-OF-WAYS) SHALL BE SEEDED, SOODED OR OTHERWISE STABILIZED PER SPECIFICATIONS.
- LANDSCAPE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES AND ASSOCIATED EASEMENTS PRIOR TO EXCAVATION AND PLANTING AND PROTECT ALL EXISTING TREES, SHRUBS AND OTHER SITE FEATURES, STRUCTURES AND UTILITIES WITHIN THE WORK AREA. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE RESULTING FROM NEGLIGENCE OR FAILURE TO COMPLY WITH THIS REQUIREMENT.
- ALL PLANT NAMES AND DESCRIPTIONS SHALL BE AS DEFINED IN HORTUS THORO. ALL PLANT MATERIALS SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z601. ALL WORK SHALL CONFORM TO AMERICAN NATIONAL STANDARDS FOR TREE CARE OPERATIONS, ANSI A300, AMERICAN NATIONAL STANDARDS INSTITUTE.
- IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO VERIFY QUANTITIES OF PLANT MATERIAL NECESSARY TO COMPLETE THE PROJECT. WHERE DISCREPANCIES EXIST BETWEEN THE DRAWINGS AND THE PLANT LIST, THE DRAWINGS SHALL GOVERN. ANY DISCREPANCIES FOUND BY THE LANDSCAPE CONTRACTOR SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE LOWE'S PROJECT MANAGER.
- PLANTING SHALL BE PERFORMED WITHIN ACCEPTABLE SEASONS FOR THE REGION CLIMATIC CONDITION AND TYPE OF PLANT MATERIAL. IF SPECIAL CONDITIONS EXIST, THE LANDSCAPE CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION FROM THE OWNER TO PLANT OUT OF SEASON. ANY VARIANCE IN THE PLANTING SEASON SHALL NOT AFFECT THE WARRANTY PERIOD.
- CLEAR, REMOVE, AND DISPOSE OF ANY BRUSH, SNAGS, AND TRASH WITHIN THE PLANTING AREA. GRADE AREA TO MATCH EXISTING LANDSCAPE.
- EXCAVATE PLANTING HOLES WITH SIDE SLOPES AT A 45 DEGREE ANGLE TAKING CARE NOT TO GLAZE THE SIDES WITH EQUIPMENT USED. BOTTOM AREA OF THE PLANTING HOLES SHALL SLOPE PARALLEL TO THE PROPOSED GRADES.
- EXCAVATE PLANTING HOLES FOR INDIVIDUAL TREES AND SHRUBS TO THE DEPTH OF THE ROOT BALL AND TO WIDTHS SHOWN ON THE DRAWINGS. DO NOT OVEREXCAVATE PLANTING HOLE AND BACKFILL PRIOR TO SETTING PLANT.
- PLANTS SHALL BE SET ON UNEXCAVATED PADS AT THE SAME RELATIONSHIP TO FINISHED GRADE AS THEY WERE TO THE GROUND FROM WHICH THEY WERE DUG UNLESS OTHERWISE NOTED ON THE DRAWINGS. PLANTS ARE TO BE SET PLUMB AND BRACED IN POSITION UNTIL PLANTING BACKFILL MIX HAS BEEN PLACED AND TAMPED AROUND THE BASE OF THE ROOT BALL. PROPER PLANTING DEPTH REQUIRES THE ROOT FLARE TO BE AT OR SLIGHTLY ABOVE THE FINISHED GRADE.
- LIFT PLANTS ONLY FROM BOTTOM OF ROOT BALLS OR WITH BELTS OR LIFTING HARNESSSES OF SUFFICIENT WIDTH NOT TO DAMAGE THE ROOT BALLS. DO NOT LIFT TREES BY THEIR TRUNK OR USE THE TRUNK AS A LEVER IN POSITIONING OR MOVING THE TREE IN THE HOLE.
- REMOVE ALL PLASTIC PAPER, FIBER POTS OR TAGS FROM CONTAINERIZED PLANT MATERIALS. PULL ROOTS OUT OF A ROOT MAT AND CUT CIRCULING ROOTS WITH A SHARP KNIFE. INSTALL THE PLANT IMMEDIATELY AFTER REMOVING FROM THE CONTAINER.
- CUT ROPES OR STRINGS FROM TOP OF ROOT BALL AFTER PLANT HAS BEEN SET. REMOVE BURLAP OR CLOTH WRAPPING AND ANY WIRE BASKETS FROM TOP HALF OF BALLS. DO NOT TURN UNDER OR BURST PORTIONS OF BURLAP AT TOP OF BALL. COMPLETELY REMOVE ANY SYNTHETIC WATERPROOF OR WATER-REPELLENT STRINGS OR WRAPPINGS FROM ROOT BALL AND TRUNK BEFORE BACKFILLING.
- FORM WATERING SAUCERS IMMEDIATELY OUTSIDE AREA OF ROOT BALL OF EACH TREE AS INDICATED ON DRAWINGS. WATER ALL PLANTS IMMEDIATELY AFTER PLANTING. APPLY WATER BY HOSE DIRECTLY TO ROOT BALL AND THE ADJACENT SOIL.
- STAKE TREE ACCORDING TO DETAIL ON PLAN ONLY WHEN NECESSARY FOR SPECIFIC CONDITIONS ENCOUNTERED AND WITH APPROVAL OF OWNER. STAKING MAY BE REQUIRED IN SANDY SOILS OR IN WINDY LOCATIONS. SEE DETAILS FOR TRUNK WRAPPING AND/OR PRUNING REQUIREMENTS.
- ALL TREES, SHRUBS, GROUND COVERS AND OTHER PLANTINGS SHALL BE MULCHED WITH MULCH DOUBLE SHREDED HARDWOOD MULCH OR OTHER MULCH AS APPROVED AND SPECIFIED WITHIN 24 HOURS OF PLANTING. MULCH SHALL NOT BE PLACED WITHIN 3 INCHES OF THE TRUNKS OF TREES OR SHRUBS.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIAL MAINTENANCE UNTIL FINAL ACCEPTANCE BY THE OWNER. LANDSCAPE CONTRACTOR IS REQUIRED TO NOTIFY OWNER IN WRITING OF ANY MAINTENANCE PRACTICE THAT MAY AFFECT ITS WARRANTY DURING THE WARRANTY PERIOD.
- ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH DIVISION 2 OF LOWE'S STANDARD SITE SPECIFICATIONS.

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- All shrub planting pits, landscape beds and planting mass areas shall be worked

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- to a depth of 12" (or raised slightly to achieve a 12" friable soil depth). Shrub planting areas shall be worked to 12" minimum outside the root ball.
- All landscape beds shall be "v" edged and mulched with minimum 3" double shredded hardwood bark mulch, or approved equal. Mulch to fence lines or back of curbs where appropriate to eliminate narrow grass areas. Avoid mulch piled against tree trunks, etc.
- All trees to be staked and guyed with hardwood stakes, minimum of two (2) - 5' long, or other approved guying system. Stakes shall be driven into stable soils. Provide wire guys with rubber protectant or other approved industry practice.
- Landscape Installer shall maintain all plant materials through the completion of the landscape installation, and then as required by the Owner.
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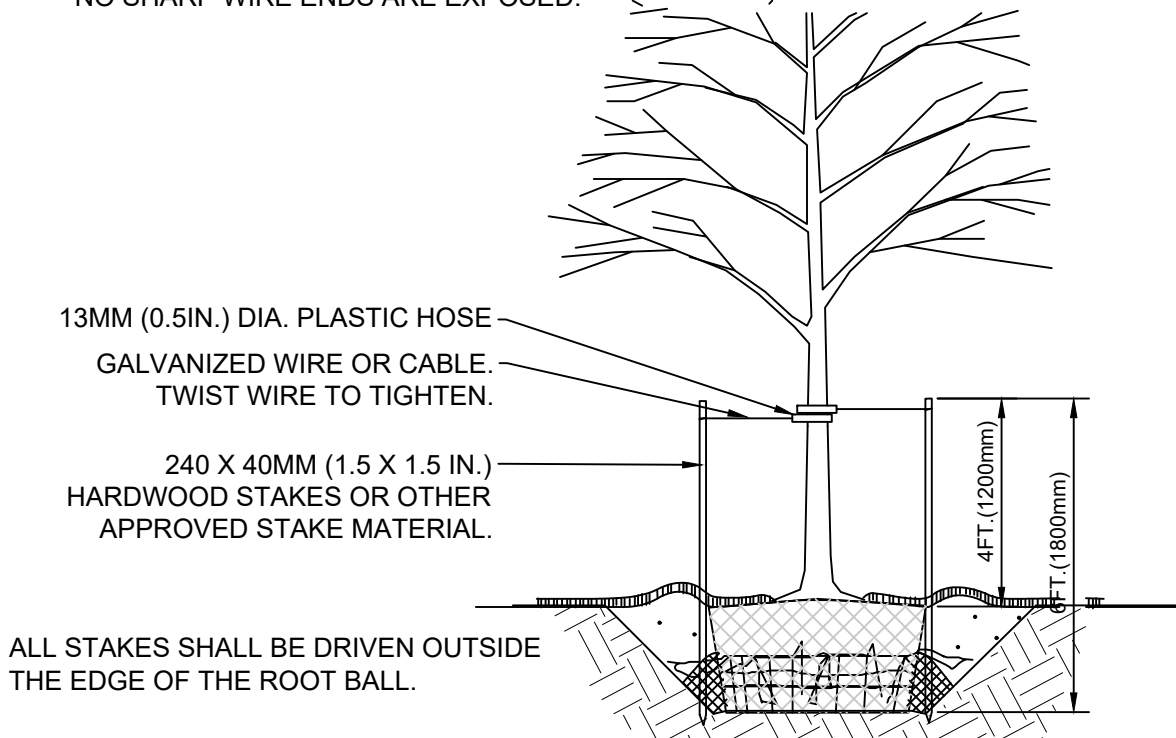
**28 - 1014.3 MINIMUM PLANT MATERIAL SPECIFICATIONS**

A. Plant Sources: All required plant material shall be obtained from reputable nursery stock growers or relocated from on-site or other sites via nursery standard plant handling and digging methods. The Town may reject plant material grown, handled or installed improperly.

WIRE OR CABLE SIZES SHALL BE AS FOLLOWS: TREES UP TO 65 MM (2.5 IN.) CALIPER - 14 GAUGE TREES 65 MM (2.5 IN.) TO 75 MM (3 IN.) CALIPER - 12 GAUGE

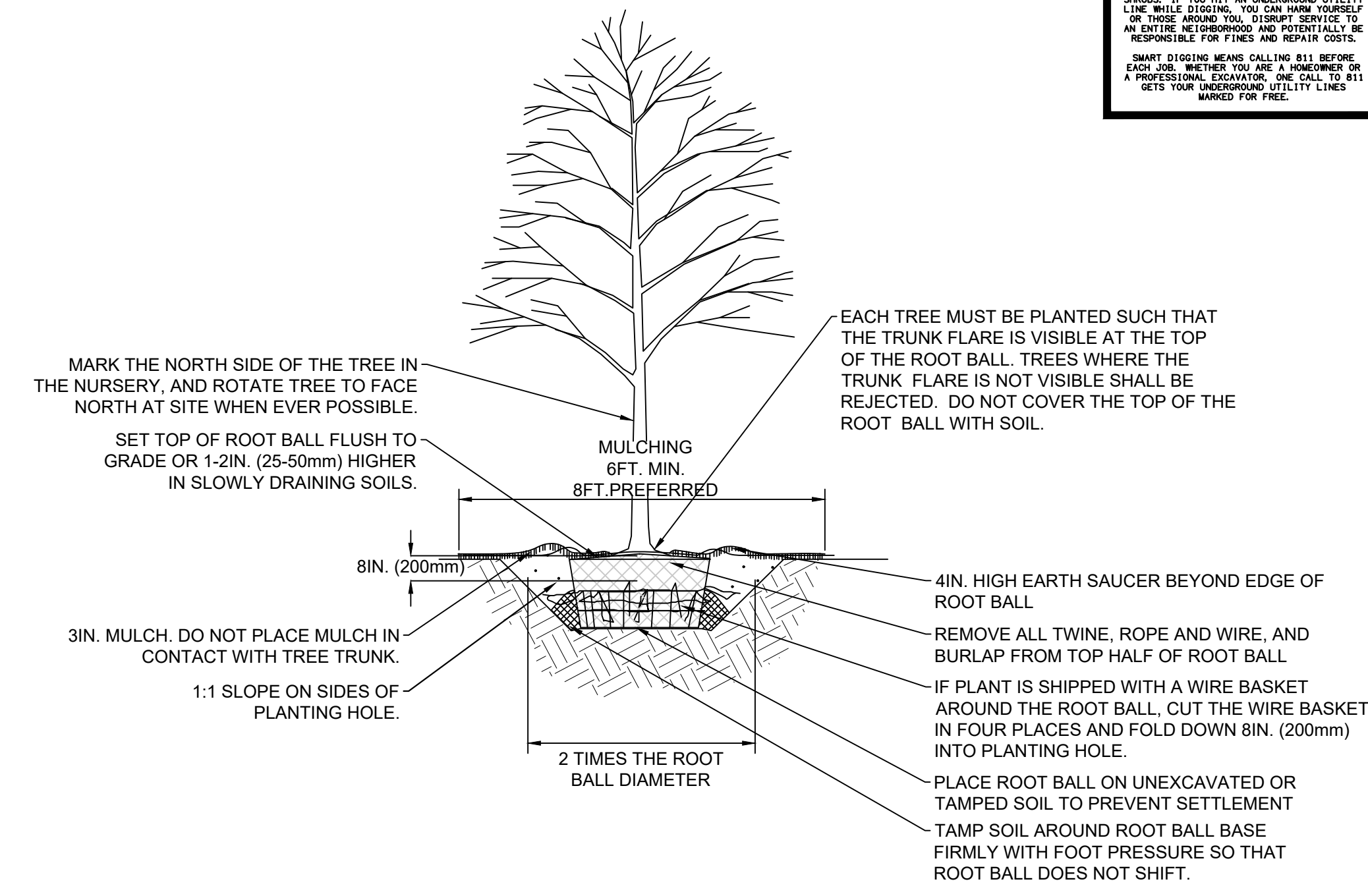
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TUCK ANY LOOSE ENDS OF THE WIRE OR CABLE INTO THE WIRE WRAP SO THAT NO SHARP WIRE ENDS ARE EXPOSED.



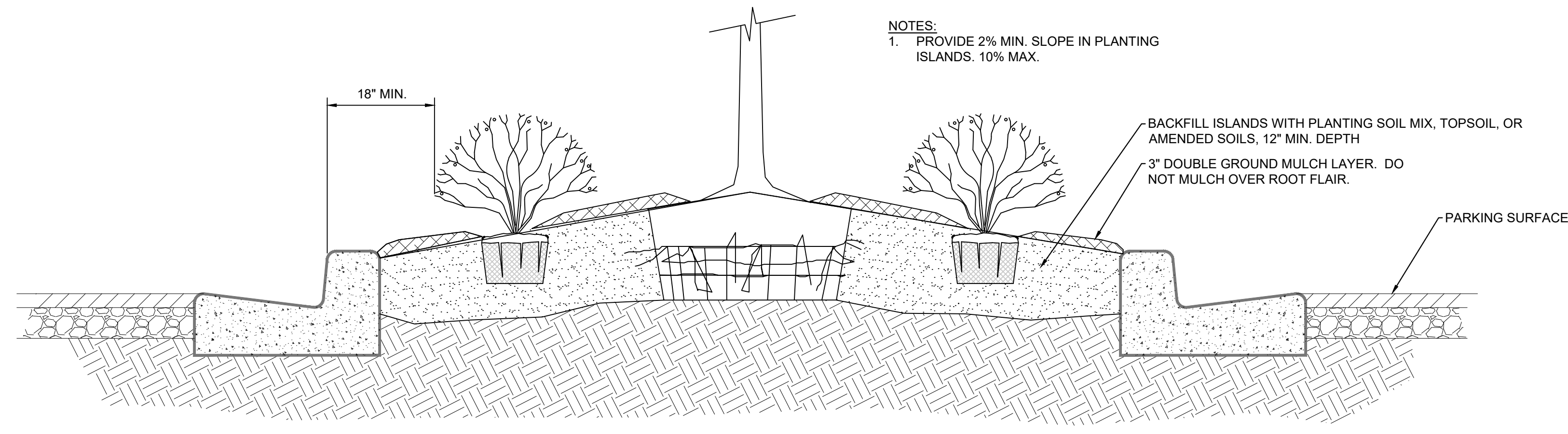
- NOTES**
- ASSURE THAT THE BEARING SURFACE OF THE PROTECTIVE COVERING OF THE WIRE OR CABLE AGAINST THE TREE TRUNK IS A MINIMUM OF 12 MM (0.5 IN.).
  - REMOVE ALL STAKING AS SOON AS THE TREE HAS GROWN SUFFICIENT ROOTS TO OVERCOME THE PROBLEM THAT REQUIRED THE TREE TO BE STAKED. STAKES SHALL BE REMOVED NO LATER THE END OF THE FIRST GROWING SEASON AFTER PLANTING BY LOWE'S LANDSCAPE MAINTENANCE CONTRACTOR.
  - TREES NORMALLY DO NOT NEED TO BE STAKED AND STAKING CAN BE HARMFUL TO THE TREE. STAKING SHOULD BE DONE ONLY WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT IF IT IS EXPECTED THAT THE TREE WILL NOT BE ABLE TO SUPPORT ITSELF. THE FOLLOWING ARE REASONS WHY TREES DO NOT REMAIN STRAIGHT:
    - TREES WITH POOR - QUALITY ROOT BALLS OR ROOT BALLS THAT HAVE BEEN CRACKED OR DAMAGED. REJECT RATHER THAN STAKE.
    - TREES THAT HAVE GROWN TOO CLOSE TOGETHER IN THE NURSERY, RESULTING IN WEAK TRUNKS. REJECT RATHER THAN STAKE.
    - PLANTING PROCEDURES THAT DO NOT ADEQUATELY TAMP SOILS AROUND THE ROOT BALL. CORRECT THE PLANTING PROCEDURE.
    - ROOT BALLS PLACED ON SOFT SOIL. TAMP SOILS UNDER ROOT BALL PRIOR TO PLANTING.
    - ROOT BALLS WITH VERY SANDY SOIL OR VERY WET CLAY SOIL. STAKING ADVISABLE.
    - TREES LOCATED IN A PLACE OF EXTREMELY WINDY CONDITIONS. STAKING ADVISABLE.

**TREE STAKING DETAIL  
TREES 3IN. CALIPER OR LESS**

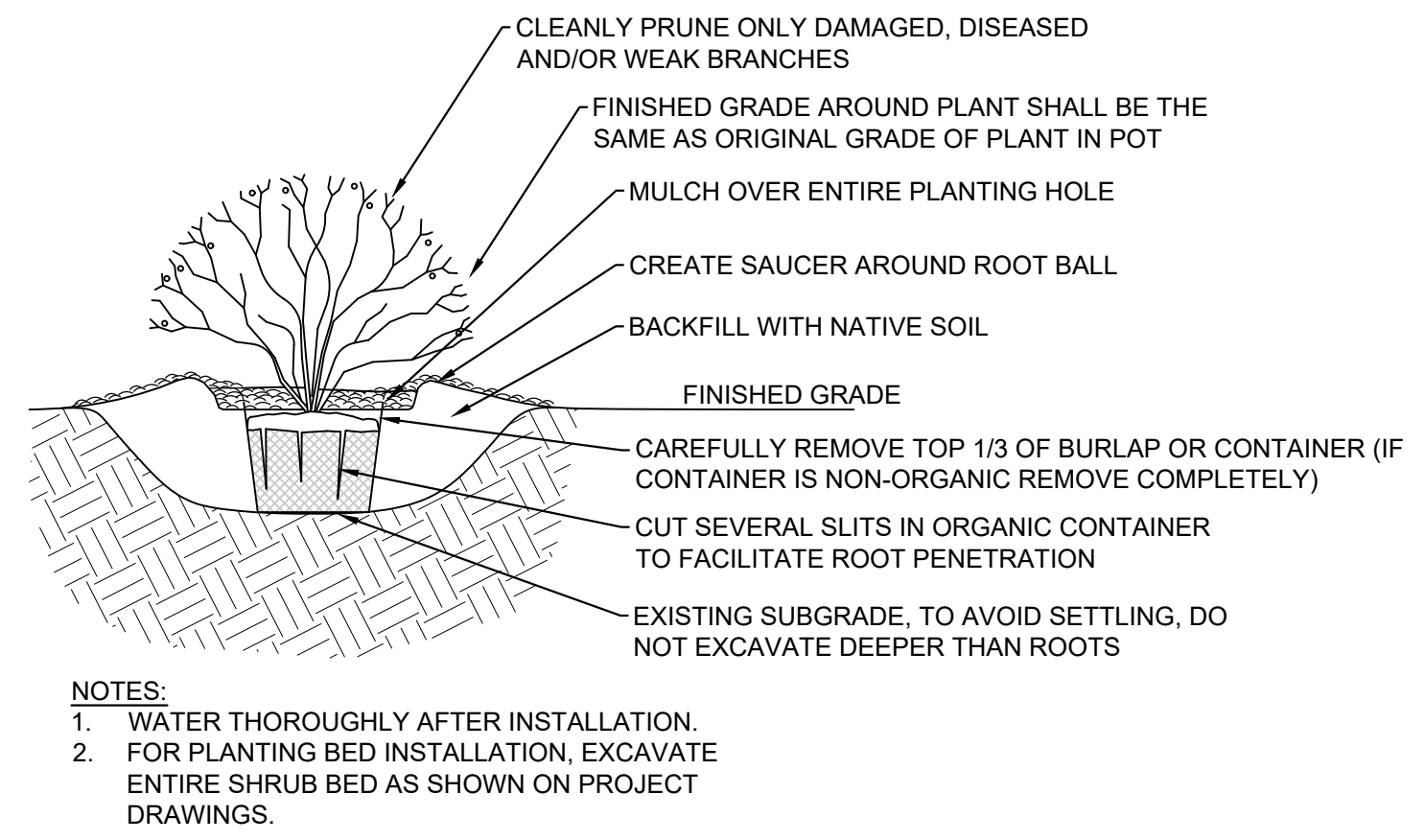


- NOTES:**
- DO NOT HEAVILY PRUNE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
  - STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT. SEE STAKING DETAIL.
  - WRAP TREE TRUNKS ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT. SEE WRAPPING DETAIL.
  - BACKFILL WITH EXISTING SOIL IN SANDY LOAM SOILS. ADD 20% MAX. BY VOLUME COMPOSTED ORGANIC MATERIAL TO THE EXISTING SOIL.

**TREE PLANTING DETAIL  
B&B TREES IN ALL SOIL TYPES**



**ISLAND PLANTING DETAIL**



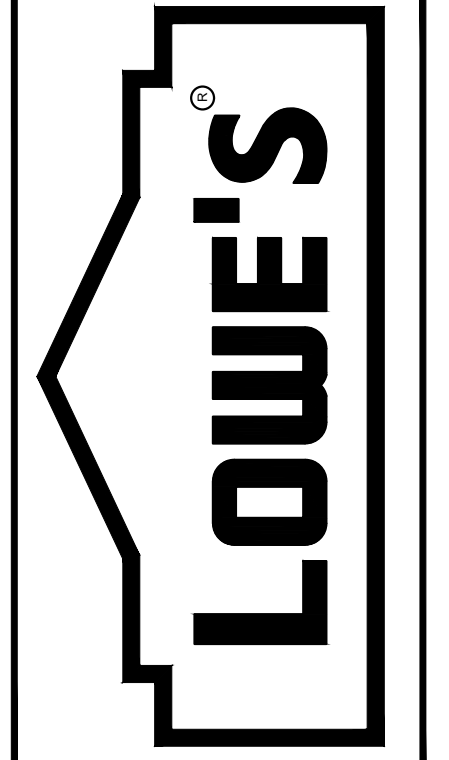
- NOTES:**
- WATER THOROUGHLY AFTER INSTALLATION.
  - FOR PLANTING BED INSTALLATION, EXCAVATE ENTIRE SHRUB BED AS SHOWN ON PROJECT DRAWINGS.

**SHRUB DETAIL - POTTED**



REVISIONS	
DATE	DESCRIPTION

**LOWE'S HOME CENTERS, LLC**  
1605 CURTIS BRIDGE RD.  
N. WILKESBORO, NC 28697  
336.658.4000 (V) 336.658.3257 (F)  
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LANDSCAPE DETAILS  
**LOWE'S OF:**  
**EASTON, MARYLAND**  
**TALBOT COUNTY, MARYLAND**  
DRAWN BY: CRD  
CHECKED BY: BJS

ORIGINAL ISSUE DATE:	5/05/2025
PERMIT SET ISSUE DATE:	
CONSTRUCTION SET ISSUE DATE:	
DRAWING NUMBER:	

**TOWN OF EASTON LANDSCAPE NOTES  
(ZONING SECT. 28-1014.2 C F-9)**

**LOWE'S STANDARD LANDSCAPING NOTES**

- ALL PLANTED AREAS SHALL RECEIVE A 3" LAYER OF SHREDDED HARDWOOD BARK MULCH.
- ALL DISTURBED AREAS NOT RECEIVING PLANTINGS (INCLUDING RIGHT-OF-WAYS) SHALL BE SEEDED, SOODED OR OTHERWISE STABILIZED PER SPECIFICATIONS.
- LANDSCAPE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES AND ASSOCIATED EASEMENTS PRIOR TO EXCAVATION AND PLANTING AND PROTECT ALL EXISTING TREES, SHRUBS AND OTHER SITE FEATURES, STRUCTURES AND UTILITIES WITHIN THE WORK AREA. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE RESULTING FROM NEGLIGENCE OR FAILURE TO COMPLY WITH THIS REQUIREMENT.
- ALL PLANT NAMES AND DESCRIPTIONS SHALL BE AS DEFINED IN HORTUS 14400. ALL PLANT MATERIALS SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z601. ALL WORK SHALL CONFORM TO AMERICAN NATIONAL STANDARDS FOR TREE CARE OPERATIONS, ANSI A300, AMERICAN NATIONAL STANDARDS INSTITUTE.
- IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO VERIFY QUANTITIES OF PLANT MATERIAL NECESSARY TO COMPLETE THE PROJECT. WHERE DISCREPANCIES EXIST BETWEEN THE DRAWINGS AND THE PLANT LIST, THE DRAWINGS SHALL GOVERN. ANY DISCREPANCIES FOUND BY THE LANDSCAPE CONTRACTOR SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE LOWE'S PROJECT MANAGER.
- PLANTING SHALL BE PERFORMED WITHIN ACCEPTABLE SEASONS FOR THE REGION CLIMATIC CONDITION AND TYPE OF PLANT MATERIAL. IF SPECIAL CONDITIONS EXIST, THE LANDSCAPE CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION FROM THE OWNER TO PLANT OUT OF SEASON. ANY VARIANCE IN THE PLANTING SEASON SHALL NOT AFFECT THE WARRANTY PERIOD.
- CLEAR, REMOVE, AND DISPOSE OF ANY BRUSH, SNAGS, AND TRASH WITHIN THE PLANTING AREA. GRADE AREA TO MATCH EXISTING LANDSCAPE.
- EXCAVATE PLANTING HOLES WITH SIDE SLOPES AT A 45 DEGREE ANGLE TAKING CARE NOT TO GLAZE THE SIDES WITH EQUIPMENT USED. BOTTOM AREA OF THE PLANTING HOLES SHALL SLOPE PARALLEL TO THE PROPOSED GRADES.
- EXCAVATE PLANTING HOLES FOR INDIVIDUAL TREES AND SHRUBS TO THE DEPTH OF THE ROOT BALL AND TO WIDTHS SHOWN ON THE DRAWINGS. DO NOT OVEREXCAVATE PLANTING HOLE AND BACKFILL PRIOR TO SETTING PLANT.
- PLANTS SHALL BE SET ON UNEXCAVATED PADS AT THE SAME RELATIONSHIP TO FINISHED GRADE AS THEY WERE TO THE GROUND FROM WHICH THEY WERE DUG UNLESS OTHERWISE NOTED ON THE DRAWINGS. PLANTS ARE TO BE SET PLUMB AND BRACED IN POSITION UNTIL PLANTING BACKFILL MIX HAS BEEN PLACED AND TAMPED AROUND THE BASE OF THE ROOT BALL. PROPER PLANTING DEPTH REQUIRES THE ROOT FLARE TO BE AT OR SLIGHTLY ABOVE THE FINISHED GRADE.
- LIFT PLANTS ONLY FROM BOTTOM OF ROOT BALLS OR WITH BELTS OR LIFTING HARNESSSES OF SUFFICIENT WIDTH NOT TO DAMAGE THE ROOT BALLS. DO NOT LIFT TREES BY THEIR TRUNK OR USE THE TRUNK AS A LEVER IN POSITIONING OR MOVING THE TREE IN THE HOLE.
- REMOVE ALL PLASTIC PAPER, FIBER POTS OR TAGS FROM CONTAINERIZED PLANT MATERIALS. PULL ROOTS OUT OF A ROOT MAT AND CUT CROOKING ROOTS WITH A SHARP KNIFE. INSTALL THE PLANT IMMEDIATELY AFTER REMOVING FROM THE CONTAINER.
- CUT ROPES OR STRINGS FROM TOP OF ROOT BALL AFTER PLANT HAS BEEN SET. REMOVE BURLAP OR CLOTH WRAPPINGS AND ANY WIRE BASKETS FROM TOP HALF OF BALLS. DO NOT TURN UNDER OR BURY PORTIONS OF BURLAP AT TOP OF BALL. COMPLETELY REMOVE ANY SYNTHETIC WATERPROOF OR WATER-REPELLENT STRINGS OR WRAPPINGS FROM ROOT BALL AND TRUNK BEFORE BACKFILLING.
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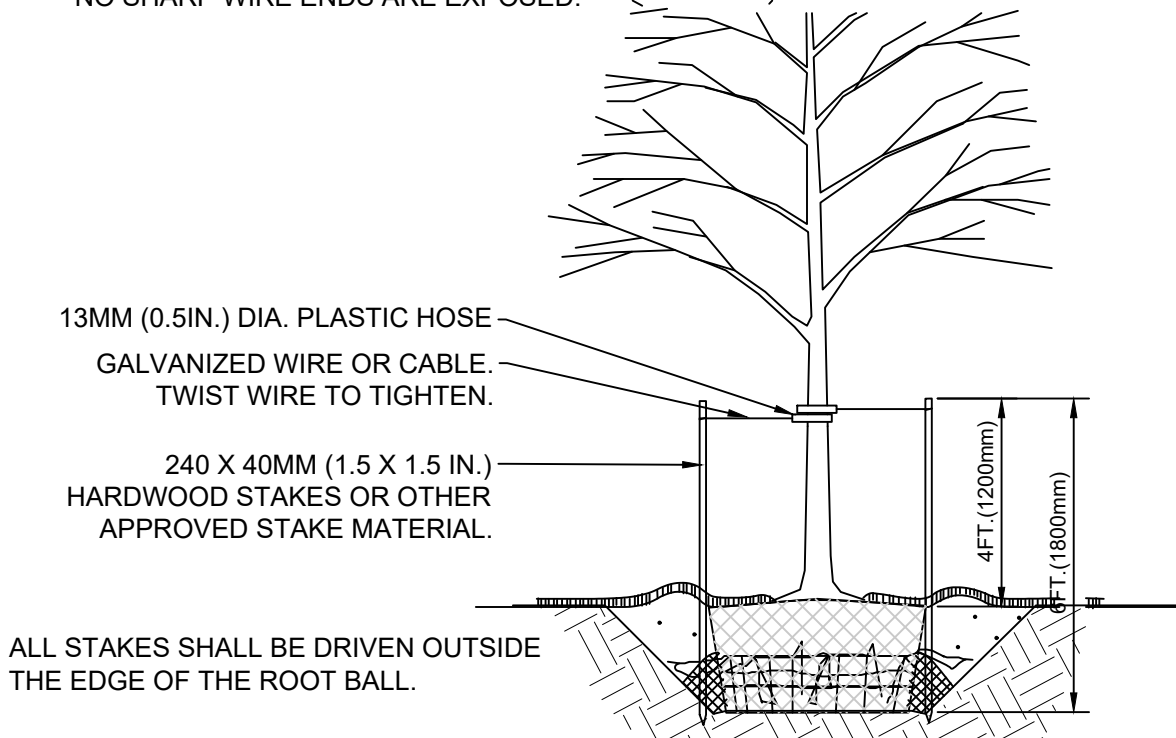
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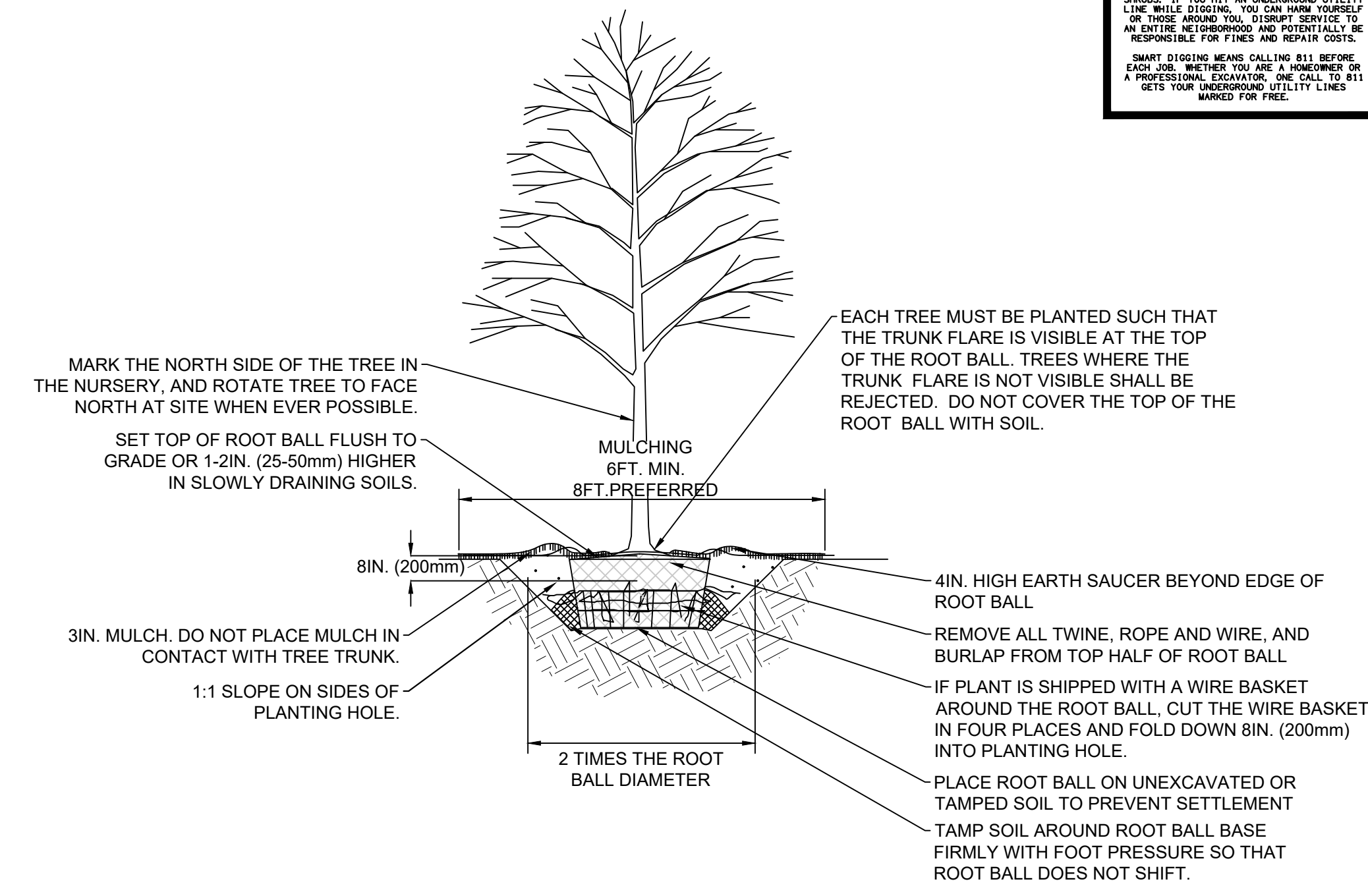
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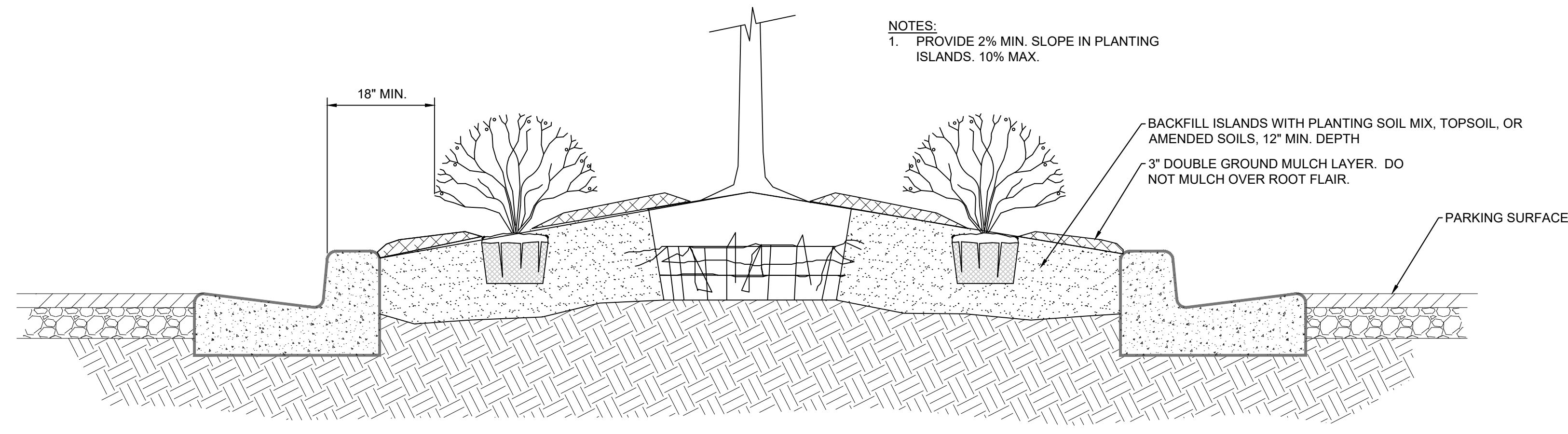
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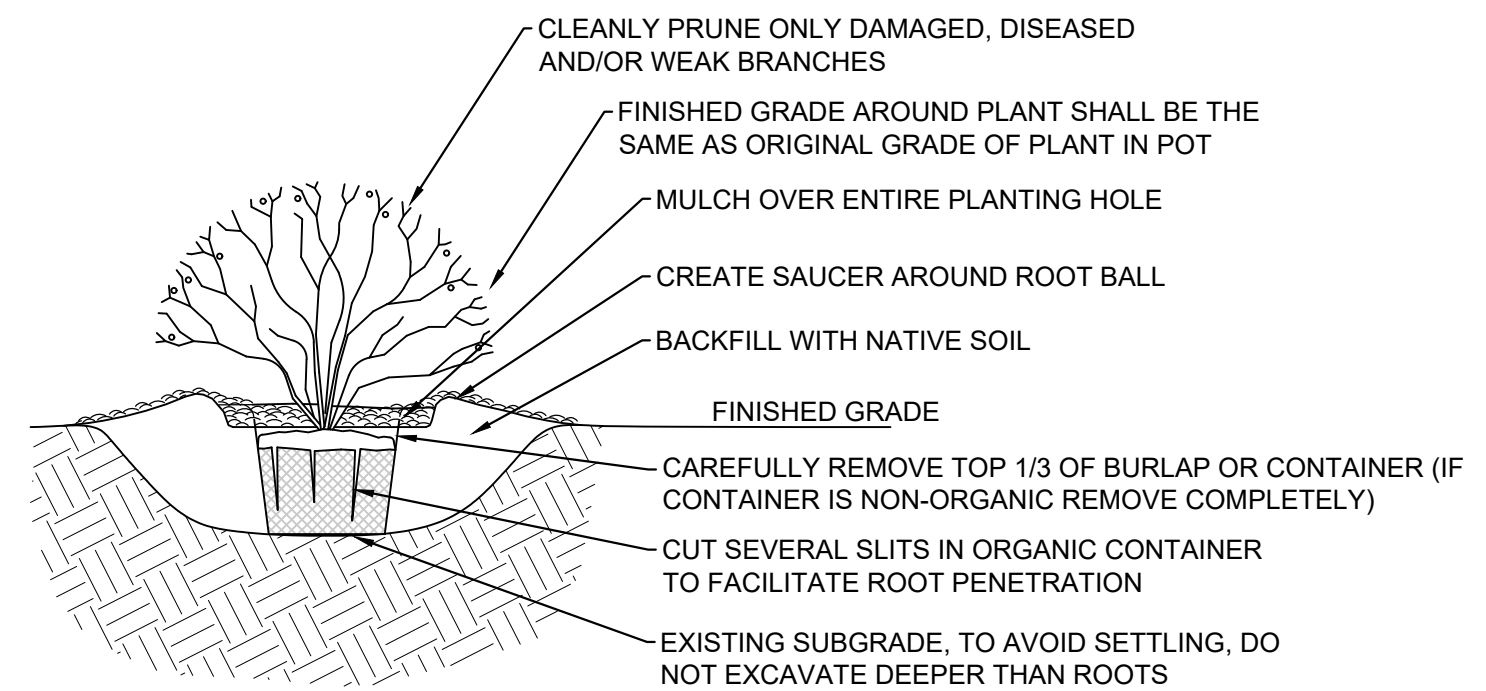


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**TREE PLANTING DETAIL  
B&B TREES IN ALL SOIL TYPES**



**ISLAND PLANTING DETAIL**



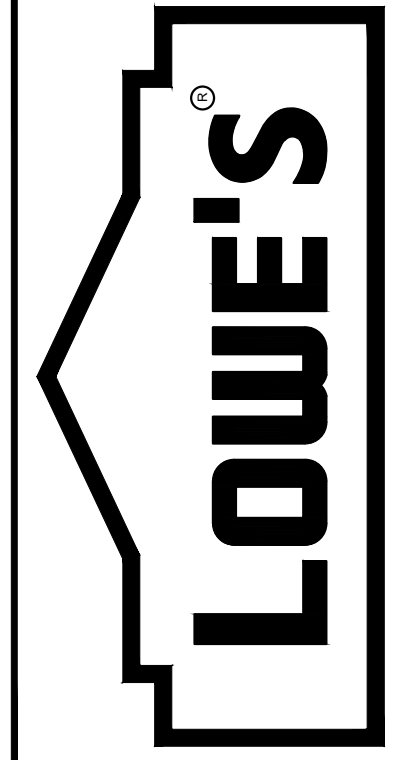
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**SHRUB DETAIL - POTTED**



REVISIONS	
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N. WILKESBORO, NC 28697  
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CONSTRUCTION SET ISSUE DATE:	
DRAWING NUMBER:	

**LEGEND**  
 MISSING OR DEAD PLANT MATERIAL TO BE REPLACED

EXISTING PLANTINGS THAT NEED TO BE REMOVED - ✕						
QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE REQUIREMENTS	SPACING		
2	GLEBTSIA TRIACONTHS VAR. INTERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	2-1/2'-3' CAL. 8'HT, B&B	AS SHOWN		
19	QUERCUS RUBRA	RED OAK	2-1/2'-3' CAL. 8'HT, B&B	AS SHOWN		
8	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2-1/2'-3' CAL. 8'HT, B&B	AS SHOWN		
31	QUERCUS PHELLOS	WILLOW OAK	2-1/2'-3' CAL. 8'HT, B&B	AS SHOWN		
1	CERCIS CANADENSIS	EASTERN REDBUD	2-1/2'-3' CAL. 8'HT, B&B	AS SHOWN		
6	LAGERSTROEMIA INDICA	COMMON CRAPENMIRTLE	8'-10' HT, B&B	AS SHOWN		
11	CORNUS KOLSA	KOLSA DOGWOOD	8'-10' HT, B&B	AS SHOWN		
10	PICEA ABIES	NORWAY SPRUCE	6'-7' HT, B&B	AS SHOWN		
4	TALIA OCCIDENTALIS 'EMERALD'	EMERALD GREEN ARBORVITAE	5'-6' HT, B&B	AS SHOWN		
3	ILEX OPACA	AMERICAN HOLLY	8' MIN. HT, FULL B&B	AS SHOWN		
21	ILEX X 'NELLIE R. STEVENS'	NELLIE STEVENS HOLLY	8' MIN. HT, FULL B&B	8' O.C.		
31	JUNIPERUS CHENSIS 'HETZ COLUMNARIS'	HETZ COLUMNAR JUNIPER	8' MIN. HT, FULL B&B	8' O.C.		
31	ELONIMUS FORTUNE 'EMERALD-GOLD'	VEREGATED WINTERCREEPER	15'-18" TALL #3 CAN	AS SHOWN		
87	SPIREA X BIMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	18"-24" TALL #3 CAN	AS SHOWN		
84	ILEX X MESERVEA 'BLUE GR'L'	BLUE GR'L HOLLY	24"-30" TALL #5 CAN	AS SHOWN		
28	JUNIPERUS CONFERTA 'BLUE PACIFIC'	BLUE PACIFIC SHORE JUNIPER	15'-18" SPREAD #3 CAN	AS SHOWN		
70	TAXUS MEDIA 'HICKSI'	KICKS YEW	30"-36" B+B	AS SHOWN		
8	VELURNUM X RHITIDOPHYLLUM	LEATHERLEAF VELURNUM	3'-4" B+B	AS SHOWN		



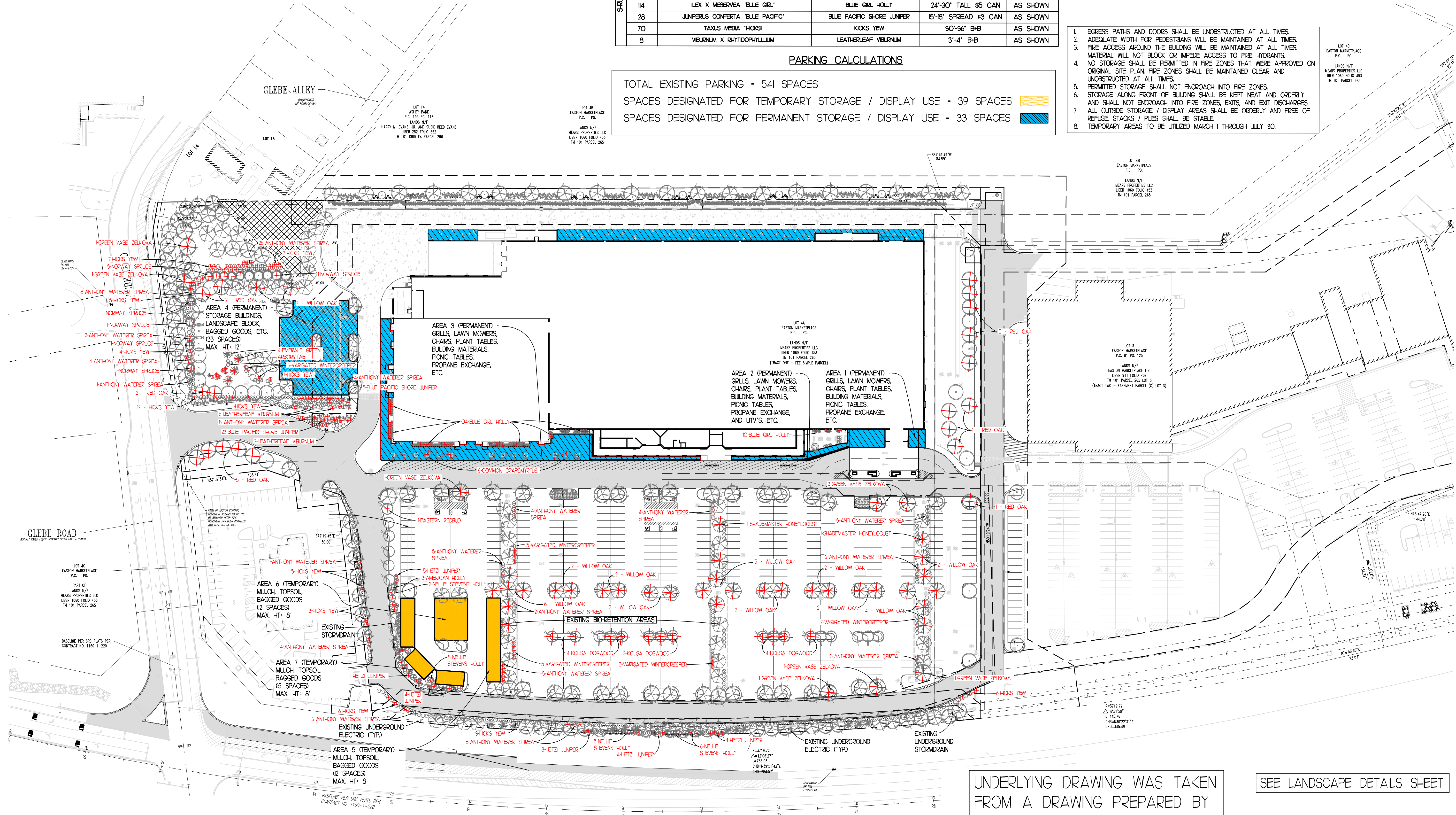
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**PARKING CALCULATIONS**

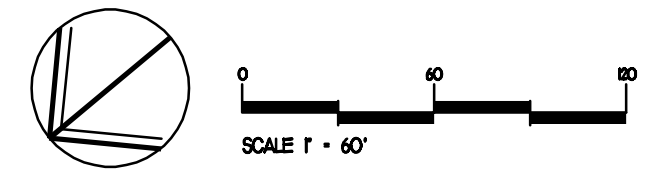
TOTAL EXISTING PARKING = 541 SPACES  
 SPACES DESIGNATED FOR TEMPORARY STORAGE / DISPLAY USE = 39 SPACES  
 SPACES DESIGNATED FOR PERMANENT STORAGE / DISPLAY USE = 33 SPACES

- EGRESS PATHS AND DOORS SHALL BE UNOBSTRUCTED AT ALL TIMES.
- ADEQUATE WIDTH FOR PEDESTRIANS WILL BE MAINTAINED AT ALL TIMES.
- FIRE ACCESS AROUND THE BUILDING WILL BE MAINTAINED AT ALL TIMES.
- MATERIAL WILL NOT BLOCK OR IMPEDE ACCESS TO FIRE HYDRANTS.
- NO STORAGE SHALL BE PERMITTED IN FIRE ZONES THAT WERE APPROVED ON ORIGINAL SITE PLAN. FIRE ZONES SHALL BE MAINTAINED CLEAR AND UNOBSTRUCTED AT ALL TIMES.
- PERMITTED STORAGE SHALL NOT ENROACH INTO FIRE ZONES.
- STORAGE ALONG FRONT OF BUILDING SHALL BE KEPT NEAT AND ORDERLY AND SHALL NOT ENROACH INTO FIRE ZONES, EXITS, AND EXIT DISCHARGES.
- ALL OUTSIDE STORAGE / DISPLAY AREAS SHALL BE ORDERLY AND FREE OF REFUSE, STACKS / PILES SHALL BE STABLE.
- TEMPORARY AREAS TO BE UTILIZED MARCH 1 THROUGH JULY 30.

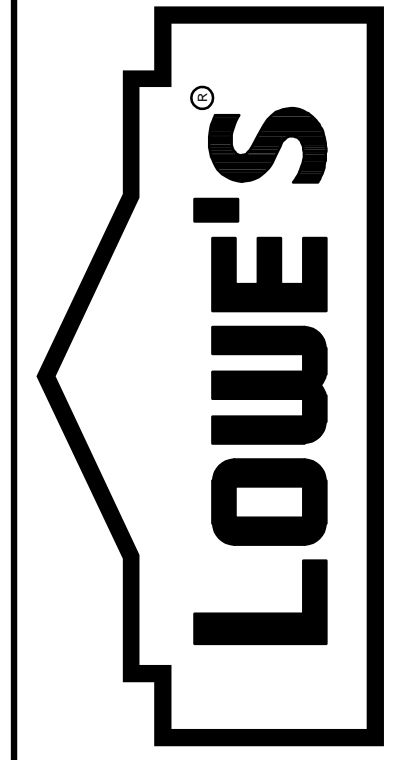


UNDERLYING DRAWING WAS TAKEN FROM A DRAWING PREPARED BY BOHLER ENGINEERING, PC, REVISED 7/5/06, SIGNED BY A.J. VOLANTH.

SEE LANDSCAPE DETAILS SHEET



**LOWE'S HOME CENTERS, LLC**  
 1605 CURTIS BRIDGE RD.  
 N. WILKESBORO, NC 28697  
 336.658.4000 (V) 336.658.3257 (F)



LANDSCAPE, OUTDOOR SALES & DISPLAY PLAN  
**LOWE'S OF:**  
 EASTON, MARYLAND  
 TALBOT COUNTY, MARYLAND  
 CHECKED BY: BTJ  
 DRAWN BY: CRD

ORIGINAL ISSUE DATE: 5/01/2025  
 PERMIT SET ISSUE DATE:  
 CONSTRUCTION SET ISSUE DATE:  
 DRAWING NUMBER:

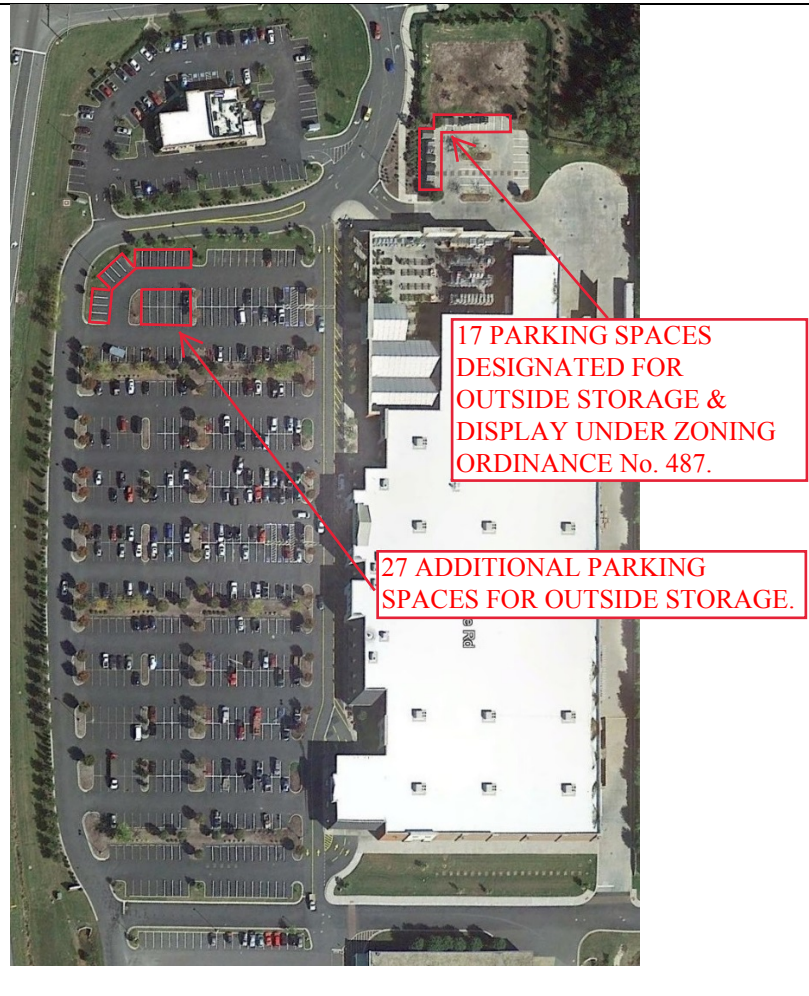


<b>Docket/Case/Application Number:</b>
<b>Applicant/Owner: Ryan J. Hogate – Store Manager / Lowe’s Home Centers Inc.</b>
<b>Address/Location: 501 Glebe Road</b>
<b>Tax Map: 101 Parcel: 265 Lot: 4A Grid:0000 Deed Reference: 0000/000 Plat Reference: 82/10</b>
<b>Public Hearing Date: April 18, 2019</b>
<b>Staff: Joseph A. Mayer</b>

**BRIEF SUMMARY OF REQUEST**

The applicant is requesting approval of using 27 existing parking spaces for temporary outside storage on the parking lot adjacent to Glebe Road, adjacent to the Ruby Tuesday property.

Per Zoning Ordinance No. 487, there are 528 off-street parking spaces, 17 of which are designated by the Site Plan for outdoor storage and display. There’s an Exhibit “A”, item #2, “Outside Display Exhibit”, prepared by Bohler Engineering, P.C., dated March 31, 2005.



17 PARKING SPACES DESIGNATED FOR OUTSIDE STORAGE & DISPLAY UNDER ZONING ORDINANCE No. 487.

27 ADDITIONAL PARKING SPACES FOR OUTSIDE STORAGE.

MAP SOURCE: Town of Easton Planning and Zoning S. Crist



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
PUD	Planned Major Retail	CG I1 R7A Retail	Additional Outside storage on parking lot.	Parcel 265 14.580 Ac.

<p><b>PROPERTY HISTORY:</b></p> <ul style="list-style-type: none"> <li>• Annexed in 1966.</li> <li>• Current owner “Lowe’s Home Centers Inc.” Purchased the property on December 29, 2006.</li> </ul>
<p><b>COMPATIBILITY with the COMPREHENSIVE PLAN</b></p> <p>The applicant proposes to use existing parking spaces for outside storage. There’s no increase to the sites paving. Per Zoning Ordinance No. 487, seventeen parking spaces are designated for outdoor storage and display. The additional 27 parking spaces are temporary, seasonal use only.</p>
<p><b>COMPATIBILITY with the ZONING ORDINANCE</b></p> <p>The existing and proposed use qualifies as “Major Retail” and is outright Permitted in the PUD.</p> <p>28-114 page 1-32</p> <p><i>“Major Retail – A retail establishment in a single building, occupying more than 25,000 gross square feet of floor area.”</i></p>
<p style="text-align: center;"><b>STAFF COMMENTS</b></p> <p>This issue is before the Commission due to the length of time involved. You may recall that seasonal display of goods or merchandise has been deemed to be something that the Commission needs to approve rather than the Town Planner due to the length of the “temporary use”. We have also talked about coming up with another mechanism for consideration of such requests, but we have not done so yet. It is intended to be addressed in the Comprehensive Update of the Zoning Ordinance.</p> <p>If you are comfortable that the amount of spaces and their location will not pose any issues at the shopping center, you can approve the request. If you are not convinced that there will not be adverse impacts, you should not approve as submitted and either deny, or suggest an alternative to what is proposed.</p>



Topics for Consideration or Discussion:

Adding 27 existing parking spaces for temporary outside storage on parking lot.



**TOWN OF EASTON**  
**Planning & Zoning Department**  
14 South Harrison Street  
P.O. Box 520  
Easton, Maryland 21601

**Date:** 2019-04-30

**From:** Joseph A. Mayer

**Subject:** 2019-04-18 Planning Commission – 501 Glebe Road – Lowe’s Home Centers Inc.

The regularly scheduled Town of Easton’s Planning Commission meeting was held on Thursday April 18<sup>th</sup>, 2019.

The commission reviewed the site plan submitted, staff comments and applicant testimony regarding the use of 27 existing parking spaces for temporary outside storage on the parking lot adjacent to Glebe Road, adjacent to Ruby Tuesday property.

Per Zoning Ordinance No.487, there are currently 528 off-street parking spaces, 17 of which are designated by the Site Plan for outdoor storage and display. There’s an Exhibit “A”, item #2, “Outside Display Exhibit” prepared by Bohler Engineering, P.C., dated March 31, 2005.

The Commission voted for approval of 27 parking spaces to be used as temporary storage. Approval starts April 18, 2019 and continues through July 31, 2019. Approval is for storage of mulch and pallets of no more than seven feet in height and restricted to approved spaces.

Upon Motion from Ms. McAndrews and second by Mr. Tettelbaum, the Commission voted 4-0 to approve.

Joseph A. Mayer  
Plan Reviewer  
Town of Easton  
14 South Harrison Street  
Easton, MD 21601  
410-822-1943  
[jmayer@eastonMD.gov](mailto:jmayer@eastonMD.gov)

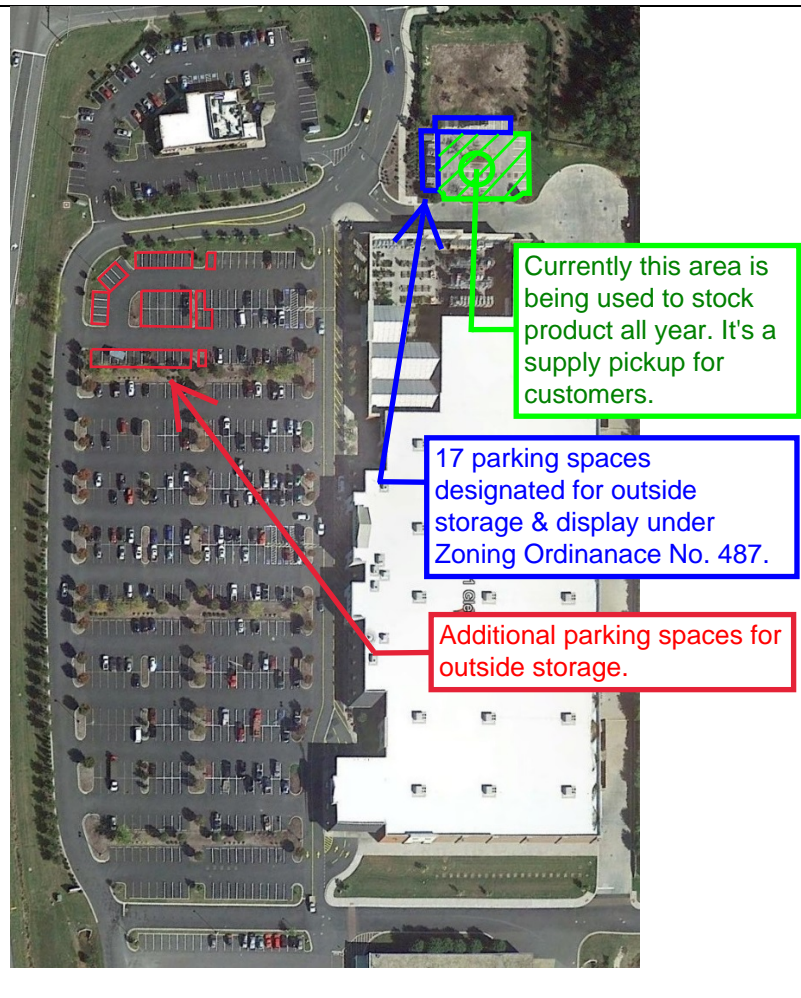


<b>Docket/Case/Application Number:</b>
<b>Applicant/Owner: Sarah Randrup – Store Manager / Lowe’s Home Centers Inc.</b>
<b>Address/Location: 501 Glebe Road</b>
<b>Tax Map: 101 Parcel: 265 Lot: 4A Grid:0000 Deed Reference: 0000/000 Plat Reference: 82/10</b>
<b>Public Hearing Date: February 20, 2020, 1:00 PM</b>
<b>Staff: Joseph A. Mayer</b>

**BRIEF SUMMARY OF REQUEST**

The applicant is requesting approval of using 40-45 existing parking spaces for temporary outside storage on the parking lot adjacent to Glebe Road, adjacent to the Ruby Tuesday property. Please note, the Site Plan depicts 43 spaces. The store manager is open for suggestions in determining the best location for the temporary storage.

Per Zoning Ordinance No. 487, there are 528 off-street parking spaces, 17 of which are designated by the Site Plan for outdoor storage and display. There’s an Exhibit “A”, item #2, “Outside Display Exhibit”, prepared by Bohler Engineering, P.C., dated March 31, 2005.



MAP SOURCE: Town of Easton Planning and Zoning S. Crist



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
PUD	Planned Major Retail	CG I1 R7A Retail	Additional Outside storage on parking lot.	Parcel 265 14.580 Ac.

<p><b>PROPERTY HISTORY:</b></p> <ul style="list-style-type: none"> <li>• 1966 Annexed into the Town of Easton.</li> <li>• 2006-12-29 Current owner “Lowe’s Home Centers Inc.” Purchased the property.</li> <li>• 2019-04-18 Planning Commission approved temporary seasonal use of 27 existing parking spaces.</li> </ul>
<p><b>COMPATIBILITY with the COMPREHENSIVE PLAN</b></p> <p>The Comprehensive Plan does not speak to the issue of seasonal or temporary storage and thus offers no guidance on this matter. The staff does offer the following observations for your consideration. The applicant proposes to use existing parking spaces for outside storage. There’s no increase to the sites paving. Per Zoning Ordinance No. 487, seventeen parking spaces are designated for outdoor storage and display. The additional 40-45 parking spaces are temporary, seasonal use only.</p>
<p><b>COMPATIBILITY with the ZONING ORDINANCE</b></p> <p>The existing and proposed use qualifies as “Major Retail” and is outright Permitted in the PUD.</p> <p>28-114 page 1-32</p> <p><i>“Major Retail – A retail establishment in a single building, occupying more than 25,000 gross square feet of floor area.”</i></p>
<p style="text-align: center;"><b>STAFF COMMENTS</b></p> <p><u>Recommendations:</u></p> <p>This issue is before the Commission due to the length of time requested. You may recall that seasonal display of goods or merchandise has been deemed to be something that the Commission needs to approve rather than the Town Planner due to the length of the “temporary use”. We have also talked about coming up with another mechanism for consideration of such requests, but we have not done so yet. It is intended to be addressed in the Comprehensive Update of the Zoning Ordinance.</p> <p>If you are comfortable that the amount of spaces and their location will not pose any issues at the shopping center, you can approve the request. If you are not convinced that there will not be adverse impacts, you should not approve as submitted and either deny, or suggest an alternative to what is proposed.</p>



Topics for Consideration or Discussion:

1. The attached aerial photograph suggests that the location Lowe's is proposing to use for the seasonal display is among the least used for parking. The other location, perhaps used even less, is at the extreme southern boundary of the parking lot. The problem with this alternative would be that although it is the least used, it is also located as far away from the garden center as is physically possible on the site.
2. Adding 40-45 existing parking spaces for temporary outside storage on parking lot.
3. Providing a permanent landscape buffer and/or fence for screening alongside the view of Ruby Tuesday and the Parkway.



**TOWN OF EASTON**  
**Planning & Zoning Department**  
14 South Harrison Street  
P.O. Box 520  
Easton, Maryland 21601

**Date:** 2020-03-02

**From:** Joseph A. Mayer

**Subject:** 2020-02-20 Planning Commission – 501 Glebe Road – Lowe’s Home Centers Inc.

The regularly scheduled Town of Easton’s Planning Commission meeting was held on Thursday February 20<sup>th</sup>, 2020.

On Thursday, February 20<sup>th</sup>, the Town of Easton’s Planning Commission reviewed 501 Glebe Road – Lowe’s Home Centers Inc. At the conclusion of the meeting, the Commission voted 5-0, approving the temporary request for seasonal display with the condition of providing screening for the Ruby Tuesday restaurant and the Easton Parkway. Location and screening to be reviewed and approved at staff level. The applicant is required to return to the July 16<sup>th</sup> meeting to identify a permanent location for the temporary seasonal storage and screening for future years.

You may now proceed with Site Plan submittal for location and screening, as soon as you are ready to do so.

Joseph A. Mayer  
Plan Reviewer  
Town of Easton  
14 South Harrison Street  
Easton, MD 21601  
410-822-1943  
[jmayer@eastonMD.gov](mailto:jmayer@eastonMD.gov)

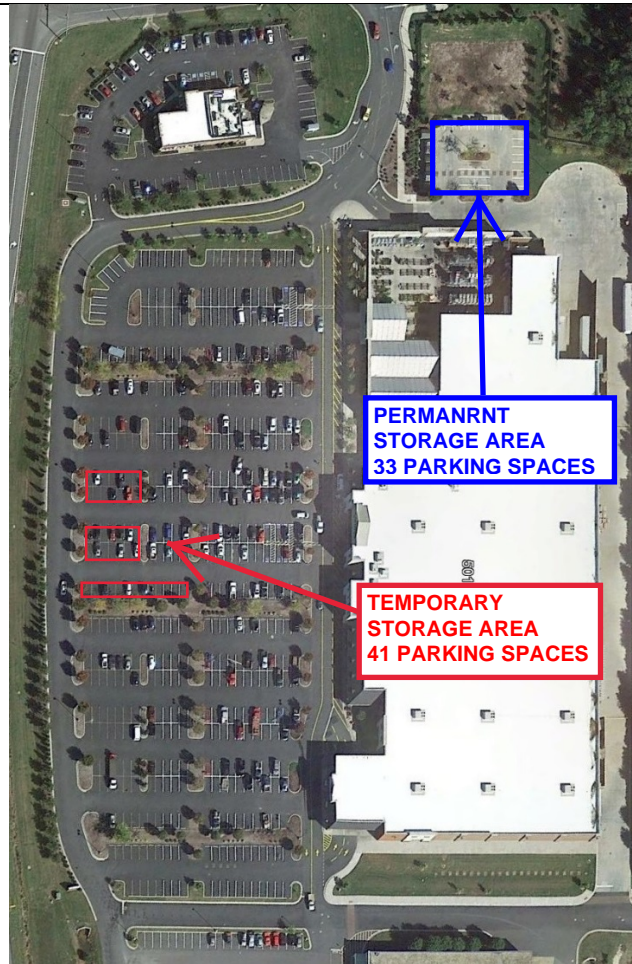


<b>Docket/Case/Application Number: Old Business</b>
<b>Applicant/Owner: Nena Stewart – Store Manager / Lowe’s Home Centers Inc.</b>
<b>Address/Location: 501 Glebe Road</b>
<b>Tax Map: 101 Parcel: 265 Lot: 4A Grid:0000 Deed Reference: 0000/000 Plat Reference: 82/10</b>
<b>Public Hearing Date: <span style="background-color: yellow;">October 15, 2020, 1:00 PM</span></b>
<b>Staff: Joseph A. Mayer</b>

**BRIEF SUMMARY OF REQUEST**

The applicant is requesting approval of using 41 existing parking spaces for temporary outside storage on the parking lot adjacent to Glebe Road, adjacent to the Ruby Tuesday property.

Per Zoning Ordinance No. 487, there are 528 off-street parking spaces, 17 of which are designated by the Site Plan for outdoor storage and display. There’s an Exhibit “A”, item #2, “Outside Display Exhibit”, prepared by Bohler Engineering, P.C., dated March 31, 2005. Currently all 33 parking spaces have been utilized for outdoor storage in that area.



MAP SOURCE: Town of Easton Planning and Zoning S. Crist



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
PUD	Planned Major Retail	CG I1 R7A Retail	Additional Outside storage on parking lot.	Parcel 265 14.580 Ac.

**PROPERTY HISTORY:**

- 1966 Annexed into the Town of Easton.
- 2006-12-29 Current owner “Lowe’s Home Centers Inc.” Purchased the property.
- 2019-04-18 Planning Commission approved temporary seasonal use of 27 existing parking spaces.
- 2019-04-18 Planning Commission approved temporary seasonal use with the condition of providing screening for the Ruby Tuesday restaurant and the Easton Parkway. Location and screening to be reviewed and approved at staff level. The applicant was required to return to the July 16, 2020 meeting to identify a permanent location for the temporary seasonal storage and screening for future years. The applicant postponed the July 16, 2020 meeting.

**COMPATIBILITY with the COMPREHENSIVE PLAN**

The Comprehensive Plan does not speak to the issue of seasonal or temporary storage and thus offers no guidance on this matter. The staff does offer the following observations for your consideration. The applicant proposes to use existing parking spaces for outside storage. There’s no increase to the sites paving. Per Zoning Ordinance No. 487, seventeen parking spaces are designated for outdoor storage and display. The additional 41 parking spaces are temporary, seasonal use only.

**COMPATIBILITY with the ZONING ORDINANCE**

The existing and proposed use qualifies as “Major Retail” and is outright Permitted in the PUD.

28-114 page 1-32

**“Major Retail** – *A retail establishment in a single building, occupying more than 25,000 gross square feet of floor area.”*



### **Action Required by the Board/Commission:**

“J. Review the proposed construction of any street, square, park, or other public way, ground or open space, or public building or structure, or public utility, whether public or privately owned to determine whether the location, character, and extent of such development is consistent with the Comprehensive Plan, as per Section 3.08 of Article 66B of the Annotated Code of Maryland.”

### **Items for Consideration and Staff Comments:**

- This issue is before the Commission due to the length of time requested. You may recall that seasonal display of goods or merchandise has been deemed to be something that the Commission needs to approve rather than the Town Planner due to the length of the “temporary use”. We have also talked about coming up with another mechanism for consideration of such requests, but we have not done so yet. It is intended to be addressed in the Comprehensive Update of the Zoning Ordinance.
- Upon Planning Commission decision, applicant will need to obtain appropriate building permits for the installation of permanent landscape buffer and/or fence for screening alongside the view of Ruby Tuesday and the Parkway.
- Staff suggests the Planning Commission requires the applicant to submit a detailed Site Plan depicting the location of any landscape and/or screening buffers required by the Planning Commission.

**APPROVE** the amount of parking spaces and its location. *If* -

- The Board finds that the proposed use is in accordance with the Zoning Ordinance as outlined above.

**DENY** the amount of parking spaces and its location. *If* -

- The Commission finds that the proposed use is not in accordance with the Zoning Ordinance as outlined above.

**Based on the information provided in the application, Staff recommends the Board APPROVE** the amount of parking spaces and its location. With the condition that the applicant submits a detailed Site Plan, for Staff level review, depicting the location of any required landscape and/or screening buffers.



**TOWN OF EASTON**  
**Planning & Zoning Department**  
14 South Harrison Street  
P.O. Box 520  
Easton, Maryland 21601

**Date:** 2020-10-21

**From:** Joseph A. Mayer

**Subject:** 2020-10-15 Planning Commission – 501 Glebe Road – Lowe’s Home Centers Inc.

On Thursday, October 15th, 2020, the Town of Easton’s Planning Commission reviewed 501 Glebe Road – Lowe’s Home Centers Inc. At the conclusion of the meeting, the Commission voted 5-0, approving the amount of parking spaces and its location for temporary use for outside storage for seasonal items to remain for a period of three years. With the condition that the applicant submits a detailed Site Plan, for Staff level review, depicting the location of landscape and/or screening buffers.

You may now proceed with Site Plan submittal for location and screening, as soon as you are ready to do so.

Joseph A. Mayer  
Plan Reviewer  
Town of Easton  
14 South Harrison Street  
Easton, MD 21601  
410-822-1943  
[jmayer@eastonMD.gov](mailto:jmayer@eastonMD.gov)



TOWN OF EASTON LANDSCAPE NOTES  
(ZONING SECT. 28-1014.2 C 1-9)

LOWE'S STANDARD LANDSCAPING NOTES

- ALL PLANTED AREAS SHALL RECEIVE A 3" LAYER OF SHREDED HARDWOOD BARK MULCH.
- ALL DISTURBED AREAS NOT RECEIVING PLANTINGS INCLUDING RIGHT-OF-WAYS SHALL BE SEEDED, SOODED OR OTHERWISE STABILIZED PER SPECIFICATIONS.
- LANDSCAPE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES AND ASSOCIATED EASEMENTS PRIOR TO EXCAVATION AND PLANTING AND PROTECT ALL EXISTING TREES, SHRUBS AND OTHER SITE FEATURES, STRUCTURES AND UTILITIES WITHIN THE WORK AREA. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE RESULTING FROM NEGLIGENCE OR FAILURE TO COMPLY WITH THIS REQUIREMENT.
- ALL PLANT NAMES AND DESCRIPTIONS SHALL BE AS DEFINED IN HORTUS THRID. ALL PLANT MATERIALS SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z601. ALL WORK SHALL CONFORM TO AMERICAN NATIONAL STANDARDS FOR TREE CARE OPERATIONS, ANSI A300, AMERICAN NATIONAL STANDARDS INSTITUTE.
- IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO VERIFY QUANTITIES OF PLANT MATERIAL NECESSARY TO COMPLETE THE PROJECT. WHERE DISCREPANCIES EXIST BETWEEN THE DRAWINGS AND THE PLANT LIST, THE DRAWINGS SHALL GOVERN. ANY DISCREPANCIES FOUND BY THE LANDSCAPE CONTRACTOR SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE LOWE'S PROJECT MANAGER.
- PLANTING SHALL BE PERFORMED WITHIN ACCEPTABLE SEASONS FOR THE REGION. CLIMATIC CONDITION AND TYPE OF PLANT MATERIAL. IF SPECIAL CONDITIONS EXIST, THE LANDSCAPE CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION FROM THE OWNER TO PLANT OUT OF SEASON. ANY VARIANCE IN THE PLANTING SEASON SHALL NOT AFFECT THE WARRANTY PERIOD.
- CLEAR, REMOVE, AND DISPOSE OF ANY BRUSH SWAGS, AND TRASH WITHIN THE PLANTING AREA. GRADE AREA TO MATCH EXISTING LANDSCAPE.
- EXCAVATE PLANTING HOLES WITH SIDE SLOPES AT A 45 DEGREE ANGLE TAKING CARE NOT TO GLAZE THE SIDES WITH EQUIPMENT USED. BOTTOM AREA OF THE PLANTING HOLE/BED SHALL SLOPE PARALLEL TO THE PROPOSED GRADES.
- EXCAVATE PLANTING HOLES FOR INDIVIDUAL TREES AND SHRUBS TO THE DEPTH OF THE ROOT BALL AND TO WIDTHS SHOWN ON THE DRAWING. DO NOT OVER-EXCAVATE PLANTING HOLE AND BACKFILL PRIOR TO SETTING PLANT.
- PLANTS SHALL BE SET ON UNEXCAVATED PADS AT THE SAME RELATIONSHIP TO FINISHED GRADE AS THEY WERE TO THE GROUND FROM WHICH THEY WERE DUG UNLESS OTHERWISE NOTED ON THE DRAWINGS. PLANTS ARE TO BE SET PLUMB AND BRACED IN POSITION UNTIL PLANTING BACKFILL MIX HAS BEEN PLACED AND TAMPED AROUND THE BASE OF THE ROOT BALL. PROPER PLANTING DEPTH REQUIRES THE ROOT FLARE TO BE AT OR SLIGHTLY ABOVE THE FINISHED GRADE.
- LIFT PLANTS ONLY FROM BOTTOM OF ROOT BALLS OR WITH BELTS OR LIFTING HARNESSSES OF SUFFICIENT WIDTH NOT TO DAMAGE THE ROOT BALLS. DO NOT LIFT TREES BY THEIR TRUNK OR USE THE TRUNK AS A LEVER IN POSITIONING OR MOVING THE TREE IN THE HOLE.
- REMOVE ALL PLASTIC, PAPER, PEER POTS OR TAGS FROM CONTAINERIZED PLANT MATERIALS. PULL ROOTS OUT OF A ROOT MAT AND CUT CIRCULING ROOTS WITH A SHARP KNIFE. INSTALL THE PLANT IMMEDIATELY AFTER REMOVING FROM THE CONTAINER.
- CUT ROPES OR STRINGS FROM TOP OF ROOT BALL AFTER PLANT HAS BEEN SET. REMOVE BURLAP OR CLOTH WRAPPING AND ANY WIRE BASKETS FROM TOP HALF OF BALLS. DO NOT TURN UNDER OR BURY PORTIONS OF BURLAP AT TOP OF BALL. COMPLETELY REMOVE ANY SYNTHETIC WATERPROOF OR WATER-REPELLENT STRINGS OR WRAPPINGS FROM ROOT BALL AND TRUNK BEFORE BACKFILLING.
- FORM WATERING SAUCERS IMMEDIATELY OUTSIDE AREA OF ROOT BALL OF EACH TREE AS INDICATED ON DRAWINGS. WATER ALL PLANTS IMMEDIATELY AFTER PLANTING. APPLY WATER BY HOSE DIRECTLY TO ROOT BALL AND THE ADJACENT SOIL.
- STAKE TREE ACCORDING TO DETAIL ON PLAN ONLY WHEN NECESSARY FOR SPECIFIC CONDITIONS ENCOUNTERED AND WITH APPROVAL OF OWNER. STAKING MAY BE REQUIRED IN SANDY SOILS OR IN WINDY LOCATIONS. SEE DETAILS FOR TRUNK WRAPPING AND/OR PRUNING REQUIREMENTS.
- ALL TREES, SHRUBS, GROUND COVERS AND OTHER PLANTINGS SHALL BE MULCHED WITH MULCH DOUBLE SHREDED HARDWOOD MULCH OR OTHER MULCH AS APPROVED AND SPECIFIED WITHIN 24 HOURS OF PLANTING. MULCH SHALL NOT BE PLACED WITHIN 3 INCHES (3 CM) OF THE TRUNKS OF TREES OR SHRUBS.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIAL MAINTENANCE UNTIL FINAL ACCEPTANCE BY THE OWNER. LANDSCAPE CONTRACTOR IS REQUIRED TO NOTIFY OWNER IN WRITING OF ANY MAINTENANCE PRACTICE THAT MAY AFFECT ITS WARRANTY DURING THE WARRANTY PERIOD.
- ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH DIVISION 2 OF LOWE'S STANDARD SITE SPECIFICATIONS.

C. All preliminary landscape plans shall include on the plan drawing, at a minimum, the following standard notes, modified to suit specific projects or conditions.

- Landscape installer shall verify the location of all underground utilities prior to commencing work. Installer shall insure that final grades have been established and the site is ready for landscape installation.
- Landscape installer shall maintain the landscape improvement areas in a clean condition, removing debris daily and at the completion of the installation.
- Installer shall layout all beds and position plants per the plans. Adjust as required for field conditions. Report significant adjustments to the Owner for approval prior to plant installation. All bed areas shall be sprayed with herbicide as needed to kill and/or remove all weed or grass vegetation.
- Except for tree spade installations, all tree pits shall be excavated to a depth so that the root ball will rest on solid soil at the proper height. Street trees planting pits shall be excavated and worked in a rectangular form with the small dimension twice the diameter of the root ball and the large dimension at least three times the diameter of the root ball. Open area tree pits shall be excavated to a minimum dimension of twice the rootball width. Trees planted on slopes or side swales shall be installed at a height relating to the uphill side of the pit, and mounded with soil around the lower side. All sides and bottom of tree planting pits shall be scarified or loosened to permit root growth. Excavated soils that have been previously undisturbed shall be loosened and utilized for backfill. Compacted soils that cannot be restored to a reasonable planting soil shall be removed and replaced with friable native soils from the region.
- All shrub planting pits, landscape beds and planting mass areas shall be worked

10-61

TOWN OF EASTON  
ZONING ORDINANCE

2018 EDITION  
ARTICLE X

to a depth of 12" (or raised slightly to achieve a 12" friable soil depth). Shrub planting areas shall be worked to 12" minimum outside the root ball.

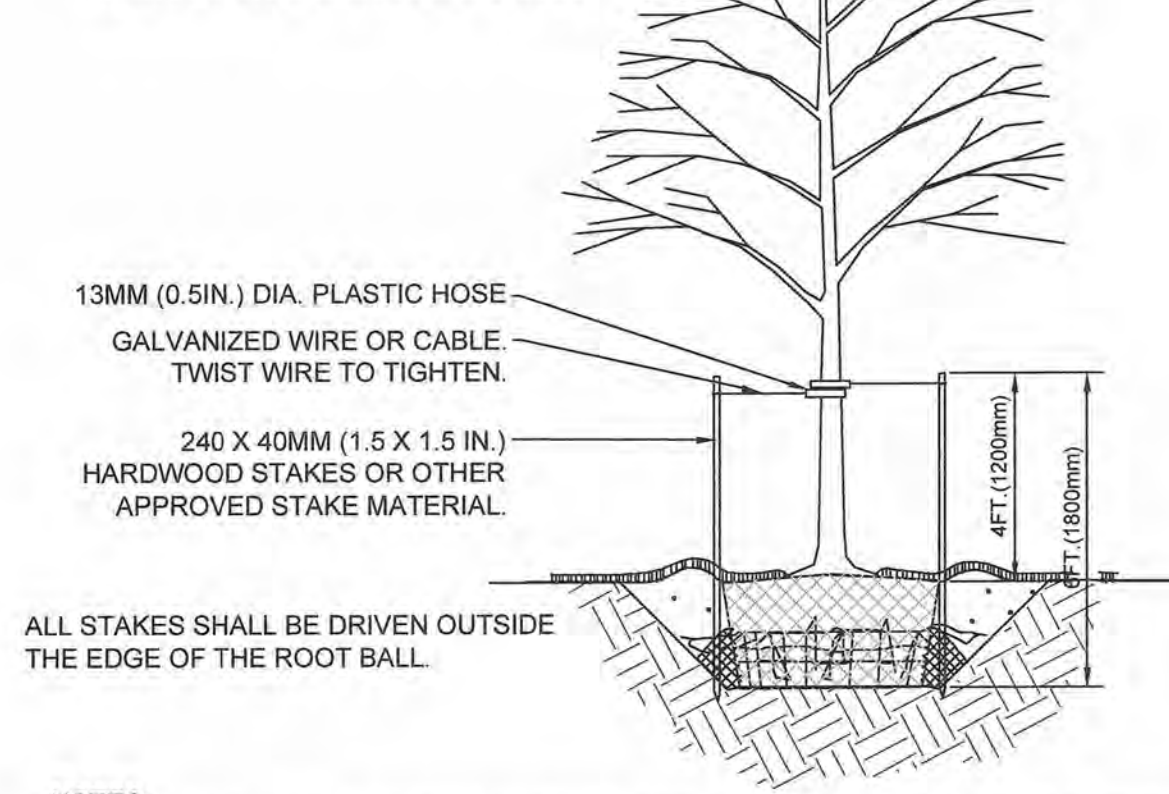
28 - 1014.3 MINIMUM PLANT MATERIAL SPECIFICATIONS

A. Plant Sources: All required plant material shall be obtained from reputable nursery stock growers or relocated from on-site or other sites via nursery standard plant handling and digging methods. The Town may reject plant material grown, handled or installed improperly.

WIRE OR CABLE SIZES SHALL BE AS FOLLOWS: TREES UP TO 65 MM (2.5 IN.) CALIPER - 14 GAUGE TREES 65 MM (2.5 IN.) TO 75 MM (3 IN.) CALIPER - 12 GAUGE

TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. PLASTIC HOSE SHALL BE LONG ENOUGH TO ACCOMMODATE 35MM (1.5 IN.) OF GROWTH AND BUFFER ALL BRANCHES FROM THE WIRE.

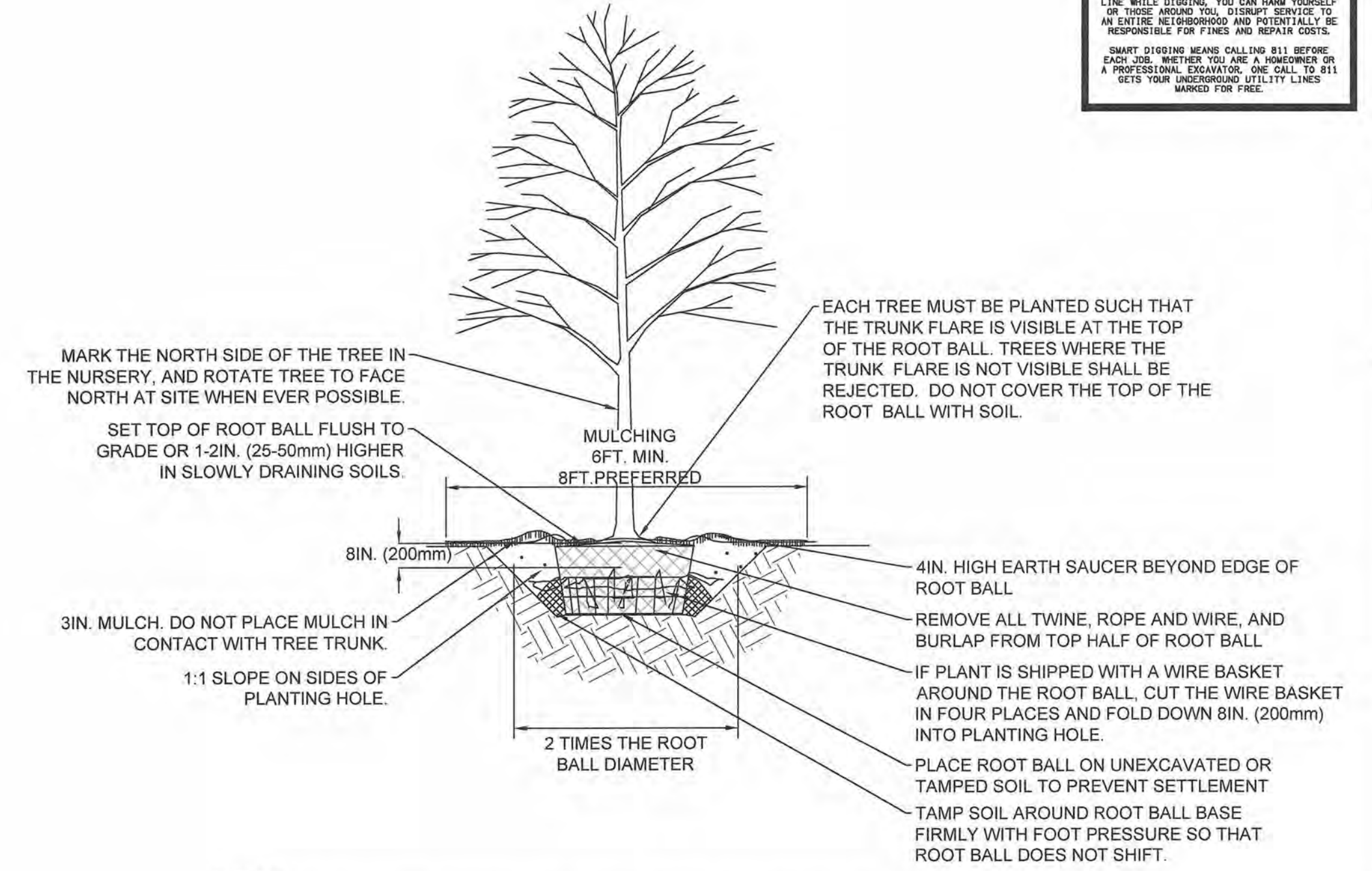
TUCK ANY LOOSE ENDS OF THE WIRE OR CABLE INTO THE WIRE WRAP SO THAT NO SHARP WIRE ENDS ARE EXPOSED.



NOTES

- ASSURE THAT THE BEARING SURFACE OF THE PROTECTIVE COVERING OF THE WIRE OR CABLE AGAINST THE TREE TRUNK IS A MINIMUM OF 12 MM (0.5 IN.).
- REMOVE ALL STAKING AS SOON AS THE TREE HAS GROWN SUFFICIENT ROOTS TO OVERCOME THE PROBLEM THAT REQUIRED THE TREE TO BE STAKED. STAKES SHALL BE REMOVED NO LATER THE END OF THE FIRST GROWING SEASON AFTER PLANTING BY LOWE'S LANDSCAPE MAINTENANCE CONTRACTOR.
- TREES NORMALLY DO NOT NEED TO BE STAKED AND STAKING CAN BE HARMFUL TO THE TREE. STAKING SHOULD BE DONE ONLY WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT IF IT IS EXPECTED THAT THE TREE WILL NOT BE ABLE TO SUPPORT ITSELF. THE FOLLOWING ARE REASONS WHY TREES DO NOT REMAIN STRAIGHT.
  - TREES WITH POOR - QUALITY ROOT BALLS OR ROOT BALLS THAT HAVE BEEN CRACKED OR DAMAGED. REJECT RATHER THAN STAKE.
  - TREES THAT HAVE GROWN TOO CLOSE TOGETHER IN THE NURSERY, RESULTING IN WEAK TRUNKS. REJECT RATHER THAN STAKE.
  - PLANTING PROCEDURES THAT DO NOT ADEQUATELY TAMP SOILS AROUND THE ROOT BALL. CORRECT THE PLANTING PROCEDURE.
  - ROOT BALLS PLACED ON SOFT SOIL. TAMP SOILS UNDER ROOT BALL PRIOR TO PLANTING.
  - ROOT BALLS WITH VERY SANDY SOIL OR VERY HEAVY CLAY SOIL. STAKING ADVISABLE.
  - TREES LOCATED IN A PLACE OF EXTREMELY WINDY CONDITIONS. STAKING ADVISABLE.

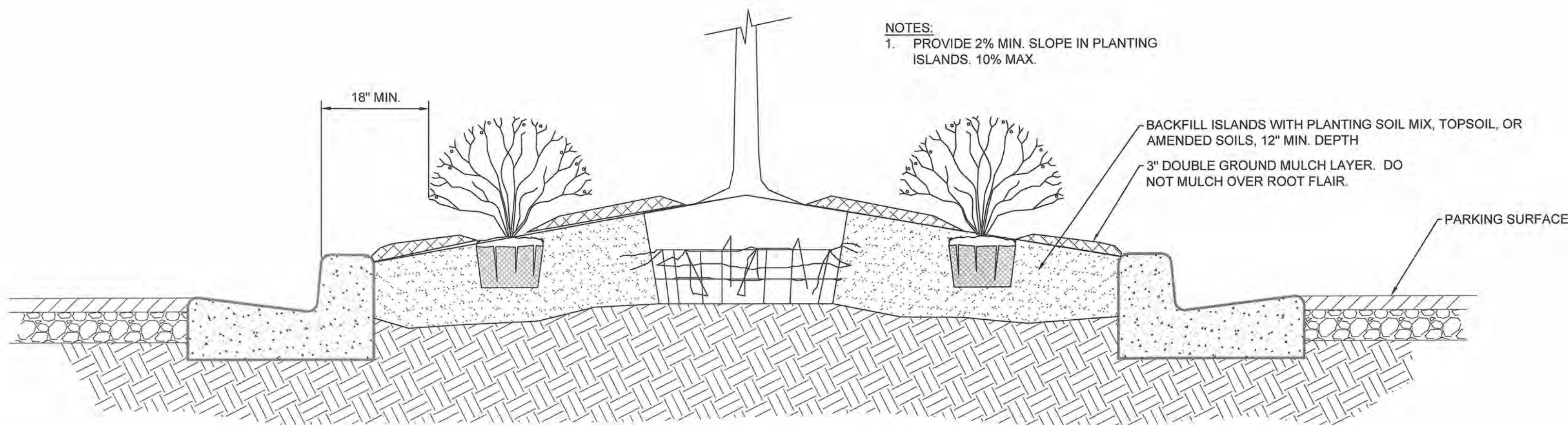
TREE STAKING DETAIL  
TREES 3IN. CALIPER OR LESS



NOTES:

- DO NOT HEAVILY PRUNE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT. SEE STAKING DETAIL.
- WRAP TREE TRUNKS ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT. SEE WRAPPING DETAIL.
- BACKFILL WITH EXISTING SOIL IN SANDY LOAM SOILS. ADD 20% MAX. BY VOLUME COMPOSTED ORGANIC MATERIAL TO THE EXISTING SOIL.

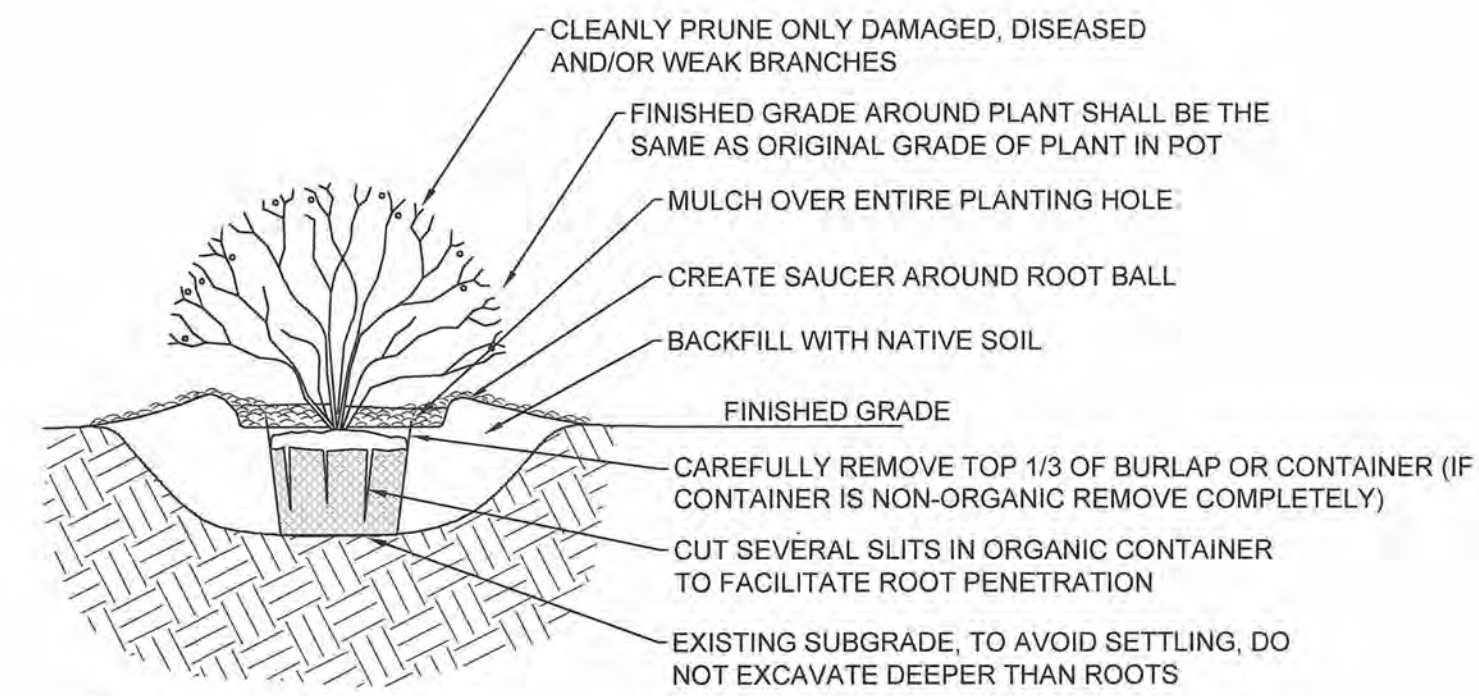
TREE PLANTING DETAIL  
B&B TREES IN ALL SOIL TYPES



ISLAND PLANTING DETAIL

NOTES:

- PROVIDE 2% MIN. SLOPE IN PLANTING ISLANDS. 10% MAX.



NOTES:

- WATER THOROUGHLY AFTER INSTALLATION.
- FOR PLANTING BED INSTALLATION, EXCAVATE ENTIRE SHRUB BED AS SHOWN ON PROJECT DRAWINGS.

SHRUB DETAIL - POTTED



REVISIONS

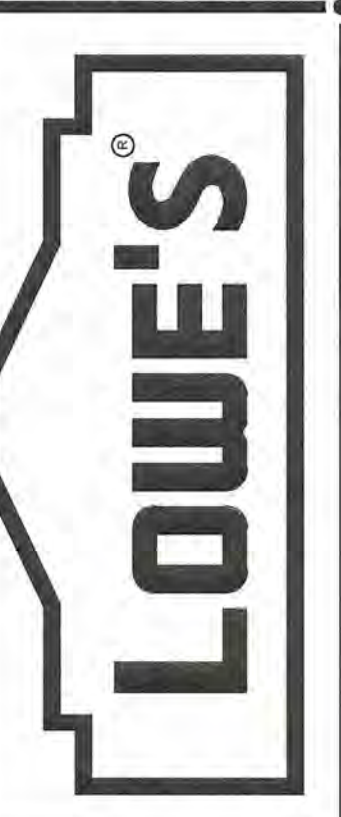
DATE	DESCRIPTION



**FREELAND and KAUFFMAN, INC.**  
Engineers & Landscape Architects  
209 West Stone Avenue  
Greenville, South Carolina 29609  
(864) 233-5497  
NC Firm No. C-1532

**LOWE'S HOME CENTERS, LLC**  
1605 CURTIS BRIDGE RD.  
N. WILKESBORO, NC 28687  
336.658.4000 (V) 336.658.3257 (F)

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LOWE'S TOOL RENTAL  
LANDSCAPE DETAILS  
LOWE'S OF:  
EASTON, MARYLAND  
TALBOT COUNTY, MARYLAND  
DRAWN BY: CRD  
CHECKED BY: BTS

ORIGINAL ISSUE DATE: 1/28/2021  
PERMIT SET ISSUE DATE:  
CONSTRUCTION SET ISSUE DATE:  
DRAWING NUMBER:

ZONING REVIEW APPROVED  
By: *[Signature]*  
Date: 2/16/2021



**TOWN OF EASTON**  
**Planning & Zoning Department**  
14 South Harrison Street  
P.O. Box 520  
Easton, Maryland 21601

## **Easton Staff Development Review Worksheet**

**Date:** March 24, 2022

**Project:** Lowe's Home Improvement

**To:** Sean Herbst

**CC:** Lowe's Seasonal/Long – Term Temporary Storage

The Easton Staff Development Review meeting was held on March 23rd, at 11:00 am. Staff reviewed the Site Sketch Plan for the proposed Seasonal/Long – Term Temporary Storage and provided comments for the proposed project.

It was determined that the Site Sketch Plan is approved to be submitted to the Planning Commission for the April 21, 2022 Meeting. Specific areas of Staff concern discussed in the meeting and Comments (attached) are as follows:

- Revise the Approved February 16, 2021 Outdoor Sales & Display Plan to reflect the proposed Temporary Storage Areas. Indicate on the plan the total parking spaces needed to be dedicated for the storage areas. Revise any landscaping necessary for the new location.
- Submit a Supplemental Waiver Request Application and Review Fee (\$250).
- Applicant agreed to commence with the landscaping, per the Approved February 16, 2021 Outdoor Sales & Display Plan and replace existing plantings noted on the March 4<sup>th</sup> Field Visit.

Files for presentation at the Planning Commission need to be provided on a flash drive. In addition, provide a digital submittal (via email) of the Planning Commission Application and its supporting documents, including ten paper copies. Submit all documentation no later than March 28<sup>th</sup>. Send revised plans to [jmayer@eastonmd.gov](mailto:jmayer@eastonmd.gov). (It is recommended that all digital copies of Site Plan, ESDR, BoZA, HDC Submissions, etc. be sent to [jmayer@eastonmd.gov](mailto:jmayer@eastonmd.gov).)

Based on the ESDR sketch plan submission, the Staff did not identify constraints which require action by the Board of Zoning Appeals.

Project is approved to submit application for the Planning Commission. The next Planning Commission meeting is scheduled for **Thursday, April 21, 2022 at 1:00 pm**. Application deadline is **Monday, March 28, 2022**.

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

Sincerely,

A handwritten signature in blue ink, reading "Joseph A. Mayer, Jr.", written over a horizontal line.

Joseph A. Mayer  
Plan Reviewer



<b>Docket/Case/Application Number: Old Business</b>
<b>Applicant/Owner: Laura Grissinger – Store Manager / Lowe’s Home Centers Inc.</b>
<b>Address/Location: 501 Glebe Road</b>
<b>Tax Map: 101 Parcel: 265 Lot: 4A Grid:0000 Deed Reference: 0000/000 Plat Reference: 82/10</b>
<b>Public Hearing Date: April 21, 1:00 PM</b>
<b>Staff: Joseph A. Mayer</b>

**BRIEF SUMMARY OF REQUEST**

The applicant is requesting approval of using 39 existing parking spaces for Seasonal/Long-Term Temporary outside storage on the parking lot adjacent to Glebe Road, adjacent to the Ruby Tuesday property. Upon completion of the storage area, the existing temporary storage area will be abandoned.

Per Town Council Ordinance No. 487 (which approved the PUD for Lowe’s), there are 528 off-street parking spaces, 17 of which are designated by the Site Plan for outdoor storage and display. There’s an Exhibit “A”, item #2, “Outside Display Exhibit”, prepared by Bohler Engineering, P.C., dated March 31, 2005. Currently all 33 parking spaces have been utilized for outdoor storage in that area. The additional 39 parking spaces utilized for outdoor storage would increase the number of spaces to 72. Therefore, an amendment to Ordinance No. 487 for material change is required. See attached Ordinance No. 487.



MAP SOURCE: Town of Easton Planning and Zoning S. Crist

EXISTING ZONING PUD	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
	Planned Major Retail	CG, BC, R7A, retail	Permanent mulch pit area on parking lot.	Parcel 265 14.580 Ac.



**PROPERTY HISTORY:**

- 1966 Annexed into the Town of Easton.
- 2006-12-29 Current owner “Lowe’s Home Centers Inc.” Purchased the property.
- 2019-04-18 Planning Commission approved temporary seasonal use of 27 existing parking spaces.
- 2019-04-18 Planning Commission approved temporary seasonal use with the condition of providing screening for the Ruby Tuesday restaurant and the Easton Parkway. Location and screening to be reviewed and approved at staff level. The applicant was required to return to the July 16, 2020 meeting to identify a permanent location for the temporary seasonal storage and screening for future years. The applicant postponed the July 16, 2020 meeting.
- 2020-02-20 Planning Commission approved the temporary request for seasonal display with the condition of providing screening for Ruby Tuesday restaurant and the Easton Parkway. Location and screening to be reviewed and approved at staff level. The applicant is required to return to the July 16<sup>th</sup> meeting to identify a permanent location for the temporary seasonal storage and screening for future years.
- 2021-02-16 Approved Landscape Plan for screening. Per the 3/5/2022 Field Visit, there were no proposed plants installed. Several plantings, per the approved 7/05/2006 Landscape Plan are missing and need to be replaced.
- 2022-03-24 Easton Staff Development Review Meeting.

**Staff Comments/Observations**

The staff offers the following observations for your consideration. The applicant proposes to use existing parking spaces for Seasonal/Long-Term Temporary Storage. There’s no increase to the site’s paving. However, the existing building has a gross floor area of 137,863 sf. Per Section 28 – 1001.3 Parking Requirements, the site is categorized as a Standalone Retail Store. The minimum vehicle spaces required is 460 and the maximum is 689. There’s a total of 528 vehicle spaces provided. Currently, 33 parking spaces are designated for outdoor storage and display. Please note, per Ordinance No. 487, only 17 parking spaces are permitted for outdoor storage and display. The additional 39 proposed parking spaces are for permanent use of storage within the parking lot. That leaves 456 vehicle spaces available for customer parking. Therefore, a Parking Waiver for four parking spaces has been submitted for your approval. The Commission also needs to approve the Seasonal/Long-Term storage area. You will recall that this is a use we added to the new Zoning Code. It has the following Supplemental Standards:

**7. Seasonal or Long –Term Temporary Storage**

- a. Temporary storage of merchandise may be permitted in the Zoning Districts in which it is allowed subject to the following standards:
  - i. Applicant shall submit a site plan to the Town Planner depicting the proposed location of the seasonal or long-term storage of merchandise.
  - ii. Such seasonal/long-term storage area may be proposed anywhere on site, but may not be located in a Fire Lane, required parking space, required Landscaping Area, Stormwater Management Area (unless the feature is subsurface and the proposed storage will not impact its stormwater management performance), or any area encumbered by an easement, covenant or similar restriction (unless the holder of such instrument grants permission for the temporary storage).
  - iii. The seasonal/long-term storage area may be permitted for a maximum of two (2) occasions per year, each lasting a maximum of ninety (90) days (which may be consecutive).
  - iv. All seasonal/long-term storage areas shall be screened using a combination of native plant materials and fencing to effectively block the view of the material contained in said area from anywhere off of



the property. This requirement may also be partially satisfied by utilizing existing permanent structures onsite.

- v. Merchandise within the seasonal/long-term storage area may not be stacked higher than the lesser of six feet (6') or the height of the adjacent screening material.
- vi. Any seasonal/long-term storage area proposed in a parking lot shall require initial approval by the Easton Planning and Zoning Commission who may approve such use for multiple occasions at their discretion. Seasonal/Long-term storage areas proposed in locations not within a parking lot may be reviewed and approved by the Town Planner. The Town Planner shall reserve the right to refer any such request to the Planning and Zoning Commission for approval.
- vii. Any storage that exceeds ninety (90) days shall be considered semi-permanent storage.

**Action Required by the Board/Commission:**

- Approve or deny a request for a parking waiver for 4 spaces.
- Approve, deny, or approve with conditions, the proposed seasonal/long-term storage area.

**Items for Consideration and Staff Comments:**

- Upon Planning Commission decision, applicant will need to obtain appropriate building permits for the installation of permanent landscape buffer and/or fence for screening alongside the view of Ruby Tuesday and the Parkway.
- Upon Planning Commission decision, applicant is to revise the Approved February 16, 2021 Outdoor Sales & Display Plan to reflect the proposed Temporary Storage Areas. Indicate on the plan the total parking spaces needed to be dedicated for the storage area. Revise any landscaping necessary for the new location.

**APPROVE** the amount of parking spaces and its location. *If -*

- The Board finds that the proposed use is in accordance with the Zoning Ordinance as outlined above.

**DENY** the amount of parking spaces and its location. *If -*

- The Commission finds that the proposed use is not in accordance with the Zoning Ordinance as outlined above.

**APPROVE (with or without conditions)** the seasonal/long-term storage area. *If -*

- The Commission is satisfied that all supplemental standards for this use are met and that this is an appropriate location for the proposed storage use.

**DENY** the seasonal/long-term storage area. *If -*

- The Commission does not find that the supplemental standards for this use have been satisfied.



**Based on the information provided in the application, Staff recommends the Board APPROVE** the amount of parking spaces and the seasonal storage area, with the condition that the applicant revises the Approved 2/16/2021 Landscape Plan, for Staff level review, depicting the location of any required landscape and/or screening buffers for the new location. Install plantings for the revised Landscape Plan and replace any missing plantings, in kind, as depicted on the previously approved Landscape Plan dated 7/5/2006.



**TOWN OF EASTON**  
**Planning & Zoning Department**  
14 South Harrison Street  
P.O. Box 520  
Easton, Maryland 21601

**Date:** 2022-05-02

**From:** Joseph A. Mayer

**Subject:** 2022-04-21 Planning Commission – 501 Glebe Road – Lowe’s Home Centers Inc.

On Thursday, April 21, 2022, the Town of Easton’s Planning Commission reviewed 501 Glebe Road – Lowe’s Home Centers Inc. At the conclusion of the meeting, the Commission voted 4-0, requesting the applicant return to the next available meeting and provide details for the screening barrier with elevations and profiles.

Upon completion of requested items, please coordinate with the Planning & Zoning Department to schedule your next Planning Commission meeting.

Joseph A. Mayer  
Plan Reviewer  
Town of Easton  
14 South Harrison Street  
Easton, MD 21601  
410-822-1943  
[jmayer@eastonMD.gov](mailto:jmayer@eastonMD.gov)



## TOWN OF EASTON PLANNING & ZONING DEPARTMENT

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

**DATE:** December 18, 2023  
**TO:** Kyle Hacker – Store Manager, Lowe’s, Store #1982  
Austin Frey – Assistant Store Manager, Lowe’s, Store #1982  
Miguel Salinas – Director of Planning & Zoning Department  
Susan Filbird – Code Enforcement Officer

**FROM:** Joseph A. Mayer - Plan Reviewer, Planning & Zoning Department  
**SUBJECT:** 501 Glebe Road - Lowe’s Home Centers Inc.

An inspection of the above referenced property was made and have the following comments:

### PLANNING & ZONING COMMENTS

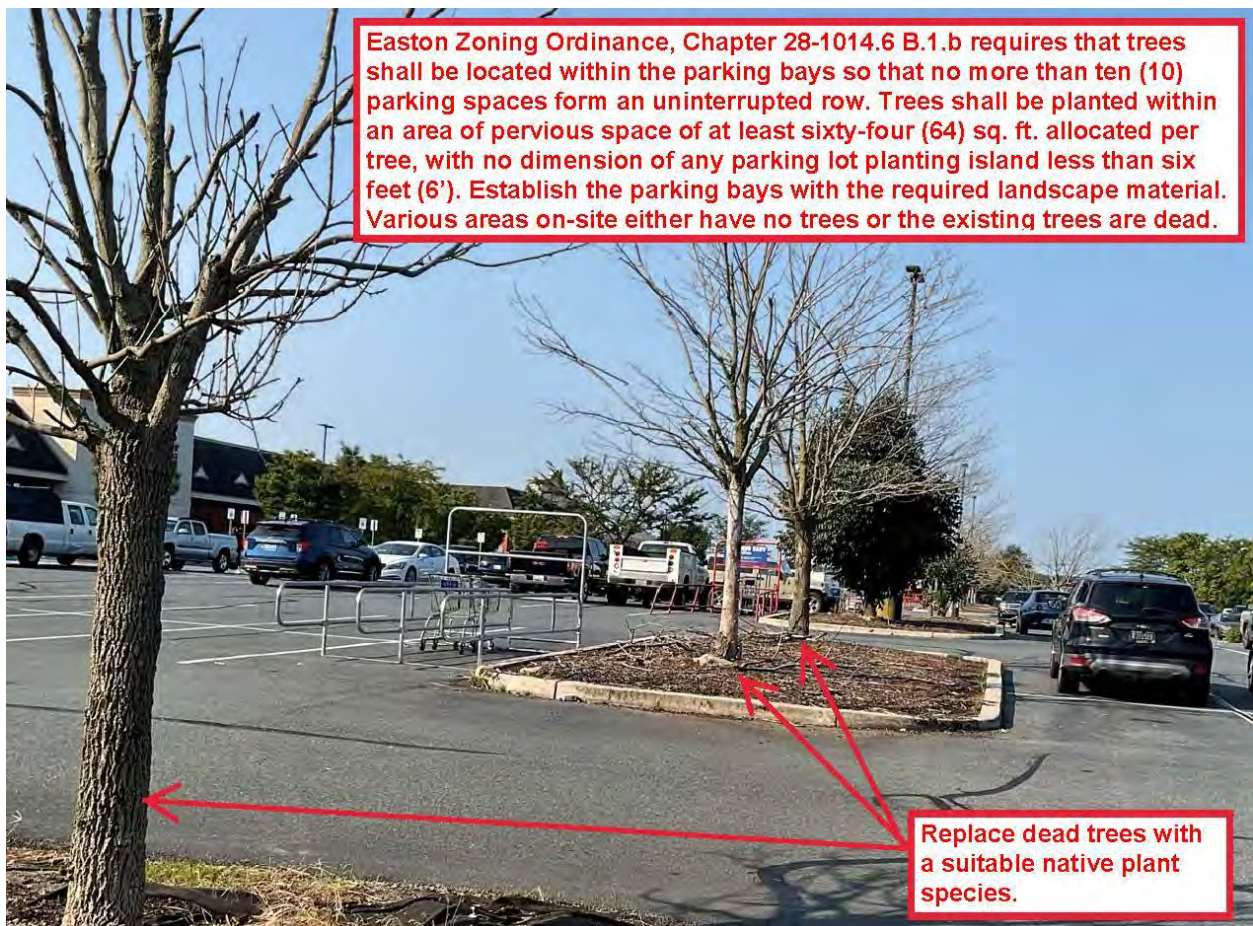
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#### Landscape Plan Review

1. Easton Zoning Ordinance, Chapter 28-1014.6 B.1.b requires that *trees shall be located within the parking bays so that no more than ten (10) parking spaces form an uninterrupted row. Trees shall be planted within an area of pervious space of at least sixty-four (64) sq. ft. allocated per tree, with no dimension of any parking lot planting island less than six feet (6’)*. Establish the parking bays with the required landscape material. Various areas on-site either have no trees or the existing trees are dead. See attached images.
2. Maintain the landscape area adjacent to Lot 48, Easton Marketplace. See attached plan redline and image.
3. Replenish the landscape material at the drive aisle entrance to Glebe Road. See attached image.
4. Easton Zoning Ordinance, Chapter 28-1014.6 B.1.c requires the parking lot *to be landscaped with an evergreen shrub hedge which will grow to a minimum forty-two inch (42”) height within five (5) years along all sides excluding the building or facility access side(s). Shrubs shall be spaced to form a continuous hedge within five (5) years*. The previous evergreen shrub hedge along the parking lot and access aisle has been removed. Install hedge as designated on the approved landscape plan dated February 16, 2021. See attached image.

5. Please note, future storage or display of merchandise is prohibited within the landscape islands or loading lanes. See attached image (Photo dated: 2023.09.26).
6. Submit a revised Landscape Plan reflecting existing conditions and proposed landscape material for review. See attached plan review.
7. Replace damaged or missing landscape material as indicated on the attached inspection site plan.
8. The applicant is required to return to the Planning Commission prior to their seasonal outside storage display set for March 1st thru July 1st, 2024 and obtain approval for a permanent storage location. The last Planning Commission meeting was held on April 21, 2022, requesting the applicant return and provide details for the screening barrier with elevations and profiles. If the new design requires the reduction of additional parking, the applicant is required to submit a parking waiver. Attached, please find the previous Planning Commission Outcome Letters.

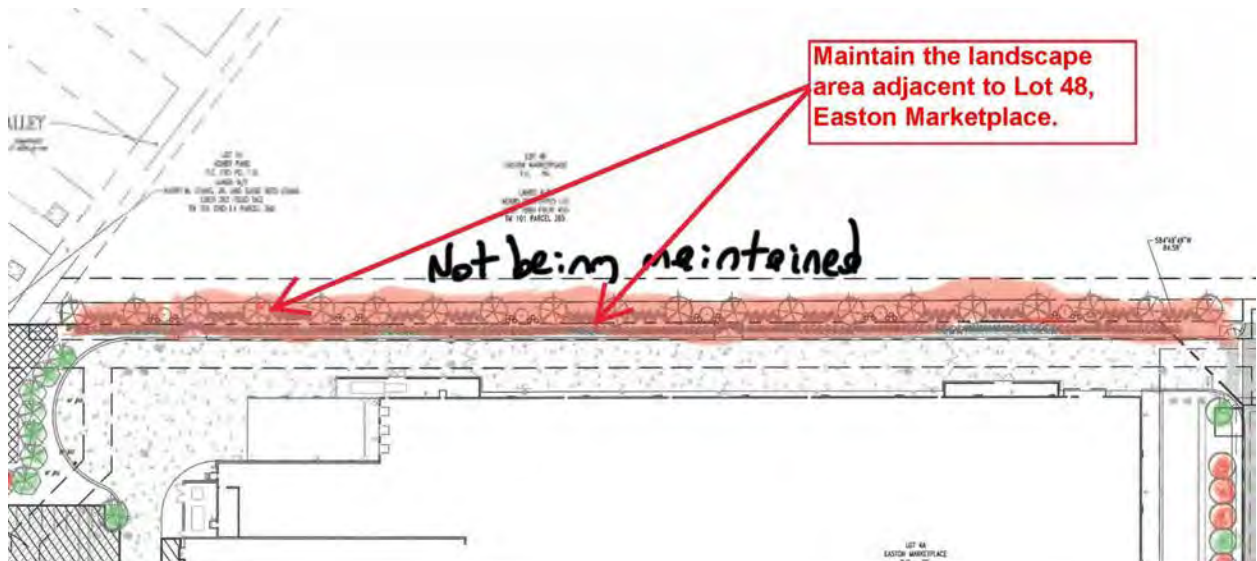
#### Review Comment #1



Easton Zoning Ordinance, Chapter 28-1014.6 B.1.b requires that trees shall be located within the parking bays so that no more than ten (10) parking spaces form an uninterrupted row. Trees shall be planted within an area of pervious space of at least sixty-four (64) sq. ft. allocated per tree, with no dimension of any parking lot planting island less than six feet (6'). Establish the parking bays with the required landscape material. Various areas on-site either have no trees or the existing trees are dead.



Review Comment #2



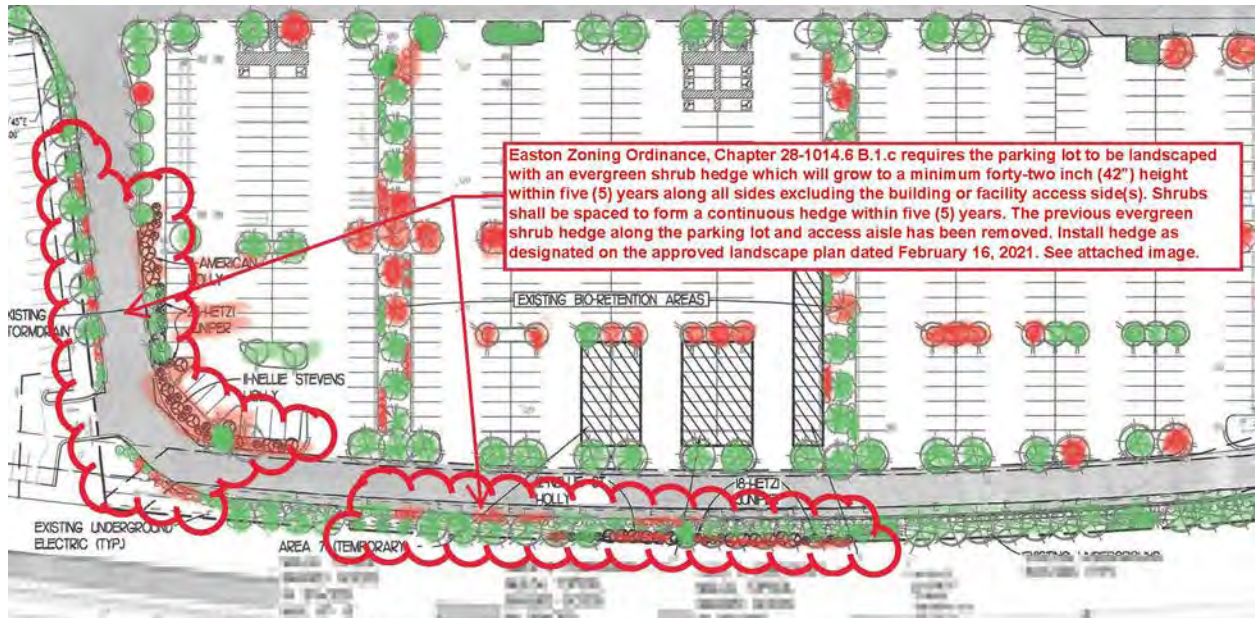


**Review Comment #3**

**Replenish the landscape material at the drive aisle entrance to Glebe Road.**



**Review Comment #4**



Review Comment #5



**ATTACHMENTS:**

1. 2019-04-18 PC Outcome - 501 Glebe Road - Lowes, PDF
2. 2020-10-15 PC Outcome - 501 Glebe Road - Lowes, PDF
3. 2022-04-21 PC Outcome - 501 Glebe Road - Lowes, PDF
4. Landscape Plan Inspection - Lowes, PDF

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



**TOWN OF EASTON**  
**Planning & Zoning Department**  
14 South Harrison Street  
P.O. Box 520  
Easton, Maryland 21601

**Date:** 2019-04-30

**From:** Joseph A. Mayer

**Subject:** 2019-04-18 Planning Commission – 501 Glebe Road – Lowe’s Home Centers Inc.

The regularly scheduled Town of Easton’s Planning Commission meeting was held on Thursday April 18<sup>th</sup>, 2019.

The commission reviewed the site plan submitted, staff comments and applicant testimony regarding the use of 27 existing parking spaces for temporary outside storage on the parking lot adjacent to Glebe Road, adjacent to Ruby Tuesday property.

Per Zoning Ordinance No.487, there are currently 528 off-street parking spaces, 17 of which are designated by the Site Plan for outdoor storage and display. There’s an Exhibit “A”, item #2, “Outside Display Exhibit” prepared by Bohler Engineering, P.C., dated March 31, 2005.

The Commission voted for approval of 27 parking spaces to be used as temporary storage. Approval starts April 18, 2019 and continues through July 31, 2019. Approval is for storage of mulch and pallets of no more than seven feet in height and restricted to approved spaces.

Upon Motion from Ms. McAndrews and second by Mr. Tettelbaum, the Commission voted 4-0 to approve.

Joseph A. Mayer  
Plan Reviewer  
Town of Easton  
14 South Harrison Street  
Easton, MD 21601  
410-822-1943  
[jmayer@eastonMD.gov](mailto:jmayer@eastonMD.gov)



**TOWN OF EASTON**  
**Planning & Zoning Department**  
14 South Harrison Street  
P.O. Box 520  
Easton, Maryland 21601

**Date:** 2020-10-21

**From:** Joseph A. Mayer

**Subject:** 2020-10-15 Planning Commission – 501 Glebe Road – Lowe’s Home Centers Inc.

On Thursday, October 15th, 2020, the Town of Easton’s Planning Commission reviewed 501 Glebe Road – Lowe’s Home Centers Inc. At the conclusion of the meeting, the Commission voted 5-0, approving the amount of parking spaces and its location for temporary use for outside storage for seasonal items to remain for a period of three years. With the condition that the applicant submits a detailed Site Plan, for Staff level review, depicting the location of landscape and/or screening buffers.

You may now proceed with Site Plan submittal for location and screening, as soon as you are ready to do so.

Joseph A. Mayer  
Plan Reviewer  
Town of Easton  
14 South Harrison Street  
Easton, MD 21601  
410-822-1943  
[jmayer@eastonMD.gov](mailto:jmayer@eastonMD.gov)



**TOWN OF EASTON**  
**Planning & Zoning Department**  
14 South Harrison Street  
P.O. Box 520  
Easton, Maryland 21601

**Date:** 2022-05-02

**From:** Joseph A. Mayer

**Subject:** 2022-04-21 Planning Commission – 501 Glebe Road – Lowe’s Home Centers Inc.

On Thursday, April 21, 2022, the Town of Easton’s Planning Commission reviewed 501 Glebe Road – Lowe’s Home Centers Inc. At the conclusion of the meeting, the Commission voted 4-0, requesting the applicant return to the next available meeting and provide details for the screening barrier with elevations and profiles.

Upon completion of requested items, please coordinate with the Planning & Zoning Department to schedule your next Planning Commission meeting.

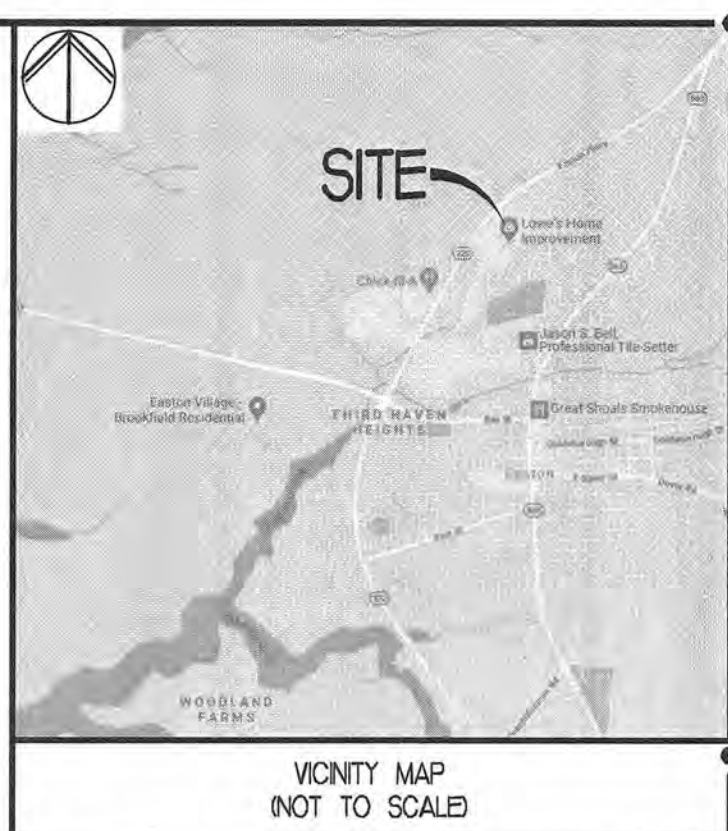
Joseph A. Mayer  
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Town of Easton  
14 South Harrison Street  
Easton, MD 21601  
410-822-1943  
[jmayer@eastonMD.gov](mailto:jmayer@eastonMD.gov)

PLANT LIST

QUANTITY	SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE REQUIREMENTS	SPACING
3	⊗	LEX OPACA	AMERICAN HOLLY	8' MIN. HT., FULL. BEB	AS SHOWN
23	⊗	LEX X 'NELLE R. STEVENS'	NELLE STEVENS HOLLY	8' MIN. HT., FULL. BEB	8' O.C.
46	⊗	JUNIPERUS CHINENSIS 'HETZI COLUMNARIS'	HETZI COLUMNAR JUNIPER	8' MIN. HT., FULL. BEB	8' O.C.

PARKING CALCULATIONS

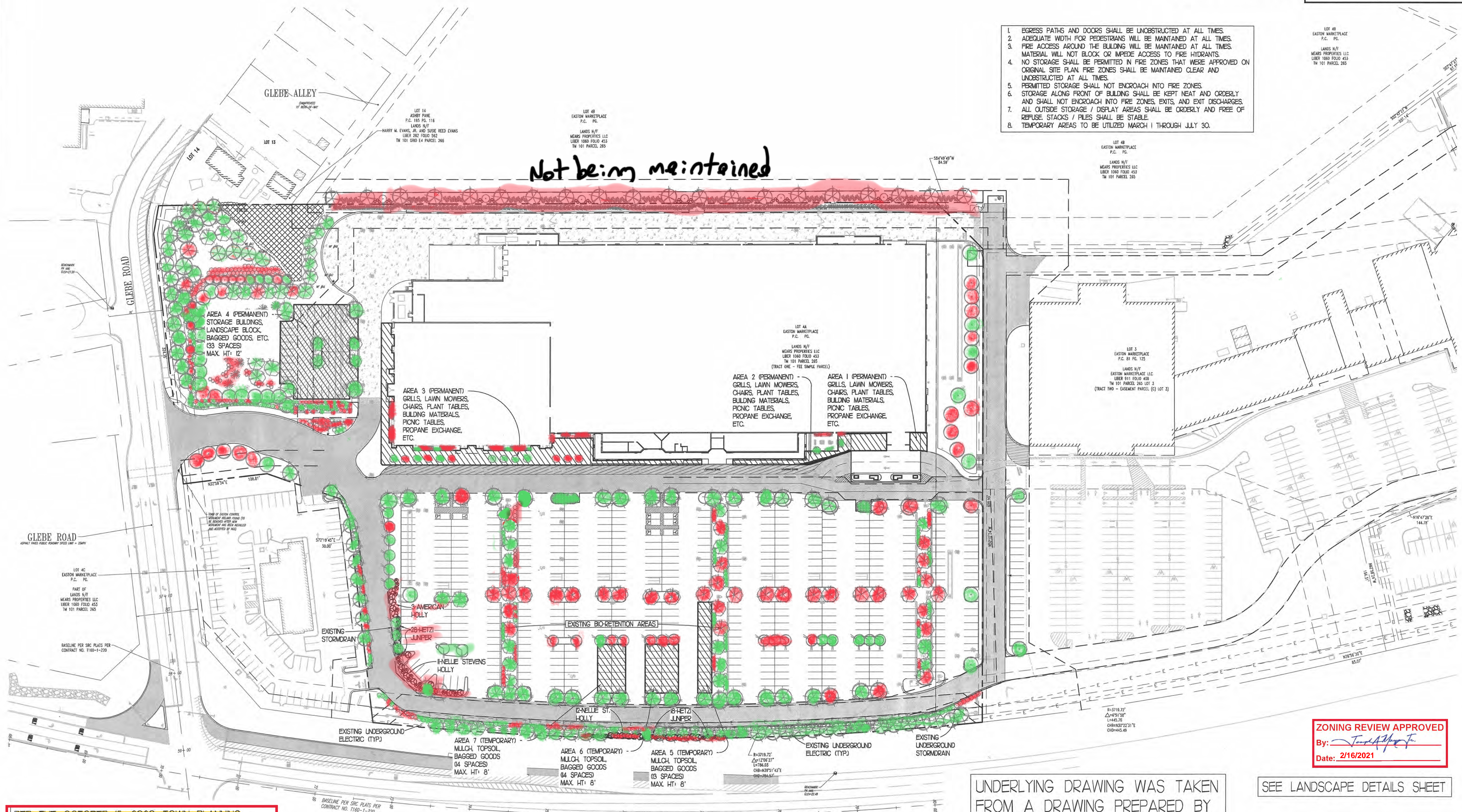
TOTAL EXISTING PARKING = 541 SPACES  
 SPACES DESIGNATED FOR TEMPORARY STORAGE / DISPLAY USE = 41 SPACES  
 SPACES DESIGNATED FOR PERMANENT STORAGE / DISPLAY USE = 33 SPACES



REVISIONS	
DATE	DESCRIPTION

- EGRESS PATHS AND DOORS SHALL BE UNOBSTRUCTED AT ALL TIMES.
- ADEQUATE WIDTH FOR PEDESTRIANS WILL BE MAINTAINED AT ALL TIMES.
- FIRE ACCESS AROUND THE BUILDING WILL BE MAINTAINED AT ALL TIMES.
- MATERIAL WILL NOT BLOCK OR IMPEDE ACCESS TO FIRE HYDRANTS.
- NO STORAGE SHALL BE PERMITTED IN FIRE ZONES THAT WERE APPROVED ON ORIGINAL SITE PLAN. FIRE ZONES SHALL BE MAINTAINED CLEAR AND UNOBSTRUCTED AT ALL TIMES.
- PERMITTED STORAGE SHALL NOT ENCRUCH INTO FIRE ZONES.
- STORAGE ALONG FRONT OF BUILDING SHALL BE KEPT NEAT AND ORDERLY AND SHALL NOT ENCRUCH INTO FIRE ZONES, EXITS, AND EXIT DISCHARGES.
- ALL OUTSIDE STORAGE / DISPLAY AREAS SHALL BE ORDERLY AND FREE OF REFUSE, STACKS / PILES SHALL BE STABLE.
- TEMPORARY AREAS TO BE UTILIZED MARCH 1 THROUGH JULY 30.

*Not being maintained*



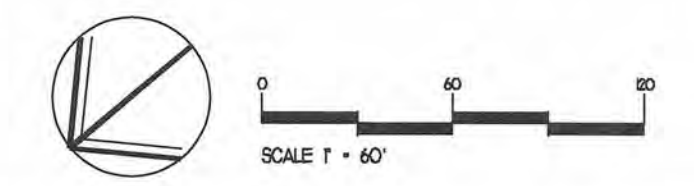
PER THE OCTOBER 15, 2020 TOWN PLANNING COMMISSION MEETING, THE TEMPORARY USE FOR OUTSIDE STORAGE FOR SEASONAL ITEMS SHALL REMAIN FOR A PERIOD OF THREE YEARS.

UNDERLYING DRAWING WAS TAKEN FROM A DRAWING PREPARED BY BOHLER ENGINEERING, PC, REVISED 7/5/06, SIGNED BY A.J. VOLANTH.

ZONING REVIEW APPROVED  
 By: *[Signature]*  
 Date: 2/16/2021

SEE LANDSCAPE DETAILS SHEET

- Landscape plantings either missing or dead.
- Existing landscaping that is in healthy condition.



BOARD OF EXAMINERS OF LANDSCAPE ARCHITECTURE  
 STATE OF MARYLAND  
 EXPIRES 03/31/2022  
**FREELAND and KAUFFMAN, INC.**  
 Engineers & Landscape Architects  
 209 West Stone Avenue  
 Greenville, South Carolina 29609  
 (864) 233-5497  
 NC Firm No. C-4532

LOWE'S HOME CENTERS, LLC  
 1605 CURTIS BRIDGE RD.  
 N. WILKESBORO, NC 28697  
 336.658.4000 (V) 336.658.3257 (F)



OUTDOOR SALES & DISPLAY PLAN  
 LOWE'S OF:  
 EASTON, MARYLAND  
 TALBOT COUNTY, MARYLAND  
 DRAWN BY: GRD  
 CHECKED BY: B.TS.

ORIGINAL ISSUE DATE: 1/28/2021  
 PERMIT SET ISSUE DATE:  
 CONSTRUCTION SET ISSUE DATE:  
 DRAWING NUMBER: 1

TOWN OF EASTON LANDSCAPE NOTES  
(ZONING SECT. 28-1014.2 C 1-9)

LOWE'S STANDARD LANDSCAPING NOTES

- ALL PLANTED AREAS SHALL RECEIVE A 3" LAYER OF SHREDDED HARDWOOD BARK MULCH.
- ALL DISTURBED AREAS NOT RECEIVING PLANTINGS INCLUDING RIGHT-OF-WAYS SHALL BE SEEDED, SOODED OR OTHERWISE STABILIZED PER SPECIFICATIONS.
- LANDSCAPE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES AND ASSOCIATED EASEMENTS PRIOR TO EXCAVATION AND PLANTING AND PROTECT ALL EXISTING TREES, SHRUBS AND OTHER SITE FEATURES, STRUCTURES AND UTILITIES WITHIN THE WORK AREA. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE RESULTING FROM NEGLIGENCE OR FAILURE TO COMPLY WITH THIS REQUIREMENT.
- ALL PLANT NAMES AND DESCRIPTIONS SHALL BE AS DEFINED IN HORTUS THRID. ALL PLANT MATERIALS SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z601. ALL WORK SHALL CONFORM TO AMERICAN NATIONAL STANDARDS FOR TREE CARE OPERATIONS, ANSI A300, AMERICAN NATIONAL STANDARDS INSTITUTE.
- IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO VERIFY QUANTITIES OF PLANT MATERIAL NECESSARY TO COMPLETE THE PROJECT. WHERE DISCREPANCIES EXIST BETWEEN THE DRAWINGS AND THE PLANT LIST, THE DRAWINGS SHALL GOVERN. ANY DISCREPANCIES FOUND BY THE LANDSCAPE CONTRACTOR SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE LOWE'S PROJECT MANAGER.
- PLANTING SHALL BE PERFORMED WITHIN ACCEPTABLE SEASONS FOR THE REGION. CLIMATIC CONDITION AND TYPE OF PLANT MATERIAL. IF SPECIAL CONDITIONS EXIST, THE LANDSCAPE CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION FROM THE OWNER TO PLANT OUT OF SEASON. ANY VARIANCE IN THE PLANTING SEASON SHALL NOT AFFECT THE WARRANTY PERIOD.
- CLEAR, REMOVE, AND DISPOSE OF ANY BRUSH SWAGS, AND TRASH WITHIN THE PLANTING AREA. GRADE AREA TO MATCH EXISTING LANDSCAPE.
- EXCAVATE PLANTING HOLES WITH SIDE SLOPES AT A 45 DEGREE ANGLE TAKING CARE NOT TO GLAZE THE SIDES WITH EQUIPMENT USED. BOTTOM AREA OF THE PLANTING HOLE/BED SHALL SLOPE PARALLEL TO THE PROPOSED GRADES.
- EXCAVATE PLANTING HOLES FOR INDIVIDUAL TREES AND SHRUBS TO THE DEPTH OF THE ROOT BALL AND TO WIDTHS SHOWN ON THE DRAWING. DO NOT OVER-EXCAVATE PLANTING HOLE AND BACKFILL PRIOR TO SETTING PLANT.
- PLANTS SHALL BE SET ON UNEXCAVATED PADS AT THE SAME RELATIONSHIP TO FINISHED GRADE AS THEY WERE TO THE GROUND FROM WHICH THEY WERE DUG UNLESS OTHERWISE NOTED ON THE DRAWINGS. PLANTS ARE TO BE SET PLUMB AND BRACED IN POSITION UNTIL PLANTING BACKFILL MIX HAS BEEN PLACED AND TAMPED AROUND THE BASE OF THE ROOT BALL. PROPER PLANTING DEPTH REQUIRES THE ROOT FLARE TO BE AT OR SLIGHTLY ABOVE THE FINISHED GRADE.
- LIFT PLANTS ONLY FROM BOTTOM OF ROOT BALLS OR WITH BELTS OR LIFTING HARNESSSES OF SUFFICIENT WIDTH NOT TO DAMAGE THE ROOT BALLS. DO NOT LIFT TREES BY THEIR TRUNK OR USE THE TRUNK AS A LEVER IN POSITIONING OR MOVING THE TREE IN THE HOLE.
- REMOVE ALL PLASTIC, PAPER, PEER POTS OR TAGS FROM CONTAINERIZED PLANT MATERIALS. PULL ROOTS OUT OF A ROOT MAT AND CUT CIRCULING ROOTS WITH A SHARP KNIFE. INSTALL THE PLANT IMMEDIATELY AFTER REMOVING FROM THE CONTAINER.
- CUT ROPES OR STRINGS FROM TOP OF ROOT BALL AFTER PLANT HAS BEEN SET. REMOVE BURLAP OR CLOTH WRAPPING AND ANY WIRE BASKETS FROM TOP HALF OF BALLS. DO NOT TURN UNDER OR BURY PORTIONS OF BURLAP AT TOP OF BALL. COMPLETELY REMOVE ANY SYNTHETIC WATERPROOF OR WATER-REPELLENT STRINGS OR WRAPPINGS FROM ROOT BALL AND TRUNK BEFORE BACKFILLING.
- FORM WATERING SAUCERS IMMEDIATELY OUTSIDE AREA OF ROOT BALL OF EACH TREE AS INDICATED ON DRAWINGS. WATER ALL PLANTS IMMEDIATELY AFTER PLANTING. APPLY WATER BY HOSE DIRECTLY TO ROOT BALL AND THE ADJACENT SOIL.
- STAKE TREE ACCORDING TO DETAIL ON PLAN ONLY WHEN NECESSARY FOR SPECIFIC CONDITIONS ENCOUNTERED AND WITH APPROVAL OF OWNER. STAKING MAY BE REQUIRED IN SANDY SOILS OR IN WINDY LOCATIONS. SEE DETAILS FOR TRUNK WRAPPING AND/OR PRUNING REQUIREMENTS.
- ALL TREES, SHRUBS, GROUND COVERS AND OTHER PLANTINGS SHALL BE MULCHED WITH MULCH DOUBLE SHREDDED HARDWOOD MULCH OR OTHER MULCH AS APPROVED AND SPECIFIED WITHIN 24 HOURS OF PLANTING. MULCH SHALL NOT BE PLACED WITHIN 3 INCHES (3 CM) OF THE TRUNKS OF TREES OR SHRUBS.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIAL MAINTENANCE UNTIL FINAL ACCEPTANCE BY THE OWNER. LANDSCAPE CONTRACTOR IS REQUIRED TO NOTIFY OWNER IN WRITING OF ANY MAINTENANCE PRACTICE THAT MAY AFFECT ITS WARRANTY DURING THE WARRANTY PERIOD.
- ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH DIVISION 2 OF LOWE'S STANDARD SITE SPECIFICATIONS.

C. All preliminary landscape plans shall include on the plan drawing, at a minimum, the following standard notes, modified to suit specific projects or conditions.

- Landscape installer shall verify the location of all underground utilities prior to commencing work. Installer shall insure that final grades have been established and the site is ready for landscape installation.
- Landscape installer shall maintain the landscape improvement areas in a clean condition, removing debris daily and at the completion of the installation.
- Installer shall layout all beds and position plants per the plans. Adjust as required for field conditions. Report significant adjustments to the Owner for approval prior to plant installation. All bed areas shall be sprayed with herbicide as needed to kill and/or remove all weed or grass vegetation.
- Except for tree spade installations, all tree pits shall be excavated to a depth so that the root ball will rest on solid soil at the proper height. Street trees planting pits shall be excavated and worked in a rectangular form with the small dimension twice the diameter of the root ball and the large dimension at least three times the diameter of the root ball. Open area tree pits shall be excavated to a minimum dimension of twice the rootball width. Trees planted on slopes or side swales shall be installed at a height relating to the uphill side of the pit, and mounded with soil around the lower side. All sides and bottom of tree planting pits shall be scarified or loosened to permit root growth. Excavated soils that have been previously undisturbed shall be loosened and utilized for backfill. Compacted soils that cannot be restored to a reasonable planting soil shall be removed and replaced with friable native soils from the region.
- All shrub planting pits, landscape beds and planting mass areas shall be worked

10-61

TOWN OF EASTON  
ZONING ORDINANCE

2018 EDITION  
ARTICLE X

to a depth of 12" (or raised slightly to achieve a 12" friable soil depth). Shrub planting areas shall be worked to 12" minimum outside the root ball.

- All landscape beds shall be "v" edged and mulched with minimum 3" double shredded hardwood bark mulch, or approved equal. Mulch to fence lines or back of curbs where appropriate to eliminate narrow grass areas. Avoid mulch piled against tree trunks, etc.
- All trees to be staked and guyed with hardwood stakes, minimum of two (2) - 5' long, or other approved guying system. Stakes shall be driven into stable soils. Provide wire guys with rubber protectant or other approved industry practice.
- Landscape Installer shall maintain all plant materials through the completion of the landscape installation, and then as required by the Owner.
- At the completion of the landscape installation (or by phased completion if provided for on the plan), the Owner, or his designated representative shall request an inspection by Town of Easton.

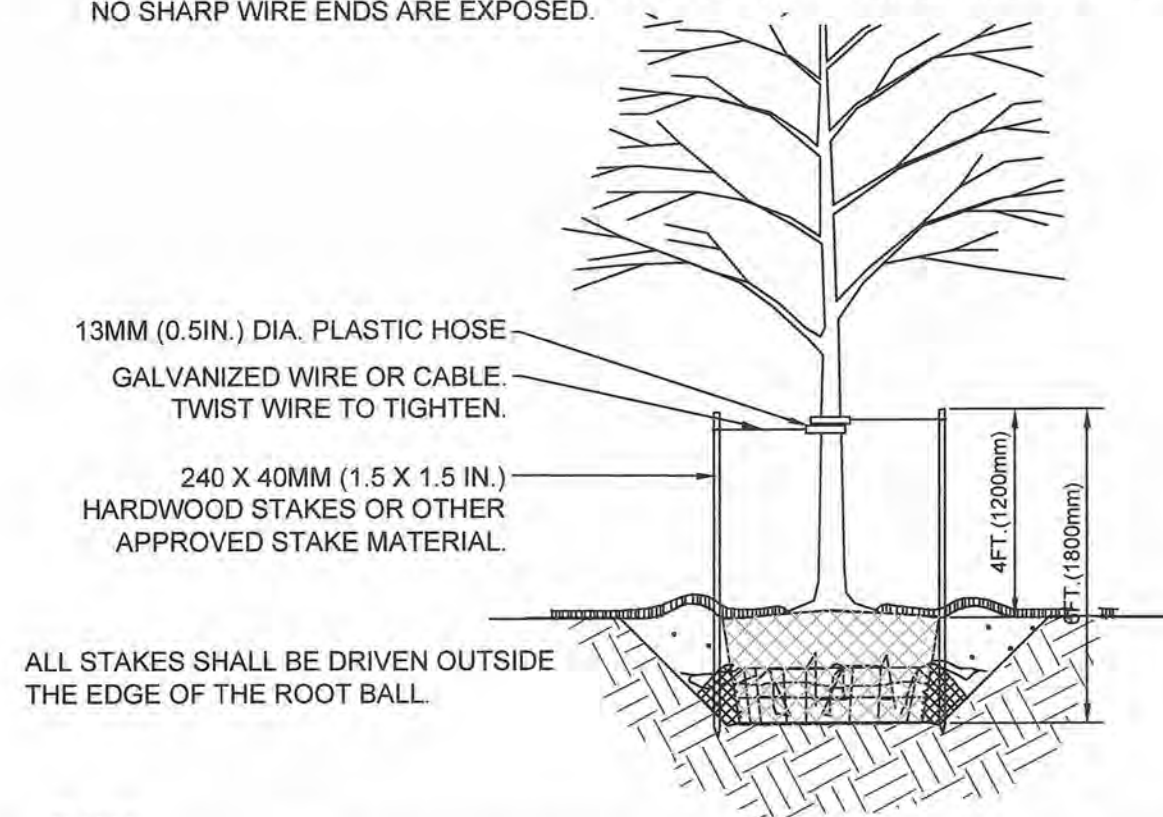
28 - 1014.3 MINIMUM PLANT MATERIAL SPECIFICATIONS

A. Plant Sources: All required plant material shall be obtained from reputable nursery stock growers or relocated from on-site or other sites via nursery standard plant handling and digging methods. The Town may reject plant material grown, handled or installed improperly.

WIRE OR CABLE SIZES SHALL BE AS FOLLOWS: TREES UP TO 65 MM (2.5 IN.) CALIPER - 14 GAUGE TREES 65 MM (2.5 IN.) TO 75 MM (3 IN.) CALIPER - 12 GAUGE

TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. PLASTIC HOSE SHALL BE LONG ENOUGH TO ACCOMMODATE 35MM (1.5 IN.) OF GROWTH AND BUFFER ALL BRANCHES FROM THE WIRE.

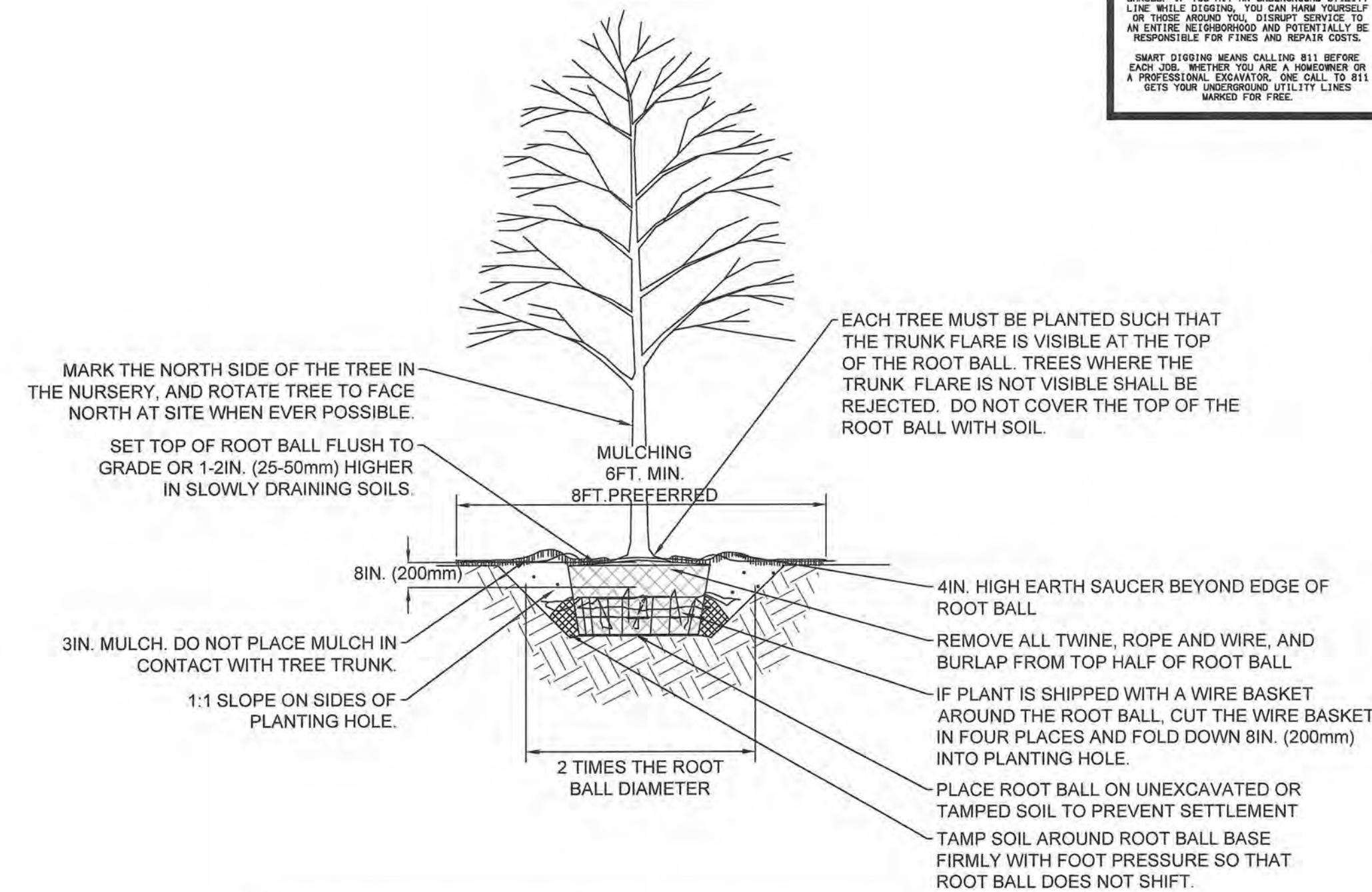
TUCK ANY LOOSE ENDS OF THE WIRE OR CABLE INTO THE WIRE WRAP SO THAT NO SHARP WIRE ENDS ARE EXPOSED.



NOTES

- ASSURE THAT THE BEARING SURFACE OF THE PROTECTIVE COVERING OF THE WIRE OR CABLE AGAINST THE TREE TRUNK IS A MINIMUM OF 12 MM (0.5 IN.).
- REMOVE ALL STAKING AS SOON AS THE TREE HAS GROWN SUFFICIENT ROOTS TO OVERCOME THE PROBLEM THAT REQUIRED THE TREE TO BE STAKED. STAKES SHALL BE REMOVED NO LATER THE END OF THE FIRST GROWING SEASON AFTER PLANTING BY LOWE'S LANDSCAPE MAINTENANCE CONTRACTOR.
- TREES NORMALLY DO NOT NEED TO BE STAKED AND STAKING CAN BE HARMFUL TO THE TREE. STAKING SHOULD BE DONE ONLY WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT IF IT IS EXPECTED THAT THE TREE WILL NOT BE ABLE TO SUPPORT ITSELF. THE FOLLOWING ARE REASONS WHY TREES DO NOT REMAIN STRAIGHT.
  - TREES WITH POOR - QUALITY ROOT BALLS OR ROOT BALLS THAT HAVE BEEN CRACKED OR DAMAGED. REJECT RATHER THAN STAKE.
  - TREES THAT HAVE GROWN TOO CLOSE TOGETHER IN THE NURSERY, RESULTING IN WEAK TRUNKS. REJECT RATHER THAN STAKE.
  - PLANTING PROCEDURES THAT DO NOT ADEQUATELY TAMP SOILS AROUND THE ROOT BALL. CORRECT THE PLANTING PROCEDURE.
  - ROOT BALLS PLACED ON SOFT SOIL. TAMP SOILS UNDER ROOT BALL PRIOR TO PLANTING.
  - ROOT BALLS WITH VERY SANDY SOIL OR VERY WET CLAY SOIL. STAKING ADVISABLE.
  - TREES LOCATED IN A PLACE OF EXTREMELY WINDY CONDITIONS. STAKING ADVISABLE.

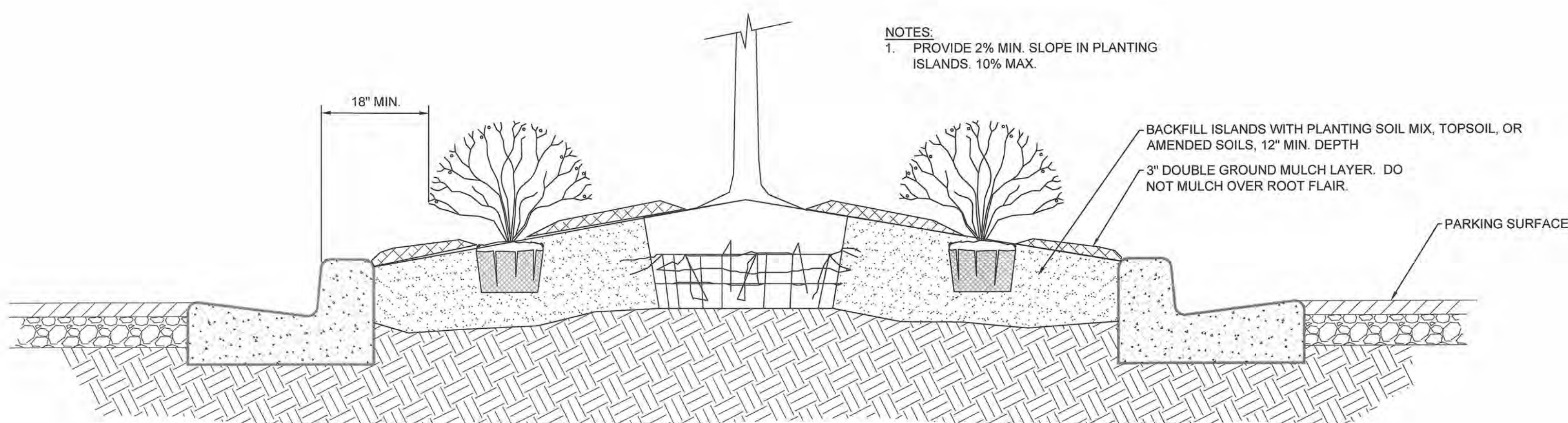
TREE STAKING DETAIL  
TREES 3IN. CALIPER OR LESS



NOTES:

- DO NOT HEAVILY PRUNE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT. SEE STAKING DETAIL.
- WRAP TREE TRUNKS ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT. SEE WRAPPING DETAIL.
- BACKFILL WITH EXISTING SOIL IN SANDY LOAM SOILS. ADD 20% MAX. BY VOLUME COMPOSTED ORGANIC MATERIAL TO THE EXISTING SOIL.

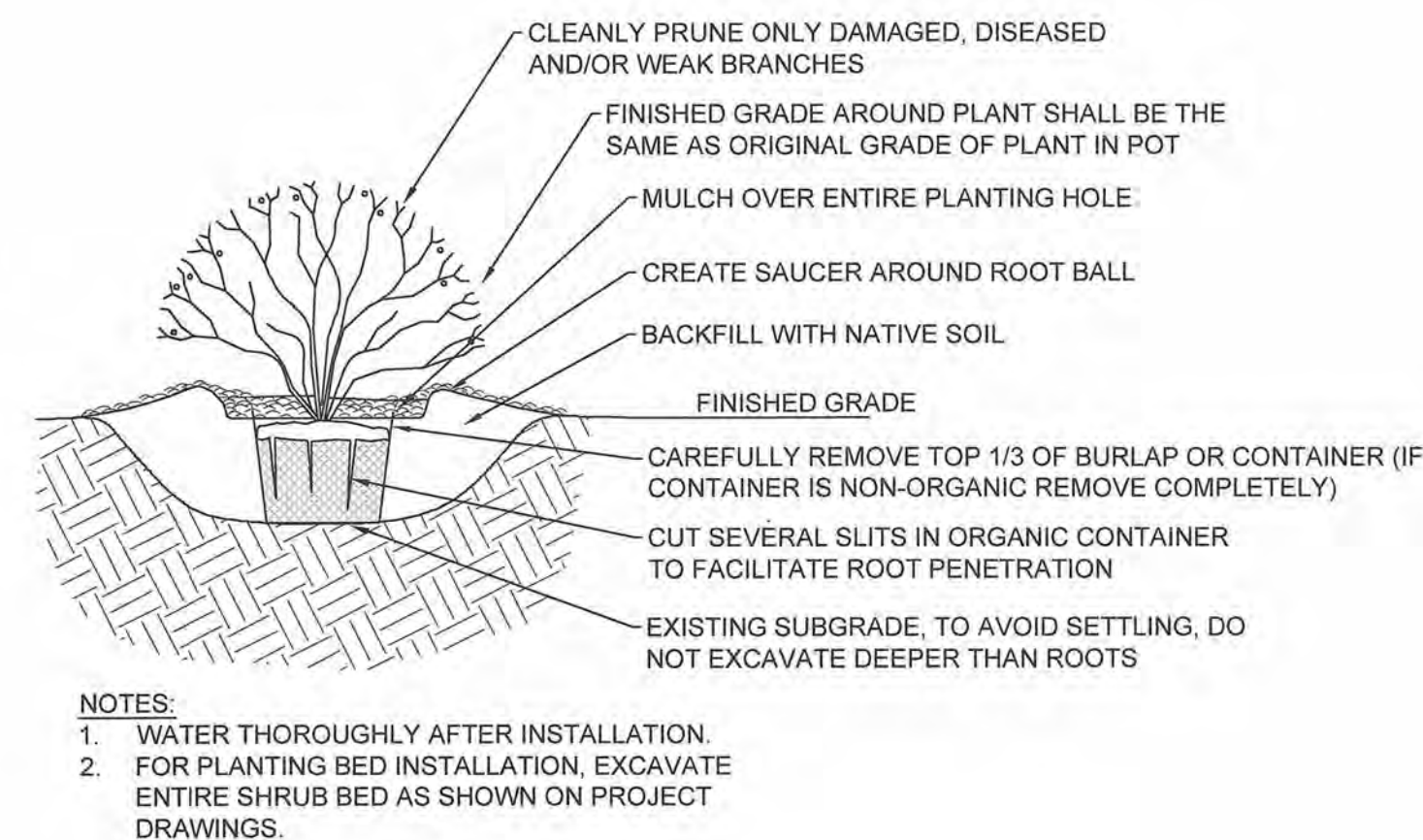
TREE PLANTING DETAIL  
B&B TREES IN ALL SOIL TYPES



ISLAND PLANTING DETAIL

NOTES:

- PROVIDE 2% MIN. SLOPE IN PLANTING ISLANDS. 10% MAX.



NOTES:

- WATER THOROUGHLY AFTER INSTALLATION.
- FOR PLANTING BED INSTALLATION, EXCAVATE ENTIRE SHRUB BED AS SHOWN ON PROJECT DRAWINGS.

SHRUB DETAIL - POTTED



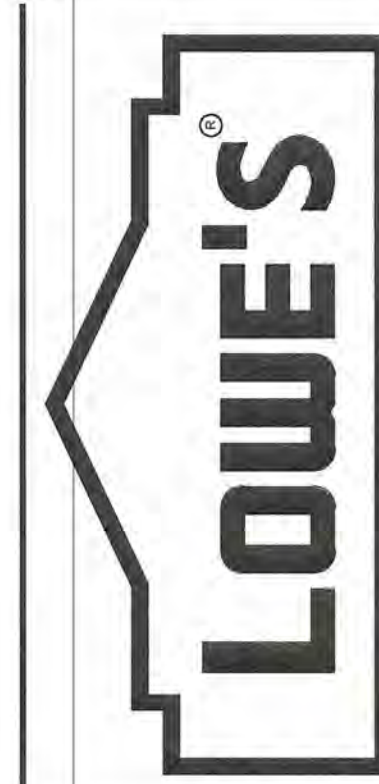
REVISIONS

PRE-BID SET	POST-BID SET
DATE	DESCRIPTION



**FREELAND and KAUFFMAN, INC.**  
Landscape Architects  
209 West Stone Avenue  
Greenville, South Carolina 29609  
(864) 233-5497  
NC Firm No. C-1532

**LOWE'S HOME CENTERS, LLC**  
1605 CURTIS BRIDGE RD.  
N. WILKESBORO, NC 28687  
336.658.4000 (V) 336.658.3257 (F)



LOWE'S TOOL RENTAL  
LANDSCAPE DETAILS  
LOWE'S OF:  
EASTON, MARYLAND  
TALBOT COUNTY, MARYLAND  
DRAWN BY: CRD  
CHECKED BY: BTS

ORIGINAL ISSUE DATE:	1/28/2021
PERMIT SET ISSUE DATE:	
CONSTRUCTION SET ISSUE DATE:	
DRAWING NUMBER:	

ZONING REVIEW APPROVED  
By: *[Signature]*  
Date: 2/16/2021



Joe Mayer &lt;jmayer@eastonmd.gov&gt;

## Lowe's - 1982 Easton, MM

7 messages

Joe Mayer &lt;jmayer@eastonmd.gov&gt;

Mon, Mar 3, 2025 at 10:42 AM

To: Kyle Hacker <kyle.hacker@store.lowes.com>, Gary Fox <gary.fox@store.lowes.com>, "McKenna, Brian" <vc.brian.mckenna@lowes.com>, "Galler, Darren" <darren.galler@lowes.com>, "Gambill, Danny" <danny.gambill@lowes.com>, "Holman, Gary" <gary.w.holman@lowes.com>, Nicholas Ewing <newing@eastonmd.gov>, Miguel Salinas <msalinas@eastonmd.gov>, Nicholas Johnson <njohnson@eastonmd.gov>, "Lynn B. Thomas" <lthomas@eastonmd.gov>, Joshua Partlow <jpartlow@shieldsfm.com>, John Wagner <jwagner@shieldsfm.com>, Susan Filbird <sfilbird@eastonmd.gov>, Samantha Smith <ssmith@eastonmd.gov>, Thomas Diem <tdiem@eastonmd.gov>

Kyle,

The Town's Planning & Zoning Department conducted a field inspection on February 27, 2025 in regards to the temporary use for outside storage for the seasonal items (the outside storage of mulch). To memorialize a previous conversation dated December 18, 2023, with Assistant Store Manager, Austin Frey, we discussed that the Town's Planning & Zoning Staff conducted a field inspection on September 26, 2023 for the existing plant material on site. In addition we reviewed the Planning Commission's October 15, 2020 approval of the amount of parking spaces and location for temporary use for outside storage for seasonal items to remain for a period of three years. On April 21, 2022 the Planning Commission required Lowe's to return and provide details for screening barriers with elevations and profiles. Please note, the temporary use of outside storage for seasonal items to remain for a period of three (3) years expired October 15, 2023. Lowe's, the applicant, has two options:

- Remove all items located within the parking facility by March 31st. or,
- Submit an application to the Planning Commission and request approval for a permanent storage location and provide details for the screening barrier with elevations and profiles. If the new design requires the reduction of additional parking, the applicant is required to submit a parking waiver. The next available Planning Commission meeting is April 17, 2025. The deadline for submission is March 31, 2025

Attached, please find the Planning & Zoning review letter. Please contact me if you have any questions or concerns.

Regards,

**Joseph A. Mayer**

Plan Reviewer

Town of Easton

14 South Harrison Street

Easton, MD 21601

410-822-1943



2025-03.03 TOE P&amp;Z Review 501 Glebe Road - Lowes.pdf

5299K

McKenna, Brian &lt;vc.brian.mckenna@lowes.com&gt;

Mon, Mar 3, 2025 at 11:04 AM

To: Joe Mayer <jmayer@eastonmd.gov>, "Hacker, Kyle" <kyle.hacker@store.lowes.com>, "Fox, Gary" <gary.fox@store.lowes.com>, "Galler, Darren" <darren.galler@lowes.com>, "Gambill, Danny" <danny.gambill@lowes.com>, "Holman, Gary" <gary.w.holman@lowes.com>, Nicholas Ewing <newing@eastonmd.gov>, Miguel Salinas <msalinas@eastonmd.gov>, Nicholas Johnson <njohnson@eastonmd.gov>, "Lynn B. Thomas" <lthomas@eastonmd.gov>, Joshua Partlow <jpartlow@shieldsfm.com>, John Wagner <jwagner@shieldsfm.com>, Susan Filbird <sfilbird@eastonmd.gov>, Samantha Smith <ssmith@eastonmd.gov>, Thomas Diem <tdiem@eastonmd.gov>

Adding @NOV for tracking.

Best regards,



**Brian McKenna** | Agronomist  
Corporate Landscape & Irrigation Specialist  
Vendor Accountability  
Lowe's Retail Facilities

1000 Lowe's Boulevard Mooresville, NC 28117

Cell: 406-300-2860 Helpline: (877) 658-2181

**If there is time to do it over, there was time to do it right!**

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**From:** Joe Mayer <jmayer@eastonmd.gov>

**Sent:** Monday, March 3, 2025 8:42 AM

**To:** Hacker, Kyle <kyle.hacker@store.lowes.com>; Fox, Gary <gary.fox@store.lowes.com>; McKenna, Brian <vc.brian.mckenna@lowes.com>; Galler, Darren <darren.galler@lowes.com>; Gambill, Danny <danny.gambill@lowes.com>; Holman, Gary <gary.w.holman@lowes.com>; Nicholas Ewing <newing@eastonmd.gov>; Miguel Salinas <msalinas@eastonmd.gov>; Nicholas Johnson <njohnson@eastonmd.gov>; Lynn B. Thomas <lthomas@eastonmd.gov>; Joshua Partlow <jpartlow@shieldsfm.com>; John Wagner <jwagner@shieldsfm.com>; Susan Filbird <sfilbird@eastonmd.gov>; Samantha Smith <ssmith@eastonmd.gov>; Thomas Diem <tdiem@eastonmd.gov>

**Subject:** [EXTERNAL] Lowe's - 1982 Easton, MM

**\*EXTERNAL SENDER\***

[Quoted text hidden]

NOTICE: All information in and attached to the e-mails below may be proprietary, confidential, privileged and otherwise protected from improper or erroneous disclosure. If you are not the sender's intended recipient, you are not authorized to intercept, read, print, retain, copy, forward, or disseminate this message. If you have erroneously received this communication, please notify the sender immediately by phone (704-758-1000) or by e-mail and destroy all copies of this message electronic, paper, or otherwise. By transmitting documents via this email: Users, Customers, Suppliers and Vendors collectively acknowledge and agree the transmittal of information via email is voluntary, is offered as a convenience, and is not a secured method of communication; Not to transmit any payment information E.G. credit card, debit card, checking account, wire transfer information, passwords, or sensitive and personal information E.G. Driver's license, DOB, social security, or any other information the user wishes to remain confidential; To transmit only non-confidential information such as plans, pictures and drawings and to assume all risk and liability for and indemnify Lowe's from any claims, losses or damages that may arise from the transmittal of documents or including non-confidential information in the body of an email transmittal. Thank you.

 **2025-03.03 TOE P&Z Review 501 Glebe Road - Lowes.pdf**  
5299K

**Joe Mayer** <jmayer@eastonmd.gov>

Wed, Apr 2, 2025 at 10:55 AM


To: Kyle Hacker <kyle.hacker@store.lowes.com>, Gary Fox <gary.fox@store.lowes.com>, "McKenna, Brian" <vc.brian.mckenna@lowes.com>, "Galler, Darren" <darren.galler@lowes.com>, "Gambill, Danny" <danny.gambill@lowes.com>, "Holman, Gary" <gary.w.holman@lowes.com>, Nicholas Ewing <newing@eastonmd.gov>, Miguel Salinas <msalinas@eastonmd.gov>, Nicholas Johnson <njohnson@eastonmd.gov>, "Lynn B. Thomas" <lthomas@eastonmd.gov>, Joshua Partlow <jpartlow@shieldsfm.com>, John Wagner <jwagner@shieldsfm.com>, Susan Filbird <sfilbird@eastonmd.gov>, Samantha Smith <ssmith@eastonmd.gov>, Thomas Diem <tdiem@eastonmd.gov>

Good morning Kyle,

To memorialize our conversation today, April 2, 2025, "Lowe's - 1982 Easton" will coordinate with the Town's Planning & Zoning Department for the submission to the May 15, 2025 Planning Commission meeting. All documents are to be submitted to the Planning & Zoning Department no later than May 5, 2025 at 12pm. A digital copy and five paper copies are required. Provide all documents that were required by the Planning Commission at the April 21, 2022 meeting; details for screening barriers with elevations and profiles (See attached document). Please contact me no later than Monday, April 28th to place your application request onto the May 15, 2025 Agenda.

Please contact Nicholas Ewing and Susan Filbird to address any outstanding review comments from Code Enforcement.

Regards,  
Joseph Mayer  
[Quoted text hidden]  
--  
[Quoted text hidden]

 **2022-04-21 PC Outcome - 501 Glebe Road - Lowes.pdf**  
189K

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**McKenna, Brian** <vc.brian.mckenna@lowes.com> Wed, Apr 2, 2025 at 12:44 PM  
To: Joe Mayer <jmayer@eastonmd.gov>, "Hacker, Kyle" <kyle.hacker@store.lowes.com>, "Fox, Gary" <gary.fox@store.lowes.com>, "Galler, Darren" <darren.galler@lowes.com>, "Gambill, Danny" <danny.gambill@lowes.com>, "Holman, Gary" <gary.w.holman@lowes.com>, Nicholas Ewing <newing@eastonmd.gov>, Miguel Salinas <msalinas@eastonmd.gov>, Nicholas Johnson <njohnson@eastonmd.gov>, "Lynn B. Thomas" <lthomas@eastonmd.gov>, Joshua Partlow <jpartlow@shieldsfm.com>, John Wagner <jwagner@shieldsfm.com>, Susan Filbird <sfilbird@eastonmd.gov>, Samantha Smith <ssmith@eastonmd.gov>, Thomas Diem <tdiem@eastonmd.gov>, "Minichello, Stephen" <stephen.minichello@lowes.com>

Adding @Minichello, Stephen for visibility

Best regards,



**Brian McKenna**, Vendor Accountability  
Corporate Landscape & Irrigation Specialist  
Lowe's Retail Facilities  
  
1000 Lowe's Boulevard Mooresville, NC 28117  
Cell: 406-300-2860 Helpline: (877) 658-2181  
**If there is time to do it over, there was time to do it right!**  
o|||||o

---

**From:** Joe Mayer <jmayer@eastonmd.gov>  
**Sent:** Wednesday, April 2, 2025 8:55 AM  
**To:** Hacker, Kyle <kyle.hacker@store.lowes.com>; Fox, Gary <gary.fox@store.lowes.com>; McKenna, Brian <vc.brian.mckenna@lowes.com>; Galler, Darren <darren.galler@lowes.com>; Gambill, Danny <danny.gambill@lowes.com>; Holman, Gary <gary.w.holman@lowes.com>; Nicholas Ewing <newing@eastonmd.gov>; Miguel Salinas <msalinas@eastonmd.gov>; Nicholas Johnson <njohnson@eastonmd.gov>; Lynn B. Thomas <lthomas@eastonmd.gov>; Joshua Partlow <jpartlow@shieldsfm.com>; John Wagner <jwagner@shieldsfm.com>; Susan Filbird <sfilbird@eastonmd.gov>; Samantha Smith <ssmith@eastonmd.gov>; Thomas Diem

<tdiem@eastonmd.gov>

**Subject:** [EXTERNAL] Re: Lowe's - 1982 Easton, MM

**\*EXTERNAL SENDER\***

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[Quoted text hidden]

**Hacker, Kyle** <kyle.hacker@store.lowes.com>  
To: Joe Mayer <jmayer@eastonmd.gov>

Mon, May 5, 2025 at 3:14 PM

Good afternoon Joe,

Here is the digital copy of our plan proposal. I will be by in a few to drop off the paper copies.

 **Kyle Hacker**

Store Manager | Lowe's 1982 Easton MD.

410.690.9061

**From:** Joe Mayer <jmayer@eastonmd.gov>

**Sent:** Wednesday, April 2, 2025 10:55 AM

**To:** Hacker, Kyle <kyle.hacker@store.lowes.com>; Fox, Gary <gary.fox@store.lowes.com>; McKenna, Brian <vc.brian.mckenna@lowes.com>; Galler, Darren <darren.galler@lowes.com>; Gambill, Danny <danny.gambill@lowes.com>; Holman, Gary <gary.w.holman@lowes.com>; Nicholas Ewing <newing@eastonmd.gov>; Miguel Salinas <msalinas@eastonmd.gov>; Nicholas Johnson <njohnson@eastonmd.gov>; Lynn B. Thomas <lthomas@eastonmd.gov>; Joshua Partlow <jpartlow@shieldsfm.com>; John Wagner <jwagner@shieldsfm.com>; Susan Filbird <sfilbird@eastonmd.gov>; Samantha Smith <:ssmith@eastonmd.gov>; Thomas Diem <tdiem@eastonmd.gov>

**Subject:** [EXTERNAL] Re: Lowe's - 1982 Easton, MM

**\*EXTERNAL SENDER\***

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**2 attachments**

 **2 LANDSCAPE DETAILS.pdf**  
2811K

 **1 LANDSCAPE. OUTDOOR SALES & DISPLAY PLAN.pdf**  
1490K

**jmayer** <jmayer@eastonmd.gov>

Mon, May 5, 2025 at 3:28 PM

To: "Hacker, Kyle" <kyle.hacker@store.lowes.com>, Samantha Smith <:ssmith@eastonmd.gov>, Miguel Salinas <msalinas@eastonmd.gov>

Thank you, Kyle.

[Quoted text hidden]

**jmayer** <jmayer@eastonmd.gov>  
To: Samantha Smith <:ssmith@eastonmd.gov>

Mon, May 5, 2025 at 3:30 PM

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**2 attachments**

 **1 LANDSCAPE. OUTDOOR SALES & DISPLAY PLAN.pdf**  
1490K

 **2 LANDSCAPE DETAILS.pdf**  
2811K



## TOWN OF EASTON

14 South Harrison Street  
Easton, Maryland 21601

April 30, 2025

Dear Resident,

The Easton Planning Commission (Commission) will hold a public meeting on **Thursday, May 15, 2025 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 application 2025 - 1447 has been filed on behalf of Lowe's Home Centers, Inc. (Applicant/Owner) to request an amendment to a previously approved Display Plan for a permanent outside storage location within the designated parking facility. On October 15, 2020, the Commission granted approval for the use of 41 parking spaces to be used as temporary storage through a period of three (3) years (October 15, 2023). The Applicant is now seeking to amend the existing approved permanent storage location with the addition of 16 spaces, and a Parking Waiver for an additional 39 spaces for Seasonal Temporary Long-Term Storage. The property is located at 501 Glebe Road, also known as Tax Map 0101, Grid 0000, Parcel 0265, Lot 4A.

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](mailto:ssmith@eastonMD.gov).

*Samantha N. Smith*

Samantha N. Smith, Administrative Specialist  
Planning & Zoning Department  
410-822-1943 [ssmith@eastonMD.gov](mailto:ssmith@eastonMD.gov)



***Subject property posting pursuant to Section 28-901.2.H.2 of the Town of Easton Zoning Code - April 30, 2025***



## MEMORANDUM

TO: EASTON PLANNING & ZONING COMMISSION

FROM: LYNN B. THOMAS, JR., AICP, TOWN PLANNER

DATE: MAY 8, 2025

SUBJECT: PLANNING COMMISSION ANNUAL REPORT

---

As some of you know, State Planning Law requires that all Planning Commissions within the State complete a Report annually of the previous calendar year's development activity. This Report is required to be submitted to the Maryland Department of Planning (MDP) with a copy filed with the local elected body.

MDP has done a good job of simplifying the reporting requirements and now has two templates for local governments to use, one for jurisdictions who issued fewer than 50 residential permits in the previous calendar year and another for those who issued more. In 2024, we only issued 22 residential permits, so we are entitled to report using the "short-form" template. A copy of what I have drafted is attached. You will note that although we only issued 22 permits, this was for 75 units, due to one permit representing multiple units at the Elliott Road Apartment project.

Since the Annual report is due to the State by July 1st, you can approve it at this meeting or your June meeting. Once approved, I will submit a copy to MDP and file it with the Town Council. Since the Council has recently requested more frequent interaction with the Planning Commission, a brief discussion of the Report at a Council meeting or Workshop might be a logical next step.

The template that MDP produced satisfies the minimum requirements of this portion of State Law. You are certainly welcome to add anything else you deem appropriate. Once you are satisfied with the Report, you should formally approve it as the Commission's Annual report on 2024 Development Activity.



May 15, 2025

Please submit via email to [david.dahlstrom@maryland.gov](mailto:david.dahlstrom@maryland.gov) and cc: to [mdp.planreview@maryland.gov](mailto:mdp.planreview@maryland.gov)

Maryland Department of Planning  
Planning Best Practices  
Attn: David Dahlstrom, AICP

Re: Annual Report Calendar Year 2024

Dear Mr. Dahlstrom:

The Town of Easton Planning and Zoning Commission approved the following annual report for the reporting year 2024 as required under §1-207(b) and §1-208(c)(1)(i) and (c)(3)(ii) of the Land Use Article on May 15, 2025. In addition, this report has been filed with the local legislative body.

1. Number of new Residential Permits Issued inside and outside of the Priority Funding Area (PFA):

**Table 1: New Residential Permits Issued  
Inside and Outside the Priority Funding Area (PFA)**

Residential – Calendar Year 2024	PFA	Non - PFA	Total
# New Residential Permits Issued	22*	0	22

\*- Note that these 22 permits represent 75 dwelling units as one permit was for a multifamily project.

2. Is your jurisdiction scheduled to complete and submit to Planning a 5-Year Mid-Cycle comprehensive plan implementation review report this year? If yes, please submit the 5-Year Report as an attachment.

Y  N X

3. Were there any growth-related changes, including land use changes, zoning ordinance changes, rezonings, new schools, changes in water or sewer service, or municipal annexations that changed municipal and unincorporated boundaries?

Yes - We approved three packets of Zoning Code amendments. Ordinance 803 addressed a variety of issues, many of which were related to adjustments to various standards for Missing Middle Housing Uses. These were dropped

from consideration prior to a final vote on the packet, in order to wait until the completion of a report by the Town's Attainable Housing Task Force.

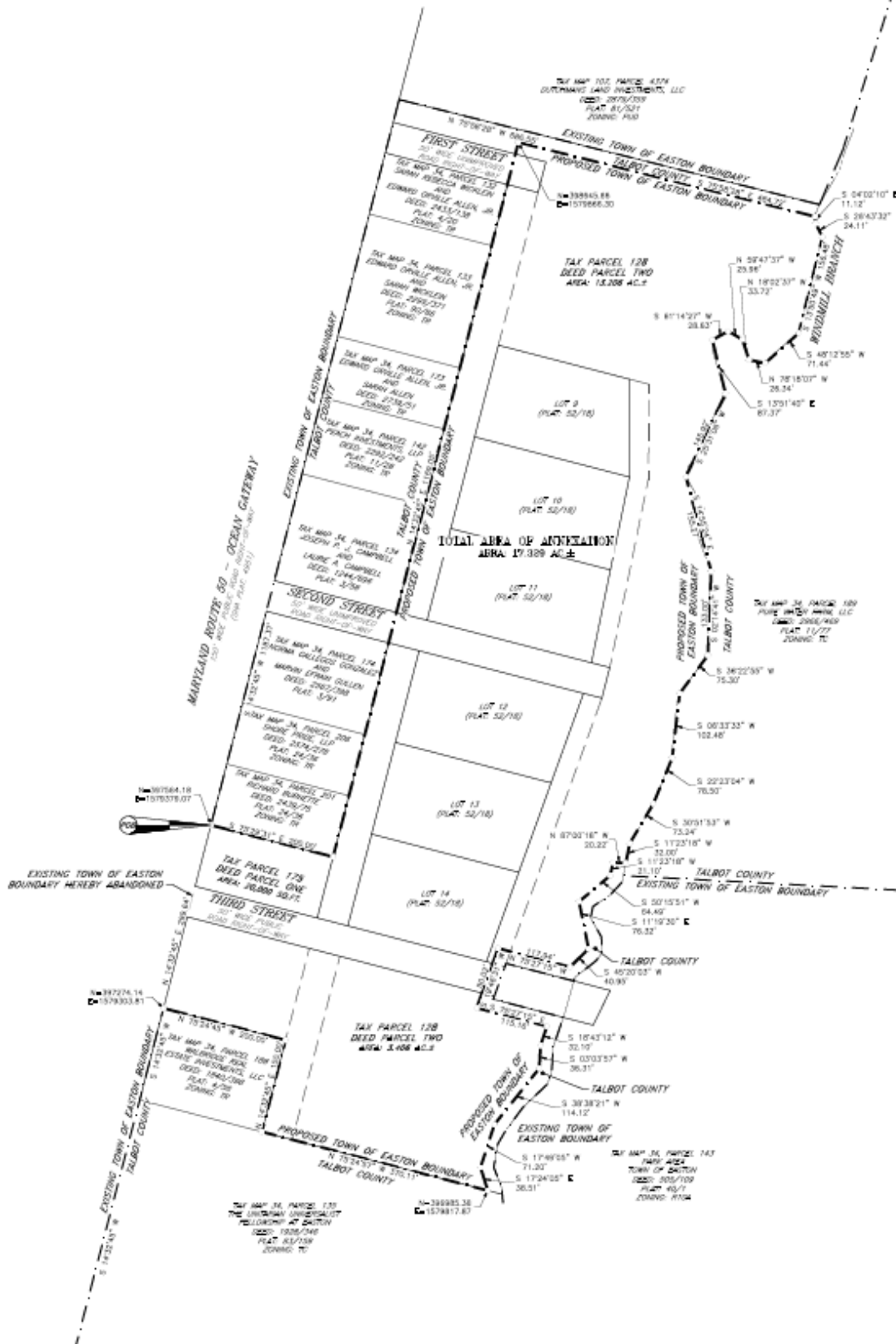
Ordinance 809 established standards for various Cannabis-related uses, replacing those that were already in place for medical-cannabis uses.

Ordinance 835 enacted definitions and performance standards for the use "Seafood Processing" largely in response to persistent complaints regarding the operation of a single operator of such a use, primarily with regards to odor.

In addition, the following growth-related changes were approved in 2024:

- Annexation of 17.329 acres of land along US Route 50 near the southeast corner of the intersection of Rte 50 and Dutchman's Lane. Upon annexation the parcel was zoned residential (R-10A) in anticipation of a future PUD application to construct an affordable apartment complex.
  - Chesapeake Bay Critical Area Growth Allocation was granted (from RCA to IDA) for an 8.348 acre parcel of land in the Talbot Commerce Park. Also in 2024, the parcel was rezoned from A-1 (Agricultural) to BC (Business Commercial).
  - A PUD amendment was approved increasing the number of units in a previously approved PUD-multifamily project from 120 to 136 units, on Elliott Road.
  - A PUD was approved for a Townhome project in Downtown Easton at the southwest corner of Washington and Bay Streets. The project is for 33 units and is the site of the former Safway grocery store.
4. If yes, please list the annexation resolution(s), describe or attach a map of the changes, and provide a description of consistency of internal, state or adjoining local jurisdiction plans.

Each project was reviewed at the time of application and found to be consistent internally and with state and adjoining agencies. In particular, the Annexation required a "Zoning Waiver" from Talbot County, which was approved, as was the corresponding County Comprehensive Water and Sewer Plan amendment associated with the project. The Growth Allocation project also required Talbot County approval of the Growth Allocation as well as approval by the Chesapeake Bay Critical Area Commission.



Annexation Plat for the 17.329 acre parcel referenced above.

5. Have you submitted copies of each adopted resolution to: Georgeanne Carter, Legislative Counsel  
Municipal Resolution Repository Department of Legislative Services, 90 State Circle, Annapolis MD,  
21401-1991?

Y  N

6. Did your municipality identify and/or implement recommendations, related to the following  
general planning topics, to improve the local planning and/or development process? Please  
select all that apply.

Y  N

<input type="checkbox"/> Green Infrastructure	<input type="checkbox"/> Revitalization and Infill
<input type="checkbox"/> Zoning Reform	<input type="checkbox"/> Bike/Ped Planning
<input type="checkbox"/> Climate Change	<input type="checkbox"/> Commercial Redevelopment
<input type="checkbox"/> Affordable/Workforce Housing	<input type="checkbox"/> Sustainable Growth
<input type="checkbox"/> Equity	<input type="checkbox"/> Placemaking
<input type="checkbox"/> Resilience	<input type="checkbox"/> Aging Population
<input type="checkbox"/> Water/Air Quality	<input type="checkbox"/> Sensitive Area Preservation
<input type="checkbox"/> Water/Sewer Capacity	<input type="checkbox"/> Expedited Review for Preferred Projects
<input type="checkbox"/> Brownfield Remediation	

Please describe any other planning improvements identified or implemented in 2024.

Many of these topics were discussed and are addressed in the Draft of the Comprehensive Plan Update, so more will (potentially) be able to be reported on this matter in next year's Report. One area that was advanced in 2024 was Affordable/Workforce Housing. A special Attainable Housing Task Force was created to consider the issue and suggest ways that the Town might facilitate more attainable housing units in the future. The Task Force met over the course of several months and produced a Final Report in the current year (2025). An Inclusionary Zoning Ordinance has been drafted and is under consideration by the Town Council and a number of other recommendations will be pursued throughout the course of the year and beyond.

Another major long range planning initiative that was active throughout 2024 was the effort to update the East End Small Area Plan. Public outreach activities continued throughout the year, highlighted by a Neighborhood Walkaround led by Planning Staff and our consultant team, who utilized what they observed and heard from neighborhood residents as the basis for facilitating a Design Charette in

October. The Charrette was well-attended and received and participants remain engaged and anxiously await the results in the form of the Draft updated Neighborhood Plan.

- 7. Are there any issues that MDP can assist you with in 2024? If yes, please describe.      Y       N X
  
- 8. Have all Planning (Commission/Board) and Board of Appeals members completed the [Maryland Planning Commissioners Association \(MPCA\)](#) training course?      Y       N X

Our members are up-to-date with the exception of our most recent appointment, who is planning to take the course online in the next month or two.

Sincerely,  
(Name Planning Director, Chair, Administrator, Project Manager or Clerk)





From: Ryan Showalter <rshowalter@mdswlaw.com>  
Date: Mon, Apr 28, 2025 at 3:59 PM  
Subject: Cooke's Hope - Phase 7 Lot Layout Confirmation  
To: Lynn Thomas <lthomas@eastonmd.gov>

Mr. Thomas,

I am writing on behalf of the Cooke's Hope Homeowners Association (CHHA) in relation to the subdivision of Phase VII of Cooke's Hope. The PUD for Phase VII authorized the development of 67 single-family detached lots as depicted by the Sketch Site Plan dated October 11, 2002, which is attached.

In April 2022, the owner of the Phase VII land presented a subdivision plan to the Planning Commission, which is available for download using the following link: [6-lot relocation redline 3-11-25.pdf](#). The plan was generally consistent with the street organization of the approved PUD, but the plan included one material change to the lot layout. It shifted six of the lots to the north side of Lang Street and Leigh Lane ("Pond Lots"), placing those lots adjacent to the ponds that have been a long-standing recreational amenity of the Cooke's Hope community. The subdivision plan was approved by the Planning Commission subject to the developer's commitment to work with the CHHA to address concerns expressed to the Planning Commission by letter.

We recently met with the developer and Town representatives to advance discussions between the CHHA and developer in an effort to resolve open concerns related to development of Phase VII. We discussed the following two adjustments to the sketch plat the Planning Commission previously approved:

- (i) relocation of the six Pond Lots away from the community ponds to locations integrated within the general block and street layout previously approved by the Planning Commission, and
- (ii) substitution of a developer monetary contribution toward a walking trail that parallels Cooke's Hope Road, in lieu of the walking trail segment presented on the sketch plat west and south of Phase VII .

The first change is strongly supported by the CHHA, as it maintains the accessibility and aesthetic of the wildlife ponds as an amenity for the entire community, rather than placing the ponds in the rear yards of a small number of private, residential lots. The second change is also preferred by the CHHA. The entire Cooke's Hope community, including Phase VII, would receive the benefit of a trail along Cooke's Hope Road that provides greater pedestrian safety and interconnectivity. The CHHA prioritizes the development of that new trail segment over the construction of a trail on the south side of Phase VII. Phase VII will still have sidewalks to accommodate pedestrians throughout that neighborhood, and the corridor of the originally-proposed trail would remain available for construction in the future, if then desired by the residents of the community.

The attached plan annotated "6 Lots Relocated 3-10-25" includes conceptual redline revision to illustrate how the 6 Pond Lots could be re-integrated into the fabric of Phase VII by adjusting the width of lots in a few blocks. These illustrative adjustments were proposed by the CHHA to illustrate the relative simplicity of relocating the Pond Lots and are, of course, subject to approval by the developer of Phase VII. As we discussed, since this would involve a minor change to the lot layout approved by the sketch plat, Town staff suggested that the Planning Commission should review the adjustments.

We are hopeful that the conceptual illustration will be sufficient for the Planning Commission to confirm during its May meeting that the two modifications described above and depicted by the attached plans are consistent enough with the sketch plat, that a formal sketch plat revision and review by the Planning Commission is not necessary, provided that the Town staff reviews the subsequent plat and improvement plan modifications and finds them generally consistent with the illustrative concept. Accordingly, I request that you include this matter on the May agenda as a discussion item for the Planning Commission's consideration.

Thank you,

Ryan

**Ryan D. Showalter**

**McAllister, DeTar, Showalter & Walker LLC**

100 N. West Street

Easton, Maryland 21601

(410) 820-0259 Direct

(410) 928-4365 Fax

(410) 299-7992 Mobile

rshowalter@mdswlaw.com

www.mdswwlaw.com



MCALLISTER  
DETAR  
SHOWALTER  
& WALKER

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**Site Data**

Development Proposed: 67 single family detached lots, mix alley and front loaded lots, lots sizes vary, smallest 6500 sq ft, largest 12,000 sq ft ±.

Storm Water Management: general infiltration and passive management as possible, storm water outfalls to include outfall drainage enhancements to benefit of Springfield neighbors, collection of stagnant drainage pockets where possible (practical) along back of Springfield lots to convey water off-site.

Refuse: picked up internally by HOA.

Site Lighting: 10' hgt, pedestrian scaled lighting standards, match existing Village I lighting.

Forest Conservation: provided within balance of overall PUD- see FSD, FCP

Landscape Requirements: per Section 615. 6. A.

A.1. Street Trees- 4800' of street/25 = 192 trees required along streets  
 A.2. On-Lot Trees- at least one large tree required per lot, on the lot- typical.  
 A.3. Bufferyards

1. Bufferyard C along Cookes Hope Road- 20' wide- 280/50 = 5.6 planting units required = 6 shade canopy trees, 11 evergreens and 28 shrubs required- existing vegetation in and adjoining bufferyard C exceeds town requirement and provides bufferyard screening. Applicant proposes additional berming and planting adjacent to bufferyard to further buffer new development from Cookes Hope Road.

2. Bufferyard E along back of Springfield Lots- 10' wide minimum, 3200/50 = 64 planting units required = 64 shade/canopy trees and 192 evergreen trees- 32 acres of afforestation, plus existing buffer exceed this requirement- note, the required number of trees under this item must meet minimum size requirements of Easton's regulations; a portion of the afforestation plantings, as necessary for compliance, shall be stocked at these minimum sizes to provide the required bufferyard plant installations. In addition to existing buffer along back of Springfield lots, applicant proposes 2 rows (10' apart) of leyland cypress 15' o/c (425 total plants). Additionally, applicant proposes 64 heavy shade type trees coordinated with the leyland buffer. These plantings, plus what exists comprise the minimum required bufferyard plantings. The balance of the field area between Springfield and new development shall be afforested in two phases with seeding evergreens and some mixed hardwoods.

**Development Phasing**

Off-site drainage improvements for Springfield neighbors and most of storm water management grading to be completed summer/fall of 2003. Leyland cypress buffer and shade tree plantings shall be installed in winter/spring of 2003/2004. Phase 1 seeding afforestation shall be planted in early spring 2004. Development construction of roads and utilities may begin as early as fall of 2006 with new house construction starts no earlier than spring of 2007. At the time house construction begins, the developer warrants the leyland hedge to be at least 7' tall. Phase II of the afforestation will be implemented at the completion of road construction and when stockpile areas and construction staging areas are no longer needed.

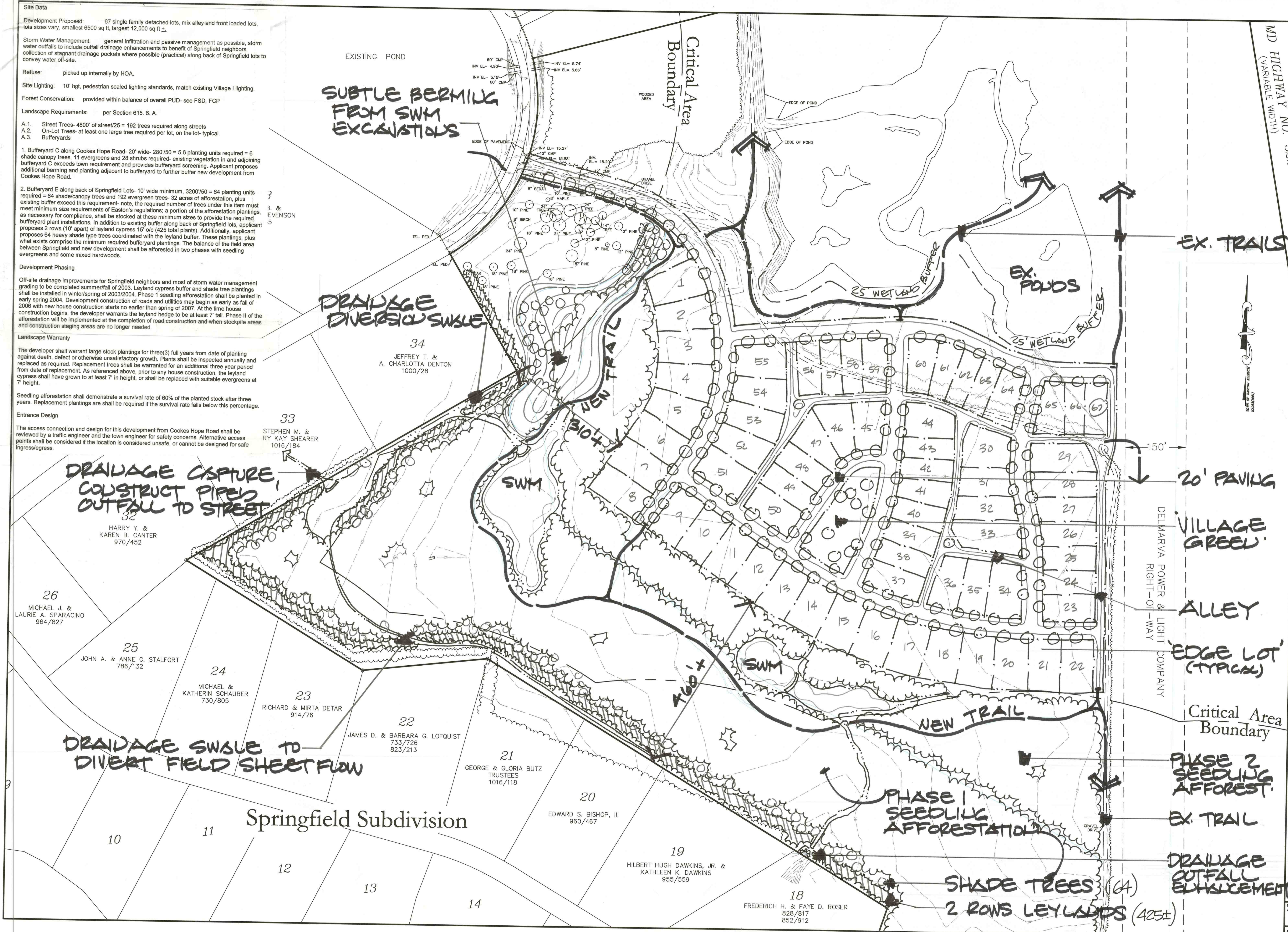
**Landscape Warranty**

The developer shall warrant large stock plantings for three(3) full years from date of planting against death, defect or otherwise unsatisfactory growth. Plants shall be inspected annually and replaced as required. Replacement trees shall be warranted for an additional three year period from date of replacement. As referenced above, prior to any house construction, the leyland cypress shall have grown to at least 7' in height, or shall be replaced with suitable evergreens at 7' height.

Seeding afforestation shall demonstrate a survival rate of 60% of the planted stock after three years. Replacement plantings are shall be required if the survival rate falls below this percentage.

**Entrance Design**

The access connection and design for this development from Cookes Hope Road shall be reviewed by a traffic engineer and the town engineer for safety concerns. Alternative access points shall be considered if the location is considered unsafe, or cannot be designed for safe ingress/egress.



26 MICHAEL J. & LAURIE A. SPARACINO 964/827

25 JOHN A. & ANNE C. STALFORD 786/132

24 MICHAEL & KATHERIN SCHAUER 730/805

23 RICHARD & MIRTA DETAR 914/76

22 JAMES D. & BARBARA G. LOFQUIST 733/726 823/213

21 GEORGE & GLORIA BUTZ TRUSTEES 1016/118

20 EDWARD S. BISHOP, III 960/467

19 HILBERT HUGH DAWKINS, JR. & KATHLEEN K. DAWKINS 955/559

18 FREDERICH H. & FAYE D. ROSER 828/817 852/912

33 STEPHEN M. & RY KAY SHEARER 1016/184

34 JEFFREY T. & A. CHARLOTTA DENTON 1000/28

32 HARRY Y. & KAREN B. CANTER 970/452

MD HIGHWAY NO. 322 (VARIABLE WIDTH)

DATE: 4-11-02

APPROVED: [Signature]

BY: [Signature]

NO. 1

REVISION: 1

DATE: 4-11-02

WBS DEPT/PLAC/VELS. PER DESIG.

WBS

3-7-03

DATE

BOARD OF SURVEYORS

LANE ENGINEERING, Inc.

Civil Engineers - Land Planning - Land Surveyors

Emmett, Md. 21031 (410) 822-8003 FAX (410) 822-2024

408 N. Washington St. Easton, MD 21601 (410) 221-0818 FAX (410) 221-0818

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

1148 West Water St. Centerville, MD 21617 (410) 758-2095 FAX (410) 758-4422

DATE: 10-11-02

SCALE: 1" = 100'

JOB NO. 010746

DRAWN BY: WBARHART

DWG. NAME: 010746LSK2

APPROVED: [Signature]

DATE: 10-11-02

FOR THE VILLAGE II IN THE TOWN OF EASTON TALBOT COUNTY, MARYLAND

TAX MAP 42 GRID 10 PART OF PARCEL 56

SKETCH SITE PLAN

SHEET No. 3 OF 3

FILE No. 1041



## MEMORANDUM

TO: EASTON PLANNING & ZONING COMMISSION

FROM: LYNN B. THOMAS, JR., AICP, TOWN PLANNER

DATE: MAY 8, 2025

SUBJECT: POTENTIAL PLANNED REDEVELOPMENT OVERLAY REVISIONS

---

As some of you may know, earlier this year, the Town Council indicated a desire to have a greater role in the development review/approval process. This followed somewhat closely on the heels of the two ARC projects along the Rail-Trail corridor that were submitted and reviewed per the provisions of the Planned Redevelopment Overlay process. Given that, as well as the fact that (a) certain review processes are assigned by State Law to Planning Commissions (e.g., Subdivision approval) and (b) the Council is already involved in a number of development review processes (e.g., Annexation, PUD, rezonings), potential revisions to the PR process was where we decided to start a consideration of potential changes to various parts of the overall development review process.

On March 3, 2025, the Town Council held a Workshop prior to their regular meeting. The topic was potential revisions to the Planned Redevelopment Overlay standards and/or process. I know some of you attended the Workshop. If you are interested in the nature of the discussion, the Workshop can be viewed on the Town's website by going to the Council meeting of that date. Try the following link: <https://eastonmd.gov/129/Agendas-Minutes> Since the Workshop preceded the meeting, it should be the first thing you see.

Attached is a copy of the presentation Sharon, Miguel and I gave that evening. For your May meeting, we would like to make the same presentation, review what we heard from the Council, and discuss possible next steps. Assuming you indicate that you are willing to entertain revisions to the PR process, we would then present them for formal action at your June and/or July meetings.

# Planned Redevelopment (PR) Overlay District

Options to Abolish, Revise or Replace

## Historical Overview

The PR was introduced in the 1/1/1993 Zoning Ordinance.

It was championed by John Ford, then Planning Commission Chair.

It was created largely in response to two specific events/issues that arose in the early 1990s:

1. Victoria Walk
2. The Comprehensive Update of the 1976 Zoning Ordinance.

## Victoria Walk

Created 17 two-BR condos out of three existing historic buildings and one newly constructed and historically sympathetic structure.

Required a Special Exception and five Variances.

PC determined they needed to find a way to facilitate more of this sort of project.



## Zoning Update

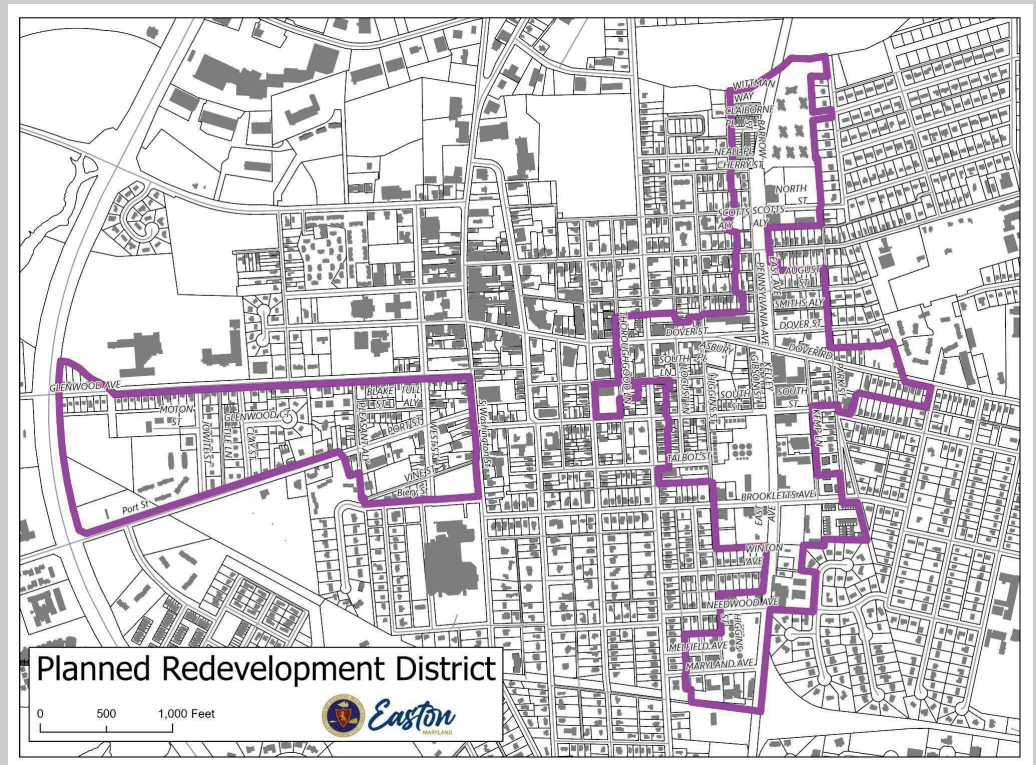
During the course of the Comprehensive Update of the 1976 Zoning Ordinance (1990-1992) the Commission recognized that much of the area along the former Railroad corridor made little, if any, sense to be zoned for industrial uses at that point in time.

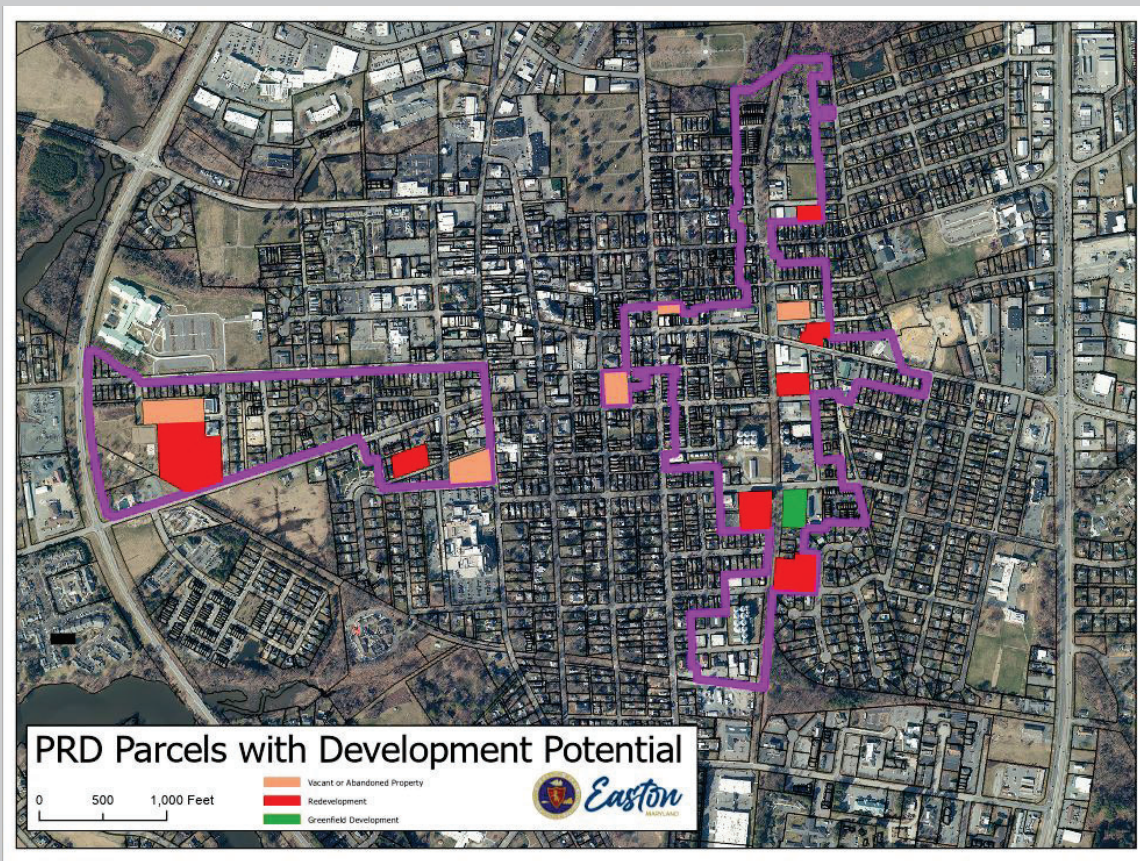
However, they also recognized the process of looking at each and every parcel in the area would be painstaking and they did not see a good solution that would avoid lots of non-conformities through the application of new zoning and create small pockets of what could be considered “spot zoning.”

Scope of PR District:

PRD - 155.74 acres  
Easton - 7409.04 acres

**PRD represents only  
2.10% of the Town's  
Area**





## Zoning Update

Eventually they came up with the idea of creating an Overlay Zoning District that would pre-identify an area(s) deemed in need of, and appropriate for, revitalization.

The Planned Redevelopment Overlay District was intended to facilitate Infill, Redevelopment, and Adaptive Reuse of buildings by allowing flexibility with regard to permitted uses as well as development standards, such as setbacks, density and height limitations.

Similar to the PUD (also created via the 1/1/93 Ordinance) the PR would allow Applicants to propose a variety of projects that otherwise would either require a host of Variances and/or Zoning Text or Map Amendments, many of which could likely not (legally) be approved, thereby further hindering revitalization of the area.

# PR Projects - Brooklett's Commons



## PR Projects -Treehaven



# PR Projects - BAAM Academic Center



## PR Projects - Naima



# PR Projects - Easton Crossing



## PR Projects - Cannery Square 2



# PR Projects - Silo Square



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VIEW FROM RAILS-TO-TRAILS



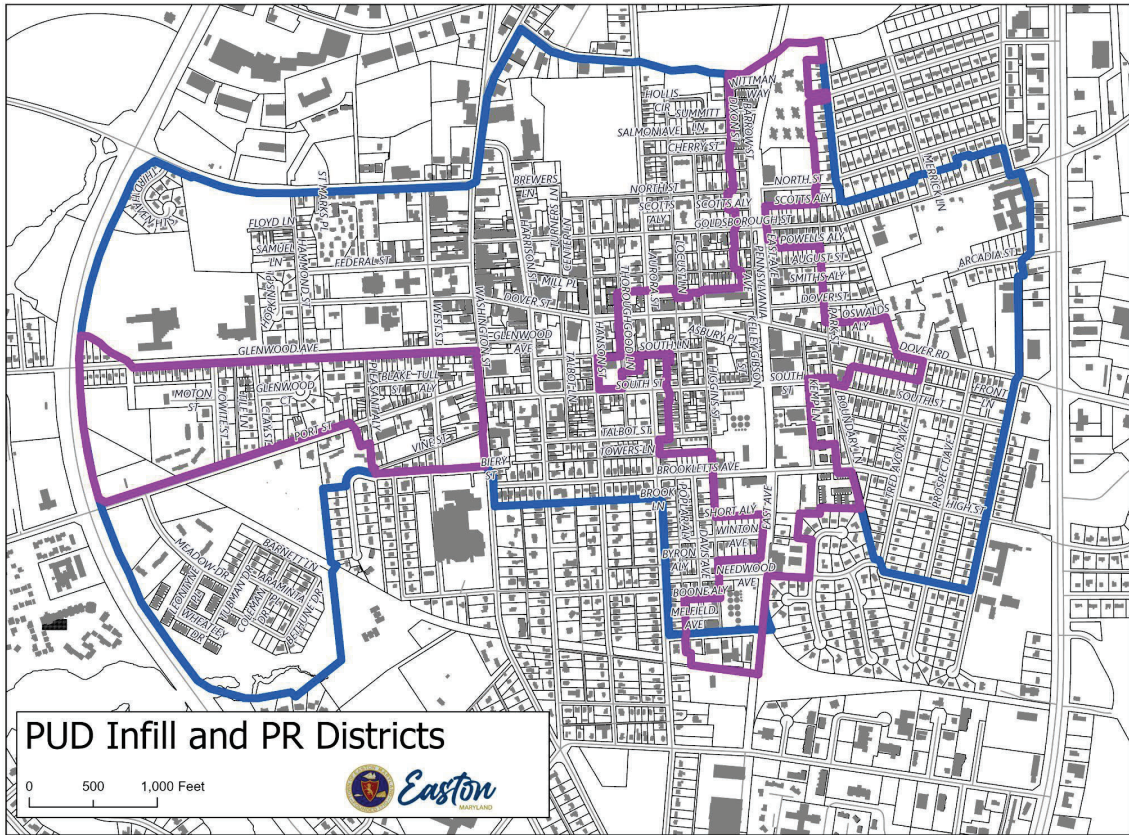
## PR Projects - Housing on the Hill



## Options

Option 1 - Keep the PR, but revise it by, for example, imposing limits on what can be requested. By implication then, anything desired above or beyond these limits could only be considered pursuant to a PUD application (with Council Hearing and action). The PR would essentially become a pre-identified area within which relief from development standards is possible without the burden of a Variance(s) as well as an area targeted for limited redevelopment/infill/adaptive reuse projects. Anything more significant would require the same level of scrutiny (i.e., PUD) as is the case anywhere else in Town. The challenge will be in determining what that threshold ought to be.





## Options in Response to Council Request

Option 2 - Delete the PR Overlay altogether. This would mean projects in what is currently the PR would proceed in accordance with (a) the base zoning, or (b) if a mixed-use project, or one requiring relief from development standards, as a PUD-Infill project. Under this option we recommend also revising the PUD standards to provide for a simplified review process for minor requests, which are often necessary on the older, very small parcels in parts of this area.

## Other Recommendations

- Clarify/Specify the features, amenities, etc., that we want to see as part of any future development in Easton and make it as easy as possible for projects that provide them to be approved. Reserve the more expensive and less-predictable processes for projects that, for whatever reason, propose to not include such items or represent a development concept that we have not considered.

## Other Recommendations

- Appoint a member of the Town Council as an ex-officio member of the Planning Commission as permitted by State Law. This could be either a voting or non-voting member. If voting, we should also add another member to increase the total Commission membership to 7.
- Have the Director of Planning & Zoning and/or a member of the Planning Commission report periodically (semi-annually? Quarterly?) to the Council on the activities of the Commission, similar to updates given by other Town Departments.
- Hold regular joint Town Council and Planning Commission Workshops.

# Issues

## Legal Constraints/Delegation of Powers

- The State Land Use Article, which grants Planning and Zoning Authority to local governments, dictates that certain types of development are required to be reviewed and approved by specific entities.
  - Subdivisions must be approved by the Planning Commission.
  - Special Exceptions and Variances must be approved by the Board of Zoning Appeals.

## Issues

The removal of the PR Overlay could lead to more industrial development in this area immediately adjacent to residential properties, especially along the spine of the Rail-Trail Corridor, since doing so would remove any other option for the properties zoned Business Commercial (BC) absent a Zoning map Amendment or PUD application.

# Issues

## Administration

- Allowing for flexibility with regards to development standards means that rather than a one-size-fits-all set of requirements for all properties in a Zoning District, each parcel potentially has its own, site-specific and unique set of development rules. Documentation and tracking of those standards for each parcel becomes of paramount importance.

# Issues

## Food Trucks

- Currently the only way that Food Trucks are permitted on a permanent or semi-permanent basis is in accordance with very specific criteria, one of which requires that it be located within the PR Overlay. If we abolish the PR, we need to recognize that Rise-Up and Four Sisters will become non-conforming uses or we need to determine how we want to accommodate such uses without a PR district.

# Issues

## Nonconformities

One of the lower-profile but more common uses of the PR Overlay regulations is as a means to provide relief from the development standards of the underlying zoning district for very simple projects. This is due to the fact that a high percentage of properties in the Overlay were created decades (centuries?) before Zoning was enacted and many are in the 3,000 to 5,000 square foot size range, whereas our smallest minimum lot size in a Residential Zoning District is 7,500 square feet. Thus, it is often necessary for some relief from the development standards for even the simplest and most modest of home improvements, due to bumping up against lot coverage and/or setback limits.



## MEMORANDUM

TO: EASTON PLANNING & ZONING COMMISSION

FROM: LYNN B. THOMAS, JR., AICP, TOWN PLANNER

DATE: MAY 8, 2025

SUBJECT: POTENTIAL SEAFOOD PROCESSING AMENDMENT

---

The Commission will recall that last year, at the request of the Town Council, you proposed an amendment to the Zoning Code to address the use "Seafood Processing" and the impacts associated with that use. This eventually culminated with the Council's approval of Ordinance 835 on December 2, 2024.

Ordinance 835 established Seafood Processing as a distinct use in the Table of Permissible Uses, added a definition of this use, and added standards to address the impacts of this use on neighboring properties, primarily from objectionable odors.

Recently, the Council heard from the representative of the seafood processor located on Maryland Avenue which generated the complaints that led to the creation and adoption of Ordinance 835. The following is excerpted from their letter to the Town Council and explains what they indicate is an impracticality in terms of satisfying the conditions of Ord. 835, as well as their suggested revised language to facilitate a practical solution to the problem:

Below please find the revisions that we propose to Subsection (c) of *Article X, Section 28-1007.3 A 10*. The strikethrough is text proposed to be deleted, the highlighted text is proposed new text. As you may have heard from one or more Councilmembers and/or the Mayor, we have been told by both odor control system vendors and a mechanical engineer that the "no odor" standard is not reasonably achievable. The aim of the proposed revisions is to require Mitch to install a system that will control odors to the

extent that is reasonably practicable under the circumstances. We are hoping that the majority of the Council will find this compromise acceptable.

Thanks in advance for your consideration. Please call if we need to discuss.

c. Any seafood processing use that was legally in existence as of September 1, 2024 shall (i) comply with the supplemental standards of ~~this~~ subsection (a) above no later than July 1, 2025, and (ii) install, no later than January 1, 2026, an odor control system to effectively reduce odor emissions leaving any structure(s) used in conjunction with the seafood processing facility. Prior to the installation of the odor control system, the seafood processing operator shall, at its expense, cause the proposed odor control system to be reviewed and certified by a Professional Engineer or a Certified Industrial Hygienist to confirm that the equipment and methods to be used for reducing odors are consistent with accepted and available industry-specific best control technologies and methods designed to mitigate odor before it leaves a building(s). A copy of the required certification shall be filed with the Town Planner.

Sharon has drafted an Ordinance for the Council's consideration that would revise the Zoning Code to address this issue. A copy of the Ordinance is attached. You simply need to make a recommendation to the Council as to whether or not you support this Ordinance. You may also suggest alternatives to what is proposed.

ORDINANCE NO. 842

AN ORDINANCE OF THE TOWN OF EASTON AMENDING CHAPTER 28 OF THE TOWN CODE (ZONING) TO REVISE THE SUPPLEMENTAL STANDARDS PERTAINING TO THE SEAFOOD PROCESSING USE

INTRODUCED BY \_\_\_\_\_

WHEREAS, the Town of Easton is authorized by § 4-102 of the Land Use Article of the Maryland Annotated Code (the “Code”) to enact a comprehensive zoning ordinance, which ordinance is codified as Chapter 28 of the Code of the Town of Easton;

WHEREAS, the Town of Easton is authorized by § 4-204 of the Land Use Article of the Code and § 28-1401 of Chapter 28 of the Code of the Town of Easton to amend, supplement, change or repeal zoning regulations;

WHEREAS, the Easton Town Council approved and enacted a comprehensively revised new Zoning Code which became effective on December 5, 2021;

WHEREAS, the Town Council adopted Ordinance 835 to create the use “seafood processing” and to establish supplemental standards for this use, which amendments became effective on December 22, 2024;

WHEREAS, an affected business owner has requested a modification to the existing supplemental standards;

WHEREAS, the Easton Planning and Zoning Commission considered the matter at their regular monthly Meeting held on \_\_\_\_\_ and voted to \_\_\_\_\_, the actions of which were transmitted to the Easton Town Council via a letter dated \_\_\_\_\_.

WHEREAS, the Easton Town Council held a duly noticed public hearing on this Ordinance on \_\_\_\_\_.

NOW, THEREFORE, the Town of Easton hereby ordains:

Section 1. The relevant sections of Chapter 28 of the Code of the Town of Easton are hereby repealed and reenacted with amendments to read as shown on the attached Exhibit A:

Section 2. 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 -  
Abbateiello -  
Montgomery -  
Davis -  
Gunsallus -

I hereby certify that the above Ordinance was passed by a yea and nay vote of the Council this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Frank Gunsallus, Town Council President

Delivered to the Mayor by me this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Kathy M. Ruf, Town Clerk

-----  
APPROVED:  
-----

Date: \_\_\_\_\_, 2025

\_\_\_\_\_  
Megan J.M. Cook, Mayor

EFFECTIVE DATE: \_\_\_\_\_, 2025.

## EXHIBIT A

4. Amend the Supplemental Standards in Article X, Section 28-1007.3 A 10 (the Supplemental Standards for Industrial Uses) for seafood processing as follows:

### 10. Seafood processing

- a. All by-products shall be treated, stored, and eliminated in accordance with all local and/or State regulations and shall be stored within a closed or refrigerated vehicle.
- b. All uses or vehicles, storage, or structures used in conjunction with a seafood processing facility shall install odor control technology, as necessary, in order to control ventilation at the establishment in such a manner that no odor from any product or by-product can be detected outside the building on the same property or on adjacent properties or public rights-of-way, or within any other unit located within the same building, if the use occupies only a portion of the building. The operator shall properly maintain all odor mitigation equipment to ensure maximum efficiency. Applicants shall provide certification by a Professional Engineer, Certified Industrial Hygienist, or other equivalently qualified professional that proposed odor control measures will effectively eliminate outdoor odors for all odor sources.
- c. Any seafood processing use that was legally in existence as of September 1, 2024 shall (i) comply with the supplemental standards of ~~this~~ subsection (a) above no later than July 1, 2025, and (ii) install, no later than July 1, 2025, an odor control system to effectively reduce odor emissions leaving any structure(s) used in conjunction with the seafood processing facility. Prior to the installation of the odor control system, the seafood processing operator shall, at its expense, cause the proposed odor control system to be reviewed and certified by a Professional Engineer or a Certified Industrial Hygienist to confirm that the equipment and methods to be used for reducing odors are consistent with accepted and available industry-specific best control technologies and methods designed to mitigate odor before it leaves a building (s). A copy of the required certification shall be filed with the Town Planner.



Samantha Smith <ssmith@eastonmd.gov>

---

## Hi, letter re seafood processing facility on 105 Maryland Avenue

2 messages

---

**Kristina Henry**

Thu, May 8, 2025 at 7:34 PM

To: PlanningCommission@eastonmd.gov  
Cc: Nicholas Ewing <newing@eastonmd.gov>

Hi everyone. we sent this to the Town Council and Mayor Cook. We think this needs to go to you

Thank you,  
Kristina & Mike Henry

On Thu, May 8, 2025 at 7:14 PM Kristina Henry wrote:

Dear Council Members and Mayor Cook, we live on South Hanson Street and have been, with many other residents, dealing with a severe odor issue emanating from the seafood processing facility located at 105 Maryland Avenue. We have lived here since 1993 and the last few years have been pretty unpleasant due to this establishment. The smell is a nuisance you can't see, and it's vile. Even the owners of the plant and their attorney agree that no machine exists to eliminate the stench completely. This business does not belong in a neighborhood, and had we all been informed of its initial zoning application, we can't imagine we'd be here today having to complain over and over again over something so unfortunate and yet so easily put to right.

We appreciate Rev. Davis and Frank Gunsallus as well as Nick Ewing for their prompt responses to our previous emails re this issue, and we thank you all very kindly for your time and consideration.

Kristina & Mike Henry  
306 S. Hanson Street

To: Lynn B. Thomas Jr., Town Planner  
Easton Planning and Zoning Commission

In response to the proposed language regarding ordinance 835 that would establish changes to seafood processing in the business zone that includes Maryland Avenue I think I can confidently speak for the many dozens of local residents when I/we say - ABSOLUTELY NOT!

For over five years the residents near Chesapeake Brands LLC have complained of periodic releases of gut-wrenchingly foul odors that are severe enough to render the our private and common outdoor spaces unusable. The affected areas, heretofore referred to as the Stink Zone, include, but are not limited to, Idlewild Avenue to Brooks Lane and Aurora Street, and from Harrison Street to the Rails to Trails. These are just the areas that we know have been affected by the stink zone because of the complaints by residents within those boundaries; we cannot be certain that other residents outside those boundaries have not also been affected, and I think we can safely assume that they have.

Within these boundaries there are at least fifty households that are directly affected by the stink zone. Using a very conservative metric of 2.2 people per household that means there are at least 110 residents that are forced to curtail their outdoor activities when Chesapeake Brands LLC releases its horrific and foul odors into our neighborhood.

These fifty households represent, at bare minimum, \$150k in property taxes annually and \$20 million dollars in property investment. Those numbers are likely understated by 10-20%. The offending party - Chesapeake Brands LLC - by comparison pays \$1,200 in property taxes annually. Additionally and collectively the residents of the stink zone have lived in their homes many hundreds of years; Chesapeake Brands LLC has been at their location for just over five years.

While Chesapeake Brands LLC does not reside in the historic district of Easton, many, if not most, of these residences do - including my home at 303 South Aurora Street. When the historic district annexation was originally proposed (my home was not in the historic district when I bought it) part of the pitch was that the designation was supposed to protect us from development and preserve/enhance our property values. In my personal experience historic district inclusion has done nothing other than add a layer of bureaucracy and expense that often borders on the annoying. In one fell swoop Chesapeake Brands LLC sets up shop and immediately begins negating property values to homes in the surrounding areas.

And can we please address the investment made by the town of Easton on the East-West spur of Rails to Trails? Rails to Trails is a fantastic resource for our town and is heavily used by residents and visitors alike; it is truly one of the many great things about our town. The portion of the East-West spur that connects to the main section of Rails to Trails runs directly in front of Chesapeake Brands LLC; I defy anyone to enjoy their walk, run, or bike ride when passing by the disgusting odors that are released by Chesapeake Brands LLC.

But let's address some specifics in the newly proposed amendment language-

1. "Legally in existence" - the residents affected by the stink zone have argued from the beginning that the existing language of the ordinance at the time of granting license to Chesapeake Brand LLC prohibited meat packing. That original language was unambiguous and written in a way to protect the local citizens from the type of horror show that has unfolded since Chesapeake Brands LLC began operating. We argue that Chesapeake Brands LLC has never been in legal compliance, and this newly proposed language proves that entirely by attempting to allow an exemption.
2. "Effectively Reduce" - this language is so ambiguous as to be laughable. To date the operator of Chesapeake Brands LLC has shown nothing but callous disregard for the affected residents of the stink zone he has created, a zone that did not exist before the founding of his business. To say that odors will be reduced leaves the entire question open to interpretation - they can say the odor has been reduced while the residents are fighting down their gag reflex. The language is wholly inadequate as it does not quantify the emission of odors; considering all the previous interactions with the operator of Chesapeake Brands LLC none of us have any hope, faith, or belief that he will do anything even remotely resembling the right thing.
3. "Certified Industrial Hygienist"- I'm sorry, this is another gigantic leap of faith that none of the affected residents are willing to take. I have no doubt that, for a fee, you can find any company to certify any result.

The ambiguity of the proposed language also opens the door for our worst nightmare - that a similar operation also takes up residence in this zone, or that Chesapeake Brands LLC expands its own operations. With such disdain for the neighborhood already displayed, and the interpretive language of what "reduced" means, the already terrible situation could become far worse and it would be with the blessing of the planning and zoning commission.

Throughout these last five-plus years me and the other residents of the stink zone have asked the same questions - why have the legitimate concerns and complaints of at least fifty households been ignored in the favor of this one business? Why has the existing ordinance been either ignored or not effectively enforced? And who approved this business permit that clearly violated the existing ordinance in the first place? I think this last question is becoming more relevant all the time because the lack of action and obvious accommodation of Chesapeake Brands LLC to the exclusion of the wishes of at least 110 affected residents is pushing these residents perilously close to resorting to litigation. If we decide, collectively, to seek legal recompense someone - personally - needs to be held responsible. While I am not lawyer I think there is a very solid case to be made that the original issuance of the business license was an act of gross dereliction of the stewardship of the tax paying citizens of Easton, and that the residents collectively face the very real possibility that the value of our homes is being adversely, and illegally, affected by the continuance of Chesapeake Brands LLC operations. And heaven forbid if this zoning variance is adopted and opens the door for either expansion of Chesapeake Brands LLC or another similar business location in this same zone.

We are tired of asking, we are tired of trying to be nice about this issue, and we are not going away. We want this madness to stop - NOW!

Legitimately sick of all this,  
Philip Bernot, 303 South Aurora Street, Easton



Samantha Smith <ssmith@eastonmd.gov>

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## correction on letter to planning commission

1 message

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**Bill Thompson**

To: ssmith@eastonmd.gov

Fri, May 9, 2025 at 9:49 PM

May 9, 2025

To the Easton Planning Commission,

While my wife and I recently moved from South Aurora Street and no longer have to suffer the periodic malodorous atmospheres emanating from the seafood processing plant on Maryland Avenue, it gives us no pleasure to know that our former neighbors and friends remain victims of a bureaucratic blunder that, years after it was made behind closed doors and without public inquiry, continues to threaten quality of life and property values.

As you ponder the absurd request to revise Ordinance 835—a proposal designed to essentially reward the culprit and further agitate the surrounding neighborhood—it may be instructive to look back several years and examine how this unfortunate episode unfolded. Perhaps a hard look will help prevent something similar from happening again.

Even a cursory reading of the previous town zoning regulations reveals specifically that neither Chesapeake Brands LLC nor any other meat processing outfit that produces such a foul byproduct would be granted a permit to operate in that area of town. So how and why did Chesapeake Brands get a permit? Multiple questions posed to town officials, including to council members who are sincerely sympathetic to the affected neighborhood, about this particular permit process remain unanswered. In some cases, the reply has been a roll of the eyes, a shrug and a meek “Well, they do have a permit and we’ll have to address it from there.”

Why the stonewalling? Is there any truth to the street talk that the lawyer for Chesapeake Brands is a former employee of the town planning office? Did Chesapeake Brands receive preferential treatment because of that familiarity? And if so, were council members advised not to acknowledge the true nature of this particular mistake because such an admission may put the town in legal jeopardy?

Efforts to soften or alleviate the consequences of Chesapeake Brands through zoning code amendments or even offering to assist the company in relocating out of the neighborhood begin with the premise that granting the permit was proper and, ipso facto, legitimizes the seafood operation. Most of us don’t agree. Chesapeake Brands should not have been granted a permit and should not be allowed to continue where it is. Unfortunately, I don’t believe we have been successful making that point.

So let me try to make this argument more clear through a hypothetical example. Let’s say a 15-year-old teenaged boy goes to the Motor Vehicle Office on Old Centreville Road and somehow, through deception or falsehood or chumminess with one of the employees there, manages to walk out with a drivers license. The teen happily drives around town until one day he is pulled over for a minor traffic violation. When it’s revealed that he isn’t 16 and technically should not be behind the wheel, do we say, “But he has a license to drive and we can’t take that away from him”?

Of course not. That doesn't make sense. Nor does it make sense to continue to treat Chesapeake Brands as though it has a legitimate reason for existing on Maryland Avenue. Agreeing to a revision of Ordinance 835 is just letting that teenager drive on down the road.

Thank you,  
Bill Thompson  
7630 Tred Avon Circle  
Easton, MD 21601



Samantha Smith <ssmith@eastonmd.gov>

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## Meeting to discuss Crab Plant May 15, 2025

1 message

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'eastonspromise via Planning Commission

<PlanningCommission@eastonmd.gov>

Mon, May 12, 2025 at

10:46 AM

Reply-To: "eastonspromise"

To: "PlanningCommission@EastonMD.gov" <PlanningCommission@eastonmd.gov>

It has been too long dithering about this issue. Clearly the owners of the processing plant do not want to comply and are hoping to continue to stall and delay the decision until they think we will stop our outcry. Where and when was the public notice of this application? I've only lived here since 2007 at the corner of Maryland Avenue and 311 South Aurora, so perhaps I'm supposed to acquiesce to this callous business owner? I think not. Every point of this discussion is from a retro fit point of view. I hope the commission can stay strong and not be bullied into changing the language nor intent. One of my fears is that this will be the beginning the end of this lovely neighborhood and eventually turn down into a slum.

Carla Howell  
311 S. Aurora St.  
410-924-2201

Statement to the Planning Commission for Chesapeake Brand Seafood

Submitted for the Record by Alex Haschen

Dear Members of the planning commission,

The odor from the Chesapeake Brand facility is not a mild inconvenience—it is a year-round problem that becomes particularly unbearable during the summer months. Residents living near the facility are subjected to a pervasive, foul smell that makes spending time outdoors unpleasant and, at times, intolerable. What should be a season of enjoying porches, cookouts, and evening walks is instead marked by closed windows, complaints, and frustration.

This is not a petty complaint—it is a quality-of-life issue that affects the day-to-day well-being of families and individuals in our community. I strongly encourage anyone who doubts the severity of the problem to visit the affected streets on a warm day (although plenty of cool days smell) and say with a straight face that the smell is anything short of disgusting.

While I understand that Chesapeake Brand Seafood may be a longstanding business in our town and an employer to some, that should not place them above basic accountability. I ask each of you to set aside any personal loyalty or bias toward the facility and instead uphold your responsibility to serve the interests of the broader community. Allowing one business to operate without appropriate regulation—at the clear expense of so many others—is neither fair nor just.

Stop kicking this can down the road. Act now and don't tarnish the town's name by opening issues like this up to such ambiguity.

Let this facility be held to the same standards as any other business would be if it were interfering with the comfort and health of its neighbors.

Thank you for considering my comments, and for your service to our town.

Sincerely,  
The Haschen Family  
204 E Earle Ave  
Easton MD



Samantha Smith <ssmith@eastonmd.gov>

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## Regarding Seafood Processing Odor in Easton

2 messages

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**Missy Corley** <missylc@gmail.com>  
To: PlanningCommission@eastonmd.gov  
Cc: Peter Maloney <peter.v.maloney@gmail.com>

Mon, May 12, 2025 at 3:22 PM

Dear Easton Planning Commission

For more than 5 years, I along with my neighbors, have endured noxious odors emanating from the seafood processing plant on Maryland Avenue. Not restaurant-style, Old Bay crab aroma, but the smell of fetid, industrial, old seafood mixed with wash water and sprayed into the atmosphere.

As an avid gardener, I cherish my time out in my yard. I prefer to line-dry my laundry. I walk my dog multiple times a day through the neighborhood. All of these activities are severely impacted by the horrible odors emanating from Maryland Avenue.

This has been cast as a Ward 4 issue, but I live in Ward 2 -- the wind and odor do not respect Ward boundaries.

The seafood processing plant should never have been allowed so close to residences. The odors produced by the plant are an obvious and predictable nuisance. How could this have slipped past our town personnel? It's a situation in need of a remedy and that remedy was put into place last year: Ordinance 835.

Now, the owners of the processing plant want to change the rules. Local media have reported that they have not made any changes to their plant since Ordinance 835 was adopted. They could have started bringing immediate relief in the interim, but have chosen not to.

The business has enlisted a local civil engineering firm to advise them on what is feasible. I work in food processing and engineering. A process engineering firm with a specialty in filtration is better suited to that task.

I bring up these two points because any inclination on the business owner's part to try and find a solution seems lackluster. Instead they want to manipulate the ordinance and keep extending the timeline. We have waited long enough.

The houses in this neighborhood, which is not located near any sizable body of water, were built in the 1930s and before. They pre-date this seafood enterprise by almost a century. No one wishing to purchase property here would expect this terrible seafood odor to be present, given how far we are from any dock.

I've seen our situation compared to the City of Cambridge, which I note IS on the water. The houses built along High Street in Cambridge, for example, were built by boat captains, fisherman and seafood company owners like the Phillipses. They knew what they were getting into and so did subsequent homeowners. That is not the situation here in Easton.

Please do the right thing by keeping to the language of Ordinance 835. We residents will continue to fight for fresh air in our neighborhoods.

Thank you,  
Melissa Corley  
211 Stewart Street  
Easton, MD

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**Samantha Smith** <ssmith@eastonmd.gov>  
To: Missy Corley <missylc@gmail.com>  
Cc: PlanningCommission@eastonmd.gov, Peter Maloney <peter.v.maloney@gmail.com>

Mon, May 12, 2025 at 4:04 PM

Good afternoon,

Thank you for your submission. Your comment has been received by the appropriate parties. The Town of Easton Planning Commission is scheduled to hold a discussion on this matter on *Thursday, May 15,*

2025 at 1:00 p.m. in the Easton Town Council Chambers. All interested persons are encouraged to attend. The meeting will also be live streamed via the Town's website at <https://eastonmd.gov/129/Agendas-Minutes>.

Samantha

**Samantha N. Smith**

Administrative Specialist  
Planning & Zoning Department  
Town of Easton, MD  
410-822-1943



[Quoted text hidden]

5/12/2025

To: Lynn B. Thomas Jr., Town Planner  
Easton Planning and Zoning Commission

I'd like to start by reminding us of the history surrounding this issue. Chesapeake Brands just appeared in our neighborhood. There was no public hearing or notice to the residents of the neighborhood that a seafood processing facility wanted to operate. The area where the business is located is zoned so that "no use may be permitted which may be detrimental to the area because of odor, smoke, dust, fumes, fire, noise, explosion, or open storage."

Who thought that a seafood processing plant would not have odors? How was this ever approved? And they also violate with open storage.

Until the town started some enforcement, our neighborhood suffered from the unbelievable stench of a pick-up truck sitting outside in the hot sun loaded with crab carcasses. I live about three blocks from the facility and it was hard to believe how bad the stench was. It also attracted flies, and when they moved the dump truck out to empty it, it would spill waste along Aurora Street. They have never been good neighbors. The only reason they did anything to contain the dump truck odors was because the town stepped in. Noxious odors continue as of now when they process the crabs or remove the carcasses for disposal. This occurs every day of the week except for Sunday.

This business truly has an extremely negative effect on our neighborhood. It affects the quality of our life and seems to be affecting property values, as a recent sale was well below what was expected. Many of us are in the historic district. We can't change a window without getting town approval yet we are forced to live with these noxious odors.

How can the town put one business who clearly should never have been allowed to operate in this location, based on the zoning requirements, put that business above a whole neighborhood whose quality of life is adversely affected on a daily basis. If Chesapeake Brands wants to continue to operate in this residential neighborhood, they need to follow the new ordinance as written. They can have no odors or open storage.

Mary Christine McNamara  
227 S Aurora St  
Easton, MD 21601

May 12, 2025

Dear Easton Planning Commission,

I am a busy working mom. I work from home running an agricultural imports business and I have two toddlers. My husband and I moved to our home at 417 S Aurora St with excitement about spending time outdoors -- walking through our neighborhood with our dog and children, playing in our backyard, riding our bikes and scooters on the alleys and trails. We have spent tens of thousands of dollars on the outdoor spaces of our property, installing a fence, redoing our deck and screened porch, constructing a pergola, landscaping, and so on.

We never would have imagined that we would be unable to spend time outside in these beautiful spaces that we built for our family to enjoy. I never anticipated stepping outside onto our porch with a cup of coffee in the morning only to catch a whiff of a putrid stink that felt more in place in an industrial wharf of Baltimore or a remote coastal shell / fish dump.

I have not had the time to review either Ordinance 835 or Ordinance 842 in detail. I don't believe that I should have to -- as a citizen of Easton, I pay taxes to the town specifically to protect my rights and enable me to live here safely.

Chesapeake Brands should never have been allowed to establish themselves in our neighborhood, but we can't change the past. What is certain is that from here forward, they should not be allowed to continue operations in that space until there is NO STINK coming off their property.

I stand alongside my neighbors in demanding that Ordinance 835 remain unchanged and that Chesapeake Brands be held accountable for the disgusting, inappropriate, intrusive stench that is created. The only way to make this right is to ensure there is truly NO ODOR. We will not be quiet until this situation is resolved once and for all the way it should have been long ago.

Thank you to all of you on the committee and to the town council for **doing your job** and protecting this beautiful, diverse, family-friendly, organized, tax-paying community of hard-working families and individuals in Wards 2 and 4.

I hope you will not be hearing from me again.

Kind regards,

Emily Stone  
417 S Aurora St  
Easton, MD 21601



Samantha Smith <ssmith@eastonmd.gov>

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## Fwd: Chesapeake Brand :letter sent to the mayor and council regarding ordinance

1 message

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golf via Planning Commission <PlanningCommission@eastonmd.gov>

Tue, May 13, 2025 at 7:08 PM

Reply-To: golf@goeaston.net

To: planningcommission@eastonmd.gov

----- Original Message -----

**Subject:**Chesapeake brand

**Date:**2025-05-13 18:42

**From:**[golf@goeaston.net](mailto:golf@goeaston.net)

**To:**[mcurry@eastonmd.gov](mailto:mcurry@eastonmd.gov)

Mayor and council,

I am writing to express my concerns for your proposal to change the ordinance for seafood. This is an impossible change you are asking for and I really want to know who will measure this and how. There isn't any possible way for this to be measured. I followed the meeting on May 5,2025 and there were so many things said in that meeting that were not true. First Mr. Davis said we hadn't done anything in 5 years and 8 months, maybe you need to check with the inspector to clarify that we are in total compliance with the town as the ordinance is written. Second that we are bad neighbors, we have done everything we have been asked to do by the town. It seems very strange to me that there is so much concern for the residents in ward 4 but the owner has never been approached by anyone in that ward including a council member from that ward.I don't care what ward you represent but fair and legal are something else. The owner has said he will put in the odor system if the zero odor is removed. He and his wife are owners of this business, they live in this community their children attend public schools in this community, they donate to fundraisers in this community and she is a nurse in your hospital and they are good people. The things that are being said and implied by the residents are not the truth and slanderous. I am asking you as a council make this right and know how unfair and unreasonable this change in the ordinance would be and would put this business out of [business.is](http://business.is) that what you want? I hope not!

Carolyn Johnson  
Employee of Chesapeake Brand