



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

Tuesday, June 24, 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](http://eastonmd.gov)
 [\(eastonmd.gov\)](http://eastonmd.gov)

Attendance:

Commission Members:

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

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 P.E., 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 —

Chairperson Toussaint moved to approve the May 15, 2025 Decision Summary. Vice Chairperson Ports seconded the motion.

<u>Vote</u>	<u>5 - 0</u>
FOR:	5 - Toussaint, Ports, Klein, McAndrews, Ryall
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

3. Old Business

- a. File No.:** 2024 - 1148
- Applicant:** 128 S. West Street LLC
- Location:** 128 S. West Street, Easton, MD 21601

Tax Map 0104, Grid 00EA, Parcel 1190

Zoning: CB

Request: The Applicant is seeking approval to allow the existing 8' x 20' portable on demand storage (POD) unit to remain on-site for a long term basis.

Background: On April 18, 2024 the Commission granted approval for this request via a 4 - 1 vote for the POD to remain at 128 S. West Street for one (1) year of use (April 18, 2025). On May 12, 2025 the Applicant received Historic District Commission approval for a new auxiliary structure and significant restoration work to the principal structure at 128 S. West Street, a contributing structure to the Historic District (application 2025 - 1441).

Staff Presentation:

Joseph Mayer, Plan Reviewer
Ryan Heckler, Building Code Official
Susan Filbird, Code Enforcement Officer
Sharon Van Emburgh, *Esq.* Town Attorney

Applicant Presentation:

Noah Matten, 128 S. West Street LLC

Public Comment — None

Public Comment Written — None

Commissioner McAndrews moved to approve the request for one (1) year of use, extending until June 24, 2026. This approval is contingent upon maintaining an active building permit. Vice Chairperson Ports seconded the motion.

Vote 5 - 0

FOR: 5 - Toussaint, Ports, Klein, McAndrews, Ryall

AGAINST: 0

ABSTAIN: 0

ABSENT: 0

b. File No.: 2025 - 1447

Applicant: Lowe's Home Centers, Inc. (Store #1982)

Location: 501 Glebe Road, Easton, MD 21601
Tax Map 0101, Grid 0000, Parcel 0265, Lot 4A

Zoning: PUD

Request: The Applicant is requesting an amendment to a previously approved display plan for the proposed location of the Seasonal Temporary Long-Term Storage area and screening barrier. The Applicant is proposing the addition of 16 parking spaces to the previously approved storage location, and an additional 39 spaces to be utilized for Seasonal Temporary Long-Term Storage between March 1st thru July 1st. The Applicant is also seeking a parking waiver from Section 28-1001.3.C of the Zoning Ordinance for four (4) customer parking

spaces from the 460 minimum vehicle space requirement. This request was tabled by the Commission at their May 15, 2025 meeting with the following recommendations:

1. The Applicant shall 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.
2. The Applicant shall evaluate the site distance and visibility triangle at the intersection along the drive aisle adjacent to Ruby Tuesday.
3. The Applicant shall coordinate with the Building Inspection Division and Code Enforcement office for any outstanding issues.

Background: On April 18, 2019, the Planning Commission granted approval for the use of 27 parking spaces for temporary outside storage effective from April 18, 2019 to July 31, 2019. At their February 20, 2020 meeting, the Commission approved a temporary request for seasonal display with the condition of providing screening for the Ruby Tuesday restaurant and Easton Parkway. The Applicant was required to return to the July 16, 2020 meeting to identify a permanent location for the temporary seasonal storage and screening. This request was subsequently granted by the Commission on October 15, 2020 for a period of three (3) years subject to the condition that the Applicant submits a detailed site plan depicting the location of landscaping and/or screening buffers. The outdoor sales and display plan was approved by staff on February 16, 2021. On April 21, 2022, the display plan amendment request was first seen by the Commission in which the Commission voted to table the application pending the submission of additional elevations for the screening barrier.

Staff Presentation:

Joseph Mayer, Plan Reviewer
Rick Van Emburgh P.E., Town Engineer

Applicant Presentation:

Todd Bartok, Lowe's Home Centers, LLC

Public Comment — None

Public Comment Written — None

Vice Chairperson Ports moved to approve the amended display plan and parking waiver request subject to the following conditions:

1. **Vegetation must be removed from the interior curve of the parking lot. The two (2) southern mulch bays shall be relocated to the east side of the drive aisle. Planters are prohibited from obstructing the drive aisle.**

2. **The Applicant shall submit a revised site plan reflecting these changes to the Planning and Zoning Department within thirty (30) days.**

Commissioner Ryall seconded the motion.

<u>Vote</u>	<u>5 - 0</u>
FOR:	5 - Toussaint, Ports, Klein, McAndrews, Ryall
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

- c. **File No.:** 2025 - 1370
Applicant: Easton Crossing LLC
% Gavin Daniels
Location: 505 Brookletts Avenue, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1823, 1826 & 1833
Zoning: BC with a PRD Overlay
Request: The Applicant is seeking sketch site plan and architectural approval for the revised layout and architectural alterations of Building #409 and Building #411. Building #409 has been reduced to four (4) stories, with fewer apartments. To offset this reduction in units, Building #411 has been elongated. Additional site improvements include the reduction of parking spaces to correspond with the revised total unit count.

Background: On February 20, 2025, the Commission granted sketch site plan and waiver request approval via a 4-1 vote with multiple conditions including that the Applicant shall return for sketch site plan approval of building #409.

Staff Presentation:

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

Applicant Presentation:

Ross Benicasa, Fello Communities,
Virginia Richardson, Rauch Inc.

Public Comment — None

Public Comment Written:

Maury Schlesinger, 304 Winton Avenue

Vice Chairperson Ports moved to approve the amended sketch site plan and architectural alterations of Building #409 and Building #411 subject to the following conditions:

1. **The Applicant shall address all remaining Easton Staff Development Review (ESDR) comments.**
2. **The Applicant shall obtain approval from the Maryland Department of Transportation, Office of Rail & Intermodal Freight prior to development site plan approval. The following conditions below are relevant to the railroad corridor:**
 - a. **The Town of Easton has the ability to make improvements to the railroad corridor for trail development, but any final design for improvements on the corridor property are subject to MTA engineering review under the MDOT trail use agreement.**
 - i. **The Applicant shall avoid the installation of permanent surface structures on the corridor***
 - ii. **Features should be confined to one property or the other, and the Applicant shall not place any physical features or structures which sit on the property line itself, i.e., a sidewalk which is partially on each property. The use of surfaces and lines for sidewalks specifically could be used to achieve this purpose, as long as it's clear which segments are on which parcel.**
 - b. **The installation of utility crossings of the corridor require a property agreement with the MTA and will be subject to the terms of that agreement****
 - c. **The use of the overhead gantry on the site requires the assignment of the existing property agreement to the Applicant under terms provided by MTA, the creation of a new agreement, or the removal of the structure.**

***“Permanent” meaning structures which would cause practical issues to surrounding infrastructure if they were to be removed to facilitate the return of railroad operations, IE utility access, buildings, or emergency access to buildings.**

**** To be determined between MDOT and the Town whether the utility agreements will be with the town, or the Applicant.**
3. **The Applicant shall verify the total number of bedroom units and the overall total units proposed.**
4. **The Applicant shall submit a comprehensive landscaping plan that includes verification that the visibility triangles are clear of obstructions.**

Commissioner McAndrews seconded the motion.

Vote 4 - 1
FOR: 4 - Toussaint, Ports, McAndrews, Ryall
AGAINST: 1 - Klein
ABSTAIN: 0
ABSENT: 0

Chairperson Toussaint called for a brief recess at 2:32 p.m. The meeting was called to Order at 2:43 p.m.

- d. File No.:** 2024 - 1129
Applicant: Lane Engineering, LLC
Location: 7872 Ocean Gateway, Easton, MD 21601
Tax Map 0105, Grid 0000, Parcel 2990
Zoning: CG
Request: The Applicant is seeking an amendment to a previously approved sketch site plan. The applicant is proposing to reduce the size of the retail building from 19,250 square feet (sq ft), to 14,136 sq ft, and the addition of a restaurant component within the multi-tenant retail space. Additionally, the building has been repositioned further away from Route 50.

Background: On March 21, 2024, the Commission granted sketch site plan approval for the redevelopment of a two-story medical clinic, and a one-story retail store with the following conditions:

1. The Applicant shall provide a sidewalk from the existing sidewalk on the East side of Purdy Street within the existing utility easement along the entire length of the West property line to connect the proposed future Rail Trail on the Town of Easton parcel to the North (per Section 28-1016.C of the Town Zoning Code).
2. The Applicant shall provide a protective feature such as curb, or bollards between the stormwater management features and adjacent parking stalls.

Staff Presentation:
Joseph Mayer, Plan Reviewer
Rick Van Emburgh P.E., Town Engineer

Applicant Presentation:
Brett Ewing, Lane Engineering LLC
Brendan Mullaney, *Esq.*

Public Comment — None

Public Comment Written — None

Chairperson Toussaint moved to approve the amended sketch site plan as submitted. Commissioner Klein seconded the motion.

<u>Vote</u>	<u>5 - 0</u>
FOR:	5 - Toussaint, Ports, Klein, McAndrews, Ryall
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

4. New Business

- a. File No.:** 2025 - 1468
- Applicant:** Roto-Rooter Plumbing & Water Cleanup
% Steve Riedel
- Location:** 322 Hopkins Place, Easton, MD 21601
Tax Map 0104, Grid 0000, Parcel 1294, Lot 12
- Zoning:** R-7A
- Request:** The Applicant is seeking approval to allow the existing 8' x 20' portable on demand storage (POD) unit to remain on-site for a long term temporary basis.

Background: On March 23, 2025 the Applicant obtained a Zoning Certificate (application 2025-1468) for Temporary Use of a portable on demand storage (POD) to remain on-site for a 30 day time limit. On April 23, 2025, the use was extended by the Town Planner for an additional 30 day time period until the pending Planning Commission review at their June 24, 2025 meeting.

Staff Presentation:
Joseph Mayer, Plan Reviewer
Lynn Thomas, Town Planner
Rick Van Emburgh P.E., Town Engineer

Applicant Presentation:
Steve Riedel, Roto-Rooter Plumbing & Water Cleanup

Public Comment — None
Public Comment Written — None

Vice Chairperson Ports moved to approve the request for 90 days of use, extending until September 22, 2025 subject to the condition that the POD is relocated within the applicable building setbacks. Commissioner Ryall seconded the motion.

<u>Vote</u>	<u>5 - 0</u>
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FOR: 5 - Toussaint, Ports, Klein, McAndrews, Ryall
AGAINST: 0
ABSTAIN: 0
ABSENT: 0

b. File No.: 2025 - 1454

Applicant: Rauch Inc.

Location: 52 S. Washington Street, Easton, MD 21601
Tax Map 0104, Grid 0000, Parcel 1463

Zoning: CB

Request: The Applicant is seeking sketch site plan and architectural approval for the construction of a two-story, 5,135 square foot (SF) office building, with associated parking, stormwater management facilities, and landscaping improvements. The Applicant is also seeking a landscape and buffering waiver from Chapter 28-1014.7.E.4.(a)&(b) & Chapter 28-1014.7.E.5.(c) 1 of the Zoning Code. The proposed building is intended for office use as well as for non-profit organizations and community groups.

Background: A Certificate of Appropriateness (COA) for the proposed development (application 2024-1318) was initially granted by the Town of Easton Historic District Commission on October 28, 2024. The Certificate subsequently lapsed as no building permit was obtained within six (6) months from the date of its issuance. On June 9, 2025 the Historic District granted a new COA for the same scope of work (application 2025-1485).

Staff Presentation:

Joseph Mayer, Plan Reviewer
Rick Van Emburgh P.E., Town Engineer

Applicant Presentation:

Brian Fitzgerald, Rauch Inc.
Keasha Haythe, Foundation of Hope Inc.
Alan Brock AIA, Crosby & Associates LLC

Public Comment:

Heather Grant, Talbot Thrive

Public Comment Written — None

Commissioner Ryall moved to approve the sketch site plan and architecture subject to the following conditions:

- 1. The Applicant shall address all remaining Easton Staff Development Review (ESDR) comments.**

2. **The Applicant shall coordinate with the Planning and Zoning Department for the next available Historic District Commission meeting to obtain an extension to the previously approved Certificate of Appropriateness issued on October 28, 2024.**

3. **The Applicant shall adhere to the required ten (10) foot setback for any parking or maneuvering space to any street line, sidewalk or property line for a commercial use, or pursue a Variance from the Town of Easton Board of Zoning appeals for the Development Standard in Section 28-1001.2.K of the Zoning Ordinance.**

Vice Chairperson Ports seconded the motion.

<u>Vote</u>	<u>5 - 0</u>
FOR:	5 - Toussaint, Ports, Klein, McAndrews, Ryall
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

Chairperson Toussaint called for a brief recess at 3:22 p.m. The meeting was called to Order at 3:24 p.m.

- c. **File No.:** 2025 - 1456
Applicant: Lane Engineering, LLC
on behalf of Easton Sunrise Partners, LLC
Location: 9684, 9778, 9783, 9687 Technology Drive &
29001, 29004 I-Way Court, Easton, MD 21601
Tax Map 0025, Grid 0004, Parcels 0090 & 0092, Lots 1-4, 9, 10
Current Zoning: BC
Requested Zoning: PUD
Request: The Applicant is seeking sketch subdivision approval, and a Planning Commission recommendation to the Town Council for a Planned Unit Development (PUD). The proposed development on the former Easton Technology Center Phase II Subdivision includes 61 single-family detached dwellings, 47 neo-traditional single-family detached dwellings, 65 three-story 20' wide townhomes, 72 three-story 22' wide townhomes, and features four (4) four-story multifamily buildings with a total of 120 units. The development also incorporates two (2) two-story commercial buildings, which will house amenities such as a clubhouse with a pool and pickleball courts. Additional facility improvements include parking, stormwater management, and landscaping.

Outstanding Issues:

1. House Differentiation: The development should provide proposed houses differing from each other in at least two (2) of the five (5) criteria as listed in Section 28 – 1007.1.1.16.d of the Town Code.
2. Connectivity: The Town's Comprehensive Plan prioritizes connectivity to foster safety, accessibility, community building, and sustainability for both new and existing subdivision design. Staff requests a standard road connection to Goldsborough Neck Road to enhance the overall connectivity, rather than solely for emergency access.
3. County Access Permits: The Applicant shall coordinate with Talbot County regarding the Access Permits for Airport Road and Goldsborough Neck Road, which are County-owned and maintained, and address the requirements of a Traffic Impact Study.
4. 3-Dimensional Depictions: As per Section 28-701 H(1)l of the Town's Zoning Ordinance, a manipulatable 3-dimensional file of the project must be provided. The submission lacks essential components as required by the Zoning Ordinance.

Staff Presentation:

Joseph Mayer, Plan Reviewer
 Lynn Thomas, Town Planner
 Nicholas Johnson AICP, Planner
 Sharon Van Emburgh, Esq., Town Attorney
 Rick Van Emburgh P.E., Town Engineer
 Ray Clarke P.E., Talbot County Department of Public Works

Applicant Presentation:

Lawrence Scott, Esq. on behalf of Easton Sunrise Partners LLC
 Brett Ewing, Lane Engineering

Public Comment:

Ray Clarke P.E., Talbot County Department of Public Works
 Tom Alspach, Talbot Preservation Alliance
 Thomas J. Lane, Chairman of the Talbot County Public Works Advisory Board

Public Comment Written:

Maury Schlesinger, 304 Winton Avenue

Vice Chairperson Ports moved to continue the sketch subdivision plan application and Council recommendation to the July 17, 2025 Planning Commission meeting. Commissioner McAndrews seconded the motion.

Vote 5 - 0
 FOR: 5 - Toussaint, Ports, Klein, McAndrews, Ryall

AGAINST: 0
ABSTAIN: 0
ABSENT: 0

5. Discussion Items — None

6. Adjournment — Chairperson Toussaint moved to adjourn. Vice Chairperson Ports seconded the motion. The meeting was adjourned at 5:18 p.m.