



## Town Council MEETING MINUTES

Monday, August 25, 2025 - 6:00 PM  
Council Chambers, Easton Town Office  
14 S Harrison Street

### **4:00 PM: Call to Order by President Abbatiello.**

Mayor Megan JM Cook  
President Don Abbatiello  
Ms. Maureen Curry  
Mr. Robert Rankin  
Mr. David Montgomery  
Rev. Elmer Davis

Also present was the Town Manager Mr. Andy Kitzrow, Town Attorney Mrs. Sharon VanEmburch, and Town Clerk Mrs. Kathy M. Ruf.

Present from the Planning & Zoning Commission were Tom Klein, Philip Toussaint, Victoria McAndrews, Laurie Forster, Michael Ports and William J. Ryall. Town Planner Lynn Thomas and Director of Planning and Zoning Miguel Salinas were also present.

### **Comprehensive Plan Comparison: 2010 vs. 2025.**

President Don Abbatiello  
Ms. Maureen Curry - virtually  
Mr. Robert Rankin  
Mr. David Montgomery  
Rev. Elmer Davis

Mayor Cook arrived at 4:59 p.m. after a visit with Senator Angela Alsobrooks.

Also present was the Town Manager, Mr. Andy Kitzrow, Town Attorney Mrs. Sharon VanEmburch, and Town Clerk Mrs. Kathy M. Ruf.

Present from the Planning Department was Director of Planning and Zoning Miguel Salinas, Town Planner Lynn Thomas, Samantha Smith, and Planning Commission members, Thomas Klein, Philip Tolussaint, Victoria McAndrews, Laurie Forster, Michael Ports and Michael Ryall.

Lynn Thomas, Town Planner opened the workshop meeting and discussed the history of community meetings to discuss the Comprehensive Plan and outreach efforts. Mr. Thomas discussed the Comprehensive Plan in 2010 and the material changes in the Plans. He stated that the Plan emphasizes infill and redevelopment. Mr. Thomas stated that the new Plan does not advocate planning to achieve (or limit) a certain rate of growth.

Mr. Thomas stated there may be pushback from landowners anxious to annex should the call to limit annexations for ten years be considered. He displayed the historic growth projections from 1960 to 2040 which is a 1.14% annual rate of growth.

Mr. Abbatiello discussed the Priority Growth areas. Mr. Thomas stated this Comprehensive Plan removes the ranking system; annexation based on town form infill priority, and service needs. This acknowledges regional pressures.

Mr. Salinas discussed the annexation policies.

Mr. Abbatiello asked what would qualify as extraordinary circumstance.

The Town Attorney, Ms. VanEmburch stated that even if an extraordinary circumstance, the council has the final vote regarding annexation.

Mr. Rankin stated he felt we should prioritize that the town supports infill and redevelopment.

Mr. Montgomery stated he thought we should discourage infill residential growth. Mr. Abbatiello stated that commercial growth has grown significantly since he moved here.

Ms. Curry thought we should limit annexation but annex the wastewater treatment facility property. She stated she is in favor of infill development.

Mr. Montgomery stated he would like to see a proper traffic flow study.

Discussion about traffic occurred.

Rev. Davis discussed realistic traffic studies with true results.

Dr. Montgomery discussed the growth rate.

Mr. Abbatiello stated that when he attended the community meetings at the firehouse, the residents discussed growth rates and suggested 1%.

Dr. Montgomery asked what the next steps were.

Discussion occurred on Traditional Neighborhood Development and increased density.

Mr. Thomas stated he appreciated the discussion this afternoon. He discussed what is required. He

stated he would make changes to the Plan and make it available to the public for review then there would be 60 days for public notice for hearing.

It was suggested to have ward meeting with constituents. Council suggested that public comments can be sent to Mr. Thomas for dissemination.

Mr. Abbatiello thanked the Planning and Zoning Commission.

**Adjournment.**

At 5:40 p.m., President Abbatiello adjourned the workshop meeting.

Respectfully submitted,

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Kathy M. Ruf, Town Clerk (approved 9/2/2025)