



## **Town Council AGENDA**

Monday, February 2, 2026 - 5:30 PM  
Council Chambers, Easton Town Office  
14 S Harrison Street

**5:30 PM: Call to Order by President Abbatiello.**

**Opening remarks and Pledge of Allegiance by Councilmember Curry.**

**Approval of Minutes.**

Minutes of the January 20, 2026 meeting.

**Municipal Official Items.**

Items by Mayor Cook.

Items by Town Manager

Items by Town Attorney.

**Fire Board.**

**Presentations.**

Mr. Jim Bent, Chairperson, to update on the Affordable Housing program.

**Public Hearing.**

(cont'd.) PUBLIC HEARING to receive comments on the annexation and zoning for a parcel of land located on the east side of Ocean Gateway/U.S. Route 50 abutting Nixon Drive and Reagan Drive consisting of 36.520 acres of land.

**Legislation.**

Res. No. 6216, "A RESOLUTION TO ANNEX A PARCEL OF LAND OWNED BY NORRIS E. TAYLOR CONTRACTORS, INC., JEFFREY H. GOODMAN, AND PATRICIA T. GOODMAN, LOCATED ON THE EAST SIDE OF OCEAN GATEWAY/U.S. ROUTE 50 ADJACENT TO EAST KENNEDY STREET, REAGAN DRIVE AND NIXON DRIVE, CONSISTING OF 36.520 ACRES OF LAND, MORE OR LESS, INTO THE TOWN OF EASTON AND TO PROVIDE FOR THE TERMS AND CONDITIONS OF THE ANNEXATION."

Ord. No. 849, "AN ORDINANCE OF THE TOWN OF EASTON AMENDING THE OFFICIAL ZONING MAP OF THE TOWN OF EASTON TO APPLY THE INDUSTRIAL (I) ZONING DISTRICT TO CERTAIN LOTS OR PARCELS OF LAND ANNEXED TO THE TOWN OF EASTON BY RESOLUTION NO. 6216 LOCATED TO THE EAST OF OCEAN GATEWAY/U.S. ROUTE 50 AND ADJACENT TO EAST KENNEDY STREET, REAGAN DRIVE AND NIXON DRIVE, CONSISTING OF 36.520 ACRES OF LAND OR LESS."

**Public Participation/Comments.**

## **Committee Reports by Members of the Council**

**Items by Members of the Council:**

**Adjournment.**

**The public can access the meeting as follows:**

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

**If you are an Easton Velocity Cable TV subscriber, you can view the meeting live on Channel 98.**

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



**Town of Easton, MD**  
14 South Harrison Street  
Easton, MD 21601

**Home Purchase Program for Town of Easton and Easton Utility Full Time Employees and Volunteers in Good Standing with the Easton Volunteer Fire Department**

**\$10,000 Grant Application**

**I HEREBY CERTIFY THAT THE FOLLOWING STATEMENTS ARE TRUE:**

NAME: \_\_\_\_\_.

I am the purchaser of residentially improved real property located in Easton, Maryland.

Property Address: \_\_\_\_\_.

Property Tax Identification Number: \_\_\_\_\_.

- As the purchaser of the Subject Property, this is the first property I will have owned in the Town of Easton.
- That as the purchaser of the Subject Property, I will occupy the property continuously for a period of at least five (5) years as a principal residence.
- That if I fail to occupy the Subject Property continuously for a period of at least five (5) years as my principal residence and/or cease to be a full-time Town of Easton and/or Easton Utility employee and/or a Volunteer in good standing of the Easton Volunteer Fire Department, I will notify within seven (7) working days of the departure from the Subject Property and/or termination of employment with the (TOE) and/or the (EUC) and/or a change of status with the (EVFD). I will repay the pro-rated share of the Town Housing Grant of \$10,000.00.
- That in the event I fail to repay the pro-rated amount due on the grant within 30 days, interest may accrue at the discretion of the TOE at no more than 10% per year.
- That my annual income does not exceed \$95,000.00.
- That I will maintain at least a 50% ownership interest in the Subject Property for five (5) years.

**Please Note: The approval process may take up to 30 days**

**Signature of Applicant** \_\_\_\_\_

\_\_\_\_\_  
**Date**

In the State of \_\_\_\_\_, at the County/City of \_\_\_\_\_  
I HEREBY CERTIFY, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the  
subscriber, a Notary Public, in and for said State and County/City, personally appeared  
\_\_\_\_\_, known to me (or satisfactorily proven) to be the  
person(s) whose name(s) is/are subscribed to the within affidavit, and acknowledged that  
he/she/they executed the same for the purposes therein contained, and further acknowledge  
the information therein is correct and in my presence signed and sealed the same.

My Commission Expires: \_\_\_\_\_  
Notary Public Signature

---

**For Human Resources Only**

**Date:** \_\_\_\_\_

The above applicant is currently employed full-time with the Town of Easton, Easton Utilities  
and/or a volunteer in good standing with the Easton Volunteer Fire Department.

**Employment Location:** \_\_\_\_\_

**Employment verified by:** \_\_\_\_\_

**Annual income less than \$95,000 verified by:** \_\_\_\_\_

**EVHD Volunteers include current year's tax return to verify income.**

**Settlement Date:** \_\_\_\_\_

## EASTON'S AFFORDABLE HOUSING BOARD HOME PURCHASE ASSISTANCE PROGRAM

### 1) PURPOSE

In acknowledgment of the benefits and positive contributions made by personnel residing and investing within the Town of Easton, the Town is providing a grant of up to \$10,000.00. This grant is intended to assist with closing costs and/or down payments associated with purchasing an individual's first primary residence within the town limits.

### 2) EFFECTIVE

This policy applies to purchases whose settlement dates fall on or after February 1, 2026.

### 3) GENERAL POLICY

#### A. Eligibility

This program is available to full-time, post-probationary employees of the Town of Easton (TOE), the Easton Utilities Commission (EUC), and volunteer personnel of the Easton Volunteer Fire Department (EVFD) who are in good standing.

#### B. Eligible Property

The home in question needs to be inside the boundaries of the Town of Easton, Maryland, and must be the applicant's first main residence there. After buying the property, it must serve as the primary home for at least five years.

#### C. Income Eligibility

- TOE and EUC employees, as well as EVFD personnel, are required to have annual individual earnings below \$95,000.

#### D. Percentage of Property Ownership

- Each applicant is required to hold a minimum ownership interest of 50% in the property being acquired.

#### E. Cash Back Prohibition

- Buyers will not receive cash back at settlement.

Updated 01/01/2026

PROCEDURE

1. Information regarding the application and program can be obtained from Human Resources. Applicants are advised to submit completed and notarized applications to the Affordable Housing Board for pre-approval at the initiation of their home search. **Please note that the approval process may require up to 30 days.**
2. Upon ratification of the sales contract for a property, TOE, EUC employees, or EVFD volunteer personnel are required to provide a copy of the contract, accompanied by a completed and notarized grant application, to the Town of Easton Affordable Housing Board.
3. Once the tentative settlement date has been established, the applicant must inform the Town and submit the name and contact details of the Title Company or Attorney responsible for conducting the settlement and closing.
4. If a hardship or loss of employment occurs within the initial five-year period, the outstanding balance of the grant to be repaid to the Town of Easton will be calculated based on the time remaining in the five-year term.

This document is required to accompany the Applicant Application

APPLICANT SIGNATURE: \_\_\_\_\_

DATED: \_\_\_\_\_

Updated 01/01/2026



**ANTICIPATED ADDITIONAL EXPENSES BEYOND 01/12/2026**

	(Not included in Net AHB Fund)	****	
<b><u>Renovation Exposure</u></b>	<b><u>\$ 19,516.00</u></b>	****	2 pending Projects
<b><u>Renovation Fund</u></b>	<b><u>\$ 180,874.65</u></b>		
<b><u>Chapel Farms Engineering</u></b>	<b><u>\$ 22,700.00</u></b>		Preliminary Engineering
<b><u>NET AHB FUND</u></b>	<b><u>\$ 1,294,356.02</u></b>		

**ANTICIPATED ADDITIONAL INCOME BEYOND 01/31/2025**

Gannon's Range	\$ 516,000.00	172
Safeway	\$ 300,000.00	
<b><u>Total</u></b>	<b><u>\$ 816,000.00</u></b>	
<b><u>TOTAL ANTICIPATED REVENUE</u></b>	<b><u>\$ 2,110,356.02</u></b>	

**RENOVATION PROGRAM**

First Renovation completed June 14, 2014

Completed Renovations	59	Grant
In Process	2	Deferred No Interest Loan
Under Consideration	0	Low Interest Loan
Open	3	Donation
Denied	23	Total

Donation	3	
Total	90	Total Expense
		Average

**Housing on the Hill**

308 South Lane	Completed 1,026 Sq. Ft.	\$ 265,655
31 South Locust Lane	Completed 1,248 Sq. Ft.	\$ 333,175
34 South Locust Lane	Completed 1,042 Sq. Ft.	\$ 304,448
36 South Locust Lane	Open Lot	\$ 19,329
123 South Locust Lane	Expense to date	\$ 295,366
125 South Locust Lane	Expense to date	\$ 290,745
305 South Street	Expense to date	\$ 39,400

6

\$ 16,428.57

\$ 2,909.09

\$ 3,000.00

2009

2014

shelter  
eers

\$ 3,000.00

49

9

1

3

62

\$ 468,124.94

\$ 8,071.00

Sold 3/27/2020 \$ 129,000

Sold 11/18/2020 \$ 140,000

Sold 12/28/21 \$ 149,000

Sold \$ 140,000

For Sale \$ 140,000

Sold ?


29088 Airpark Drive  
Easton, MD 21601

# CERTIFICATE OF PUBLICATION

STATE OF : MARYLAND  
COUNTY OF: Talbot County

This is to certify that the annexed legal advertisement has been published in the publications and insertions listed below. "2026-02-02 Taylor Annexation..." was published in the:

The Star Democrat 01/24/26

  
James F. Normandin  
President & Publisher

TOWN OF EASTON  
NOTICE OF CONTINUED PUBLIC HEARING  
MONDAY, FEBRUARY 2, 2026 AT 5:35 P.M.  
FOR ANNEXATION AND ZONING  
FOR A PARCEL OF LAND LOCATED ON THE EAST SIDE OF OCEAN GATEWAY/U.S. ROUTE 50 ABUTTING NIXON DRIVE AND REAGAN DRIVE CONSISTING OF 36.520 ACRES OF LAND, MORE OR LESS

The Easton Town Council of the Town of Easton on Tuesday, January 20, 2026 at 5:35 P.M., held a Public Hearing at 14 S Harrison Street, Easton Maryland for the following interrelated items, both of which were introduced at the December 15, 2025 Town Council meeting:

- Resolution 6216 ("Annexation Resolution") to annex a parcel of land approximately 36.250 acres of land, more or less lying contiguous to the existing boundaries of the Town of Easton. (See map and description below); and
- Ordinance 849 to apply an Industrial (I) zoning classification under the Easton Zoning Ordinance to the property. If required, application of the zoning classifications is contingent upon the Town receiving the express consent of the County Council prior to the effective date of the Ordinance.


Notice is hereby given that on Monday, February 2, 2026 at 5:35 P.M., the Town Council of the Town of Easton will continue the public hearing at the Town Office, 14 South Harrison Street, Easton, Maryland 21601, for Resolution No. 6216 and Ordinance No. 849; interrelated items, both of which were introduced at the December 15, 2025 Town Council meeting.

The public is hereby invited to comment on the above referenced legislation. Comments may be provided either in writing at any time prior to the continued hearing or made in person at the time of the hearing. The plats for these properties and the Resolution and Ordinance are on file in the Town Office and are available for inspection during the Town's normal working hours (8:30 a.m. to 4:00 p.m., Monday through Friday).

**Description of Land Proposed for Annexation**

All that piece, parcel or tract of land situate, lying and being in the First Election District, Talbot County, Maryland. The parcel is intended to be all of the same land, as shown as Total Area of Annexation on a plan entitled "Annexation Plat on the lands of Norris E. Taylor Contractors, Inc., Jeffrey H. Goodman and Patricia T. Goodman" as prepared by Lane Engineering, LLC, on June 25, 2025.

BEING or intended to be all of these same lands conveyed to Norris E. Taylor Contractors, Inc., Jeffrey H. Goodman and Patricia T. Goodman by deed recorded among the land records of Talbot County, Maryland in Liber 2114, folio 236.



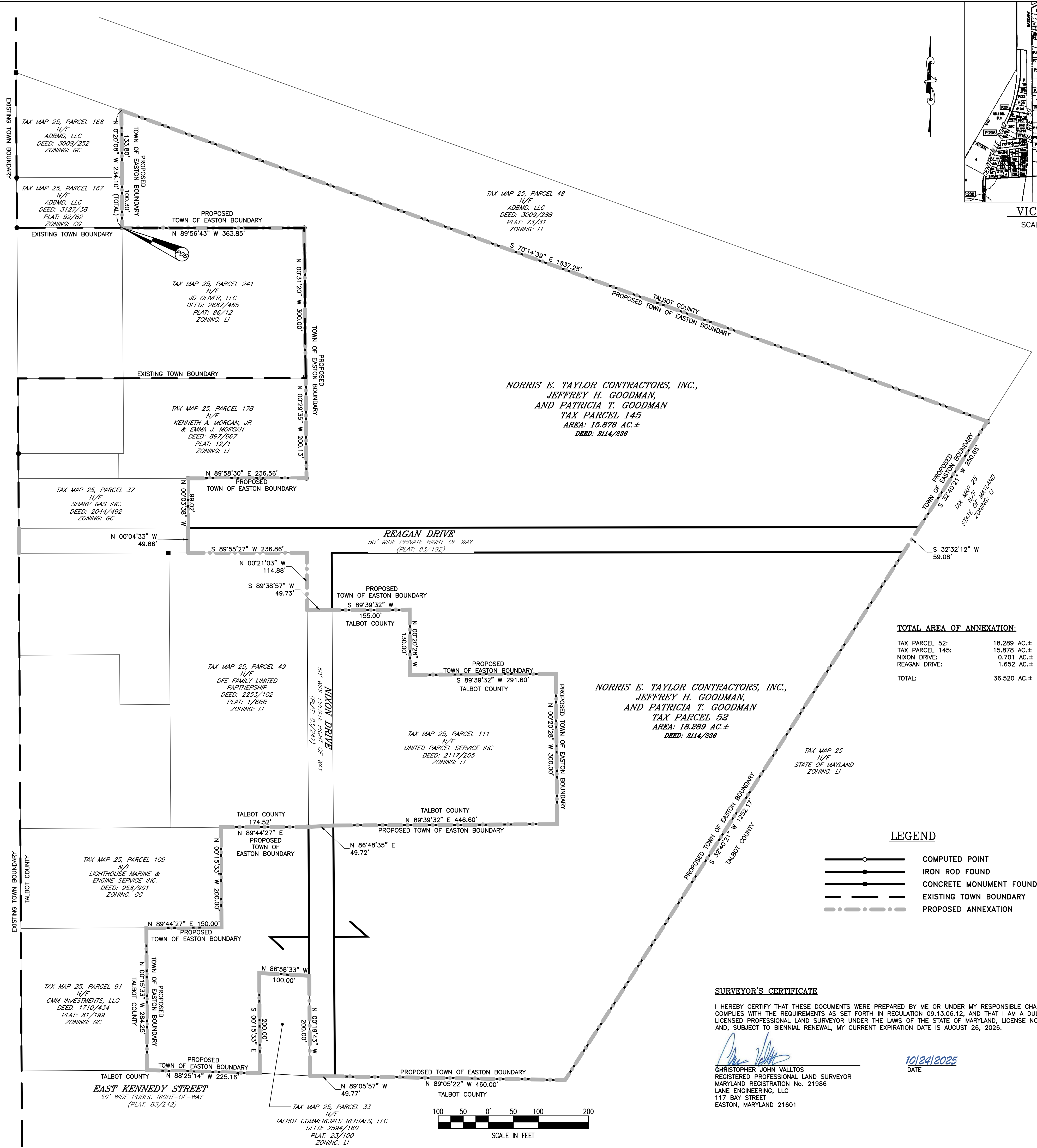
Kathy M. Ruf, Town Clerk  
3097939 SD

1/24/2026

Date: 10/24/2025 - 11:52am User: caitlin Project Manager: -  
 Drawing Path: J:\2025\0000\250085\Civil\3D-250085\Draw\Plots\VD-PLT5-ANNX-250085.dwg | Layout1  
 XREF File(s): PAR-BASE-250085\VD-BASE-250085



OCEAN GATEWAY - MD ROUTE 50  
 150' WIDE PUBLIC RIGHT-OF-WAY  
 (SMA PLAT: 45341)



**TOTAL AREA OF ANNEXATION:**

TAX PARCEL 52:	18.289 AC.±
TAX PARCEL 145:	15.878 AC.±
NIXON DRIVE:	0.701 AC.±
REAGAN DRIVE:	1.652 AC.±
<b>TOTAL:</b>	<b>36.520 AC.±</b>

**LEGEND**

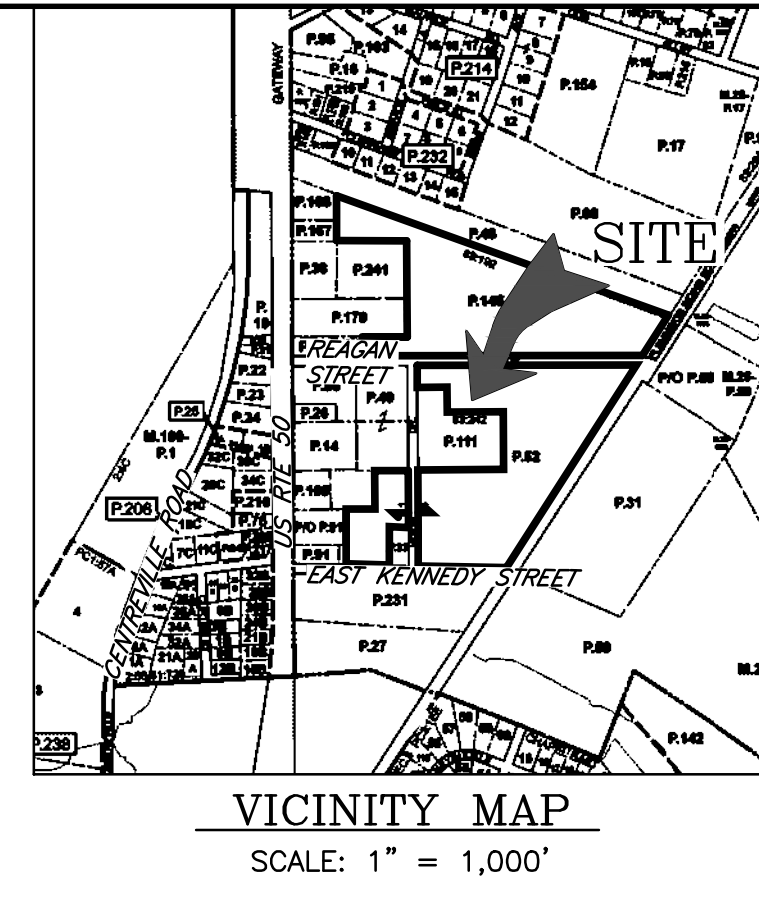
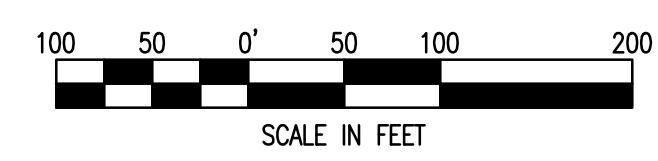
	COMPUTED POINT
	IRON ROD FOUND
	CONCRETE MONUMENT FOUND
	EXISTING TOWN BOUNDARY
	PROPOSED ANNEXATION

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND COMPLIES WITH THE REQUIREMENTS AS SET FORTH IN REGULATION 09.13.06.12, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE No. 21986, AND, SUBJECT TO BIENNIAL RENEWAL, MY CURRENT EXPIRATION DATE IS AUGUST 26, 2026.

*Christopher John Valltos*  
 CHRISTOPHER JOHN VALLTOS  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 MARYLAND REGISTRATION No. 21986  
 LANE ENGINEERING, LLC  
 117 BAY STREET  
 EASTON, MARYLAND 21601

10/24/2025  
 DATE



**REVISIONS**

No.	DATE	DESCRIPTION	BY

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

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

SEAL

*Christopher John Valltos*  
 10/24/2025  
 DATE

**ANNEXATION PLAT  
 TOWN OF EASTON**

ON THE LANDS OF  
 NORRIS E. TAYLOR  
 CONTRACTORS, INC.

IN THE FIRST ELECTION DISTRICT  
 TALBOT COUNTY, MARYLAND  
 TAX MAP 25, GRID 12, PARCEL 52 & 145

ISSUED FOR:	DATE:
AGENCY REVIEW	05/16/25 TWG
AGENCY REVIEW	06/26/25 TWG
AGENCY REVIEW	09/03/25 TWG
AGENCY REVIEW	10/24/25 TWG

SHEET No.	DATE:
1 OF 1	05/16/25
SCALE:	JOB No.
AS NOTED	250085
	FILE No.
	1316

# Lane Engineering, LLC

Established 1986

Civil Engineers • Land Planning • Land Surveyors

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

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

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

**ANNEXATION DESCRIPTION**  
**ON THE LANDS OF**  
**NORRIS E. TAYLOR CONTRACTORS, INC.,**  
**JEFFERY H. GOODMAN**  
**AND PATRICIA T. GOODMAN**  
**IN THE FIRST ELECTION DISTRICT**  
**TALBOT COUNTY, MARYLAND**

June 26, 2025

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

Beginning for the same at an iron rod found on the existing Town of Easton boundary, said point also being North 89 degrees 41 minutes 26 seconds West 210.06 from the easterly side of the public right of way known as Ocean Gateway (150-foot-wide right-of-way) as delineated on a plat titled "Annexation 2017 Town of Easton on the lands of JDOLIVER LLC" recorded among the Land Records of Talbot County, Maryland in Plat Book 86, Folio 12, and from said point of beginning and running in the meridian of the Maryland State Coordinate System NAD 83 (2011), and by and with said easterly line of ADBMD, LLC (Liber 3127, Folio 38) lands the following course and distance

(1) North 00 degrees 20 minutes 08 seconds West, 100.30 feet to an iron rod at the northeast corner of said lands of ADBMD, LLC and the southeastern boundary of the lands of ADBMD, LLC (Liber 3009, Folio 252); thence continuing

(2) North 00 degrees 20 minutes 08 seconds West, 133.80 feet to a point on the lands of ADBMD, LLC (Liber 3009, Folio 288) as delineated on a plat titled "Survey on the lands of William J. Yeager" recorded among the aforesaid Land Records in Plat Book 73, Folio 31; thence

(3) South 70 degrees 14 minutes 39 seconds East, 1837.25 feet to a concrete monument on the lands of the State of Maryland; thence running with the lands of the State of Maryland the following three courses and distances

(4) South 32 degrees 40 minutes 21 seconds West, 250.65 feet to a point on the northern side of a 50' wide private right of way "Reagan Drive"; thence

(5) South 32 degrees 32 minutes 12 seconds West, 59.08 feet to a point on the southern side of the aforementioned “Reagan Drive”; thence

(6) South 32 degrees 40 minutes 21 seconds West, 1252.17 feet to a point at the northern edge of a 50’ wide public right of way “East Kennedy Street”; thence running with the northern edge of said “East Kennedy Street” the following two courses and distances

(7) North 89 degrees 05 minutes 22 seconds West, 460.00 feet to a point; thence

(8) North 89 degrees 05 minutes 57 seconds West, 49.77 feet to a point on the western side of a 50’ wide private right of way “Nixon Drive” and the southeastern corner of the lands of Talbot Commercial Rentals, LLC (Liber 2594, Folio 160) as delineated on a plat titled “Part of the Land of Curtis H. Jones” recorded among the aforesaid Land Records in Plat Book 23, Folio 100; thence with the western side of “Nixon Drive” and the eastern line of said Talbot Commercial Rentals, LLC

(9) North 00 degrees 19 minutes 43 seconds West, 200.00 feet to a point; thence

(10) North 86 degrees 58 minutes 33 seconds West, 100.00 feet to a point; thence

(11) South 00 degrees 15 minutes 33 seconds East, 200.00 feet to a point on the north side of said “East Kennedy Street”; thence

(12) North 88 degrees 25 minutes 14 seconds West, 225.16 feet to a point at the southeastern corner of the lands of CMM Investments, LLC (Liber 1710, Folio 434) as delineated on a plat titled “Revision of Boundary Lines Between the Lands of The Premier Corporation and Norris E. Taylor Contractors, INC.” recorded among the aforesaid Land Records in Plat Book 81, Folio 199; thence

(13) North 00 degrees 15 minutes 33 seconds West, 284.25 feet to a point on the south side of the lands of Lighthouse Marine & Engine Service INC. (Liber 958, Folio 901); thence with said lands of Lighthouse Marine & Engine Service INC. for the following two courses

(14) North 89 degrees 44 minutes 27 seconds East, 150.00 feet to a point; thence

(15) North 00 degrees 15 minutes 33 seconds West, 200.00 feet to a point on the south side of the lands of DFE Family Limited Partnership (Liber 2253, Folio 102) as delineated on a plat titled “Part of the Land of Talbot Warehousing INC.” recorded among the aforesaid Land Records in Plat Book 1, Folio 66B; thence

(16) North 89 degrees 44 minutes 27 seconds East, 174.52 feet to a concrete monument found on the east side of said “Nixon Drive”; thence crossing said “Nixon Drive”



(17) North 86 degrees 48 minutes 35 seconds East, 49.72 feet to a point on the west side of the lands of United Parcel Service INC. (Liber 2117, Folio 205); thence with the lands of said United Parcel Service INC. for the following five courses

(18) North 89 degrees 39 minutes 32 seconds East, 446.60 feet to a point; thence

(19) North 00 degrees 20 minutes 28 seconds West, 300.00 feet to a point; thence

(20) South 89 degrees 39 minutes 32 seconds West, 291.60 feet to a point; thence

(21) North 00 degrees 20 minutes 28 seconds West, 130.00 feet to a point; thence

(22) South 89 degrees 39 minutes 32 seconds West, 155.00 feet to a point on the east side of said "Nixon Drive; thence crossing said "Nixon Drive"

(23) South 89 degrees 38 minutes 57 seconds West, 49.73 feet to a point on the west side of said "Nixon Drive" and the east side of the lands of said DFE Family Limited Partnership; thence

(24) North 00 degrees 21 minutes 03 seconds West, 114.88 feet to a point on the south side of said "Reagan Drive" and the north side of said lands of DFE Family Limited Partnership; thence

(25) South 89 degrees 55 minutes 27 seconds West, 236.86 feet to a point; thence crossing said "Reagan Drive"

(26) North 00 degrees 04 minutes 33 seconds West, 49.86 feet to a point at the southeast corner of the lands of Sharpe Gas INC. (Liber 2044, Folio 492); thence

(27) North 00 degrees 03 minutes 38 seconds West, 99.02 feet to an iron pipe found on the south side of the lands of Kenneth A. Morgan, JR and Emma J. Morgan (Liber 897, Folio 667) as delineated on a plat titled "Map of West Galloway Lot" recorded among the aforesaid Land Records in Plat Book 12, Folio 1; thence with said lands of Kenneth A. Morgan, JR and Emma J. Morgan for the following two courses

(28) North 89 degrees 58 minutes 30 seconds East, 236.56 feet to an iron pipe found; thence

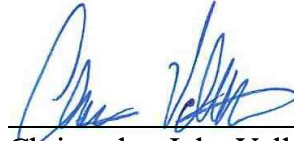
(29) North 00 degrees 29 minutes 35 seconds West, 200.13 feet to an iron pipe found on the south side of said lands of JD Oliver, LLC; thence with said lands of JD Oliver, LLC for the following two courses

(30) North 00 degrees 31 minutes 20 seconds West, 300.00 feet to an iron pipe found; thence

(31) North 89 degrees 56 minutes 43 seconds East, 363.85 feet to the Place of Beginning, containing 36.520 Acres of Land, more or less, and



The above parcel is intended to be all of the same land, as shown as Total Area of Annexation on a plan entitled “Annexation Plat on the lands of Norris E. Taylor Contractors, INC, Jeffery H. Goodman and Patricia T. Goodman” as prepared by Lane Engineering, LLC, on June 25, 2025, I hereby certify that these documents were prepared by me or under my responsible charge and complies with requirements as set forth in regulation 09.13.06.12, and that I am a duly licensed professional land surveyor under the laws of the State of Maryland, License No. 21986, and, subject to biennial renewal, my current expiration date is August 26, 2026



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Christopher John Valltos  
Registered Professional Land Surveyor  
Maryland Registration Number 21986



**RESOLUTION NO. 6216**

A RESOLUTION TO ANNEX A PARCEL OF LAND OWNED BY NORRIS E. TAYLOR CONTRACTORS, INC., JEFFREY H. GOODMAN, AND PATRICIA T. GOODMAN, LOCATED ON THE EAST SIDE OF OCEAN GATEWAY/U.S. ROUTE 50 ADJACENT TO EAST KENNEDY STREET, REAGAN DRIVE AND NIXON DRIVE, CONSISTING OF 36.520 ACRES OF LAND, MORE OF LESS, INTO THE TOWN OF EASTON AND TO PROVIDE FOR THE TERMS AND CONDITIONS OF THE ANNEXATION.

Introduced by: \_\_\_\_\_

**WHEREAS**, The Town of Easton (the “Town”) is authorized by the provisions of §4-401 *et. seq.*, of the Local Government Article of the Maryland Annotated Code (the “Code”) to expand its municipal boundaries by annexing lands adjacent to it, and wishes to annex a certain parcel of land owned by Norris E. Taylor Contractors, Inc. located on the east side of Ocean Gateway/U.S. Route 50, consisting of 36.520 acres of land, more or less, which parcel is shown and depicted as “TAX PARCEL 52, AREA: 18.289 AC +/- DEED 2114/236”, “TAX PARCEL 145, AREA 15.878 AC +/- DEED 2114/236”, and portions of Nixon Drive and Reagan Drive (the “Annexation Property”) on a plat titled “ANNEXATION PLAT TOWN OF EASTON ON THE LANDS OF NORRIS E. TAYLOR CONTRACTORS, INC., IN THE FIRST ELECTION DISTRICT TALBOT COUNTY, MARYLAND TAX MAP 25, GRID 12 PARCEL 52 & 145”, prepared by Lane Engineering, LLC, originally dated 5/16/25, revised through 10/24/25” (the “Annexation Plat”), which is Exhibit “A” to this Resolution and is also described in metes and bounds description dated June 26, 2025 prepared by Lane Engineering, LLC entitled “ANNEXATION DESCRIPTION ON THE LANDS OF NORRIS E. TAYLOR CONTRACTORS, INC., JEFFREY H. GOODMAN AND PATRICIA T. GOODMAN IN THE FIRST ELECTION DISTRICT TALBOT COUNTY, MARYLAND”, which is Exhibit “B” to this Resolution (“Annexation Description”).

Norris E. Taylor Contractors, Inc., Jeffrey H. Goodman and Patricia T. Goodman are the owners of one hundred percent (100%) of the assessed value of the real property lying within the area to be annexed and have consented to the annexation. There are no registered voters in Talbot County who reside on the Annexation Property.

The Annexation Property is adjacent to existing Town boundaries. If the Annexation Property is incorporated into the Town boundaries, no enclaves of non-Town land will be created.

Now, therefore, the Town hereby resolves:

Section 1. Modification of Town Boundaries. The corporate boundaries of the Town are hereby amended to include the addition of the Annexation Property, which is described on the Annexation Plat and Annexation Description. The plat and metes and bounds description are subject to technical review and correction by the Town prior to the public hearing to be held on this Resolution.

Section 2. Application of Town Charter; Ordinances; and Taxes. Upon the effective date of this Resolution, the provisions of the Charter and Code of the Town of Easton, and any local public laws enacted or to be enacted affecting the Town, shall be effective within the Annexation Property except to the extent that this Resolution provides otherwise. The Annexation Property shall be included in the First Election Ward of the Town for purposes of municipal elections until such time as the boundaries for election wards may be modified by the Town Council.

Section 3. Annexation Plan. The Petitioner has prepared an Annexation Plan with regard to the Annexation Property (the “Plan”). The Plan is Exhibit “C” to this Resolution but is not a part hereof, and the Town Council reserves the right to amend the Plan prior to the final enactment of this Resolution in the manner provided in §4-415 of the Local Government Article of the Code.

Section 4. Zoning Classification. Concurrently with the introduction of this Resolution, the Town Council has introduced Ordinance No. 849 to apply a zoning classification of Industrial (I) to the Annexation Property. The Talbot County zoning for the Annexation Property is Limited Industrial (LI). If the proposed Industrial (I) zoning classification permits land uses that are substantially different from the land uses allowed under the current Talbot County zoning classifications and/or permits development at a substantially higher density exceeding 50% of the density allowed under the current Talbot County zoning classification applicable to the Annexation Property, then in accordance with §4-416 of the Local Government Article of the Code, if Talbot County expressly approves, the Town can place the annexed land in zoning classifications that allow different land uses and/or allows a substantially higher density exceeding 50% of the density allowed under the current Talbot County zoning classification. If required, the classification of the Annexation Property in the Industrial (I) zoning district is contingent upon the Town receiving the express consent of the County prior to the effective date of Ordinance 849. If Ordinance 849 is not enacted before the effective date of this Resolution, or, if as enacted, it contains provisions that are deemed unacceptable to the Petitioner, or, if the parties are unable to agree upon the terms of an Annexation Agreement, the Petitioner shall be free to withdraw this request for annexation by written notice delivered to the Town Clerk before the effective date of this Resolution, and this Resolution shall become null and void.

Section 5. Incorporation of Certain Exhibits. Exhibits A, and B are incorporated into this Resolution and made a part of it.

Section 6. Public Hearing and Public Notice. the Town Council shall conduct a public hearing on this Resolution and upon Ordinance No. 849 on January 20, 2026 at 5:35 p.m. Prior to the hearing, the Town Clerk shall arrange for the publication of a legally sufficient notice of the hearing in *The Star Democrat* for the Town two times at not less than weekly intervals, the date of publication of the last such notice to be at least 15 days prior to the date of the hearing. In addition, on the date of the first publication of the notice of hearing, the Town Clerk shall notify the following persons or agencies of the hearing and shall provide them with a photocopy of the legal notice and this Resolution, including Exhibits:

- (a) the Talbot County Council;

- (b) the Talbot County Planning and Zoning Commission;
- (c) the Maryland Department of Planning; and
- (d) the Critical Area Commission for the Chesapeake and Atlantic Coastal Bays.

Section 7. Registration of Boundaries. Within ten (10) days of the effective date of this Resolution, in accordance with the provisions of §4-414 of the Local Government Article of the Code, the Mayor or other Town designee, shall promptly cause a copy of the resolution with the new municipal boundaries to be sent to:

- (a) the Town Clerk;
- (b) the Clerk of the Circuit Court for Talbot County, Maryland; and
- (c) the Maryland Department of Legislative Services.

Pursuant to §4-414(b) of the Local Government Article of the Code, each such official or agency shall keep this Resolution with the new boundaries on record and make it available for public inspection during regular business hours.

Section 8. Effective Date. This Resolution shall become effective 45 days after final enactment unless a petition for referendum has been filed prior thereto in accordance with §4-408, §4-409, or §4-410 of the Local Government Article of the Code or if a petition for referendum is filed and a majority of the votes are in favor of the annexation resolution, the date upon which the Annexation Resolution becomes effective pursuant to §4-412 of the Local Government Article of the Code. This Resolution shall be deemed “finally enacted” on the date on which the Mayor of the Town of Easton indicates his approval of this Resolution by signing it or when the Town Council overrides the Mayor’s veto hereof in the manner specified in the Town Charter.

Curry	-	_____
Rankin	-	_____
Montgomery	-	_____
Davis	-	_____
Abbatiello	-	_____

I hereby certify that the above Resolution was passed by a yea and nay vote of the Town Council this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Don Abbatiello, Town Council President

Delivered to the Mayor by me this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

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

\_\_\_\_\_  
APPROVED: \_\_\_\_\_

\_\_\_\_\_  
Date: \_\_\_\_\_

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

EFFECTIVE DATE: \_\_\_\_\_, 2026.

**EXHIBIT C TO RESOLUTION 6216  
ANNEXATION PLAN  
2025 ANNEXATION TO THE TOWN OF EASTON OF CERTAIN LANDS LOCATED  
ON THE EAST SIDE OF OCEAN GATEWAY/U.S. ROUTE 50, ADJACENT TO EAST  
KENNEDY STREET, REAGAN DRIVE AND NIXON DRIVE AND CONSISTING OF  
36.520 ACRES OF LAND, MORE OR LESS**

In accordance with §4-415 of the Local Government Article of the Annotated Code of Maryland, the Town of Easton hereby sets forth the following Annexation Plan for Resolution No. 6216. Section 4-415 permits amendment of the Annexation Plan during the annexation process.

**I. Property.** The property proposed for annexation to which this Annexation Plan relates consists of 36.520 acres of land comprised of “TAX PARCEL 52, AREA: 18.289 AC +/- DEED 2114/236 and TAX PARCEL 145, AREA: 15.878 AC +/- DEED 2114/236,” and portions of Nixon Drive and Reagan Drive (the “Annexation Property”) on a plat titled “ANNEXATION PLAT TOWN OF EASTON ON THE LANDS OF NORRIS E. TAYLOR CONTRACTORS, INC., IN THE FIRST ELECTION DISTRICT TALBOT COUNTY, MARYLAND TAX MAP 25, GRID 12 PARCEL 52 & 145”, prepared by Lane Engineering, LLC, originally dated 5/16/2025, revised through 10/24/2025 (the “Annexation Plat”), which is Exhibit “A” to Resolution 6216.

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

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

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

B. The pre-annexation Talbot County zoning of the Annexation Property is Limited Industrial which is characterized by low-intensity manufacturing uses. The proposed Industrial (I) zoning district provides areas for industrial and related uses which can operate in a clean and quiet manner.

C. If the Industrial (I) district permits a greater than 50% density than or permits land uses that are not authorized in the County’s Limited Industrial (LI) zone, in accordance with § 4-

416 of the Local Government Article of the Maryland Annotated Code, if the County expressly approves, the Town may place the annexed land in zoning classifications that permit land uses different from the land uses specified under the Talbot County Zoning Ordinance and/or permits a 50% greater density than that allowed under the Talbot County Zoning Ordinance. If required, the Town intends to seek Talbot County's express approval to apply the zoning district proposed. Any future development of the Annexation Property shall be in accordance with the Zoning Ordinance provisions applicable to the Annexation Property at the time of the development.

**III. Availability of Land for Public Facilities.** Following annexation, the Annexation Property will be served by the Easton public water and sewer systems, which will require extension of those public utility systems. Adequate water and sewer capacity exists within the Town's utility systems to serve existing and future uses of the Annexation Property. Fire and police protection will be provided by the Easton Voluntary Fire Company and the Town of Easton Police Department using existing facilities. The Town's existing public works, fire, police and emergency services facilities, equipment and personnel are adequate to accommodate the Annexation Property at this time. There is no impact on schools, libraries and other recreational services. At this time, no additional land for public facilities on the Annexation Property is considered reasonably necessary.

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

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

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

**B. Roads.** The Annexation Property has existing access from East Kennedy Street, which is a Town Street.

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

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

***Pursuant to Section 4-415(g) of the Local Government Article, amendments to this Annexation Plan shall not be construed amendments to the Annexation Resolution, nor may***

*they serve in any manner to cause a re-initiation of the annexation procedure related to the property described in Section I.*

ORDINANCE NO. 849

AN ORDINANCE OF THE TOWN OF EASTON AMENDING THE OFFICIAL ZONING MAP OF THE TOWN OF EASTON TO APPLY THE INDUSTRIAL (I) ZONING DISTRICT TO CERTAIN LOTS OR PARCELS OF LAND ANNEXED TO THE TOWN OF EASTON BY RESOLUTION NO. 6216 LOCATED TO THE EAST OF OCEAN GATEWAY/U.S. ROUTE 50 AND ADJACENT TO EAST KENNEDY STREET, REAGAN DRIVE AND NIXON DRIVE, CONSISTING OF 36.520 ACRES OF LAND, MORE OR LESS

Introduced by: \_\_\_\_\_

WHEREAS, the Town of Easton (“Town”) is authorized by §§4-416 and 5-213 of the Local Government Article and §4-102 of the Land Use Article of the Maryland Annotated Code (“Code”) to exercise planning and zoning jurisdiction in areas annexed by it and to enact and administer a zoning ordinance, which ordinance is Chapter 28 of the Easton Town Code; and

WHEREAS, the Town is authorized by §4-201 of the Land Use Article of the Code to divide land within the municipal boundaries into zoning districts in a manner it deems best suited to execute the purposes of the Land Use Article; and

WHEREAS, the Town is authorized by §4-204 of the Land Use Article of the Code to amend, supplement, modify or repeal sections of the zoning ordinance; and

WHEREAS, the Town has acted pursuant to its authority under §4-401 *et. seq.* of the Local Government Article of the Code to introduce Resolution No. 6216 (the “Resolution”) to expand its municipal boundaries by annexing lands adjacent to the present Town. The area proposed for annexation is generally located on the east side of Ocean Gateway/U.S. Route 50, adjacent to East Kennedy Street, Reagan Drive and Nixon Drive, consisting of 36.520 acres of land, more or less, which parcel is shown and depicted as “TAX PARCEL 52 AREA 18.289 AC. +/-”, “TAX PARCEL 145 AREA 15.878 AC. +/-” and portions of Nixon Drive and Reagan Drive (the “Annexation Property”) on a plat titled “ANNEXATION PLAT ON THE LANDS OF NORRIS E. TAYLOR CONTRACTORS, INC. IN THE FIRST ELECTION DISTRICT OF

TALBOT COUNTY, MARYLAND TAX MAP 25, GRID 12 PARCELS 52 & 145”, prepared by Lane Engineering, LLC, originally dated 5/16/25, revised through 10/24/2025 (the “Annexation Plat”), which is Exhibit “A” to this Ordinance; and

WHEREAS, the Town Planning Commission considered the annexation and zoning requests during its public meeting on November 20, 2025 and recommended that if the Town annexes the Annexation Property, it zone such land Industrial (I);

WHEREAS, the Easton Town Council finds that it is in the best interest of the Town to amend the Official Zoning Map of the Town to include the Annexation Property and to establish Industrial (I) zoning for the Property; and

WHEREAS, the Easton Town Council held a duly noticed public hearing on this Ordinance on Tuesday, January 20, 2026.

Now, therefore, the Town of Easton hereby ordains as follows:

Section 1. Incorporation. The Annexation Plat attached hereto as Exhibit A is incorporated herein by reference.

Section 2. Modification of Official Zoning Map Boundaries and Designation of Zoning. The Official Zoning Map of the Town of Easton is hereby amended to add that certain parcels or tracts of land annexed pursuant to the Annexation Resolution and designated by the plat attached hereto as Exhibit A. The Property shall be assigned classification of Industrial (I). In accordance with Section 28-107 of the Zoning Ordinance, the amendment shall be made on the Official Zoning Map promptly after the effective date of this Ordinance by the Easton Town Council.

Section 3. County Zoning Consent. The County zoning for the property is Limited Industrial (LI). If the proposed Industrial (I) zoning classification permits land uses that are

different from the land uses allowed under the current County zoning classifications applicable to the Annexation Property and/or allows a density greater than 50% of the density allowed under the current Talbot County zoning classification, then in accordance with §4-416 of the Local Government Article of the Code, if Talbot County expressly approves, the Town can place the annexed land in zoning classifications that allow different land uses and/or allows a density greater than 50% of the density allowed under the current Talbot County zoning classification applied to the Annexation Property. Without the express approval of the County, no development may occur on the property for land uses different from those allowed under the current County zoning classifications applicable to the Annexation Property and/or allows a density greater than 50% of the density allowed under the current Talbot County zoning classification for a period of five (5) years. If required, the classification of the Annexation Property in Industrial (I) zoning district is contingent upon the Town receiving the express consent of the County prior to the effective date of this Ordinance or the expiration of the five (5) year period.

Section 4. Survival. Except as amended herein, the remainder of the Official Zoning Map and the remaining terms of existing ordinances shall remain in full force and effect.

Section 5. Effective Date. In accordance with §4-416 of the Local Government Article of the Code, §4-203 of the Land Use Article of the Code and Article II, Section 9 of the Easton Town Charter, this Ordinance shall become effective upon the later of: (a) the effective date of the Resolution pursuant to which the land area that is the subject of this Ordinance is annexed to the Town of Easton, (b) ten (10) days after the Town Council's public hearing on this Ordinance, (c) twenty (20) calendar days after the approval by the Mayor or passage of this Ordinance by the Council over the Mayor's veto.

Section 6. Severability. The Easton Town Council intends that, if a court of competent jurisdiction issues a final decision holding that any part of this ordinance is invalid, the remaining provisions hereof remain in full force and effect.

- Curry -
- Rankin -
- Montgomery -
- Davis -
- Abbatiello -

I hereby certify that the above Ordinance was passed by a yea and nay vote of the Council this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Don A. Abbatiello, Town Council President

Delivered to the Mayor by me this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

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

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APPROVED:  
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Date: \_\_\_\_\_

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

EFFECTIVE DATE: \_\_\_\_\_, 2026.