



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

Thursday, December 18, 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:

Michael Ports, Vice Chairperson  
Laurie Forster, Alternate  
Tom Klein  
Victoria McAndrews

Staff:

Miguel Salinas, Planning and Zoning Director  
Lynn B. Thomas AICP, Town Planner  
Nicholas Johnson AICP, Planner  
Sharon Van Emburgh, Esq., Town Attorney  
Rick Van Emburgh P.E., Town Engineer  
Samantha Smith, Administrative Specialist

**Absent:**

Commission Members:

Philip Toussaint, Chairperson  
William Ryall

Staff:

Joseph Mayer, Plan Reviewer

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

**2. Decision Summary Review** —

**Commissioner McAndrews moved to approve the November 20, 2025 Decision Summary. Commissioner Klein seconded the motion.**

Vote	<u>4 - 0 - 0 - 2</u>
FOR:	4 - Ports, Forster, Klein, McAndrews
AGAINST:	0
ABSTAIN:	0
ABSENT:	2 - Toussaint, Ryall

### 3. Old Business

- a. **File No.:** 2023 - 0996  
**Applicant:** Shoregate of Cannery Commercial LLC  
**Location:** 503 North Street and 108 N. East Street Easton, MD 21601  
Tax Map 0103, Grid 00EA, Parcel 0753 & 0756, Lots 3 & 4  
**Zoning:** BC with a PR Overlay  
**Request:** The extension request for a previously approved sketch site plan for the construction of three (3) multifamily residential buildings and one (1) amenity building has been withdrawn from the December 18, 2025 Planning Commission agenda.

- b. **File No.:** 2025 - 1370  
**Applicant:** Easton Crossing, LLC  
**Location:** 505 Brookletts Avenue Easton, MD 21601  
Tax Map 0104, Grid 00EA, Parcel 1823, 1826, 1833  
**Zoning:** BC with a PR Overlay  
**Request:** The Applicant is seeking approval of a comprehensive landscape plan associated with a previously approved mixed-use development.

**Background:** On February 20, 2025, the Commission granted sketch site plan and waiver request approval for the construction of mixed commercial and residential buildings #411, #505, #507 and #509 subject to multiple conditions including that the Applicant shall return for sketch site plan approval of building #409. On June 24, 2025 the Commission granted sketch site plan and architectural approval for the revised layout and architectural alterations of buildings #409 and building #411 subject to multiple conditions including that the Applicant shall submit a comprehensive landscaping plan that defines the visibility triangles.

**Staff Presentation:**

Miguel Salinas, Planning and Zoning Director  
Lynn B. Thomas AICP, Town Planner  
Joseph Mayer, Plan Reviewer  
Sharon Van Emburgh, Esq., Town Attorney  
Rick Van Emburgh P.E., Town Engineer

**Applicant Presentation:**

Ross Benincasa, Fello Communities  
Lucas Lees, Unity Landscaping

**Public Comment:**

Maury Schlesinger, 304 Winton Avenue  
Mona Curry-Sullivan, 510 Brookletts Avenue

**Public Comment Written** — None

**Vice Chairperson Ports moved to approve the comprehensive landscaping plan subject to the following conditions:**

- 1. The Applicant shall address all remaining Easton Staff Development Review (ESDR) comments.**
- 2. The Applicant shall submit a landscape plan concurrently with the Development Site Plan. The plan shall incorporate a plan view and a landscape legend that explicitly identifies all proposed native plant species. Each construction phase shall have a separate list of native plant species along with its corresponding landscape cost estimate and surety. The landscape plan for the stormwater management (SWM) facility must be signed and sealed by a Maryland State Landscape Architect.**
- 3. 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, i.e., 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.

4. The Applicant shall establish a scope of work to develop an easement on the southern end of the property within six (6) months from the date the approval is granted (June 18, 2026).

Commissioner Klein seconded the motion.

Vote	4 - 0 - 0 - 2
FOR:	4 - Ports, Forster, Klein, McAndrews
AGAINST:	0
ABSTAIN:	0
ABSENT:	2 - Toussaint, Ryall

4. New Business — None

## 5. Discussion Items

- a. **Comprehensive Plan Update: Review of the December 9, 2025 Public Hearing and Next Steps** — The Commission reflected on the outcome of the Public Hearing held on December 9, 2025. This Hearing was conducted for the purpose of soliciting written comments and public testimony regarding the proposed draft of the Town's Comprehensive Plan. The overall feedback received for the Draft Comprehensive Plan focused on the following topics:
  - i. Zoning: Adopting a Form-Based Zoning Code within two (2) years of the Plan's implementation.
  - ii. Growth Rate: Re-adopting the 1% growth rate.
  - iii. Annexation: Adding language to restrict annexation, specifically stating that no new "greenfield" annexations for residential development will be approved for the next ten (10) years.
  - iv. Traffic: Including specific language to address traffic congestion and clearly define meaningful traffic analysis.

The Commission scheduled a special workshop for Wednesday, January 7, 2026 at 1:00 p.m. for the purpose of examining the comments received, and to address the issues raised during the Public Hearing.

**6. Adjournment** — Vice Chairperson Ports moved to adjourn. Commissioner McAndrews seconded the motion. The meeting was adjourned at 2:07 p.m.