



**Town of Easton Board of Zoning Appeals
Final Decision Summary**

Tuesday, February 17, 2026 at 9:00 a.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:

Board Members:

Gary Molchan, Chairperson
Meredith Girard, Esq., Vice Chairperson
Zakary A. Krebeck, Alternate

Absent:

Board Members:

Paul Weber

Staff:

Miguel Salinas, Planning and Zoning Director
Lynn B. Thomas AICP, Town Planner - Long
Range
Joseph Mayer, Plan Reviewer
Nicholas Johnson AICP, Town Planner -
Current
Sharon Van Emburgh, Esq. Town Attorney
Aaron Cooper, Esq. Legal Associate
Samantha Smith, Administrative Specialist

1. **Call to Order** — Chairperson Molchan called the meeting to order at 9:00 a.m.

2. **Decision Summary Review** — The approval of the draft decision summary from the December 16, 2025 Board of Zoning Appeals meeting was tabled to the March 17, 2026 meeting.

3. **Oath to Testify** — Chairperson Molchan called for all witnesses to declare and affirm under penalty of perjury that he or she solemnly swear to testify truthfully before the Board.

4. **Applications** —
 - a. **File No.:** SE - 1635 / SE 26 - 01
Applicant: Charlene Fraser Wright
on behalf of Chesapeake Little Explorers

Location: 29671 Meadow Gate Drive, Easton, MD 21601
Tax Map 0102, Grid 00EA, Parcel 2939B, Lot 68

Zoning: R-10A

Request: The Applicant is requesting a Special Exception pursuant to Section 28-1303.5. B of the Town of Easton Zoning Ordinance, use (2) 212 in Table 2.1 of Section 28-201 of the Ordinance to be utilized as a Day Care, Small Group* in the R-10A zoning district. The Applicant is proposing to operate a small group day care with a maximum capacity of twelve (12) children.

Background: On September 24, 2024, a Family Day Care Facility was approved to operate from this property with a maximum capacity of eight (8) children (application 2024-1284).

Staff Presentation:
Nicholas Johnson AICP, Planner

Applicant Presentation:
Charlene Fraser Wright, Chesapeake Little Explorers

Public Comment — None
Public Comment Written — None

Vice Chairperson Girard moved to approve the Special Exception request subject to the following conditions:

1. **Prior to the start of operation, the Applicant shall obtain all appropriate licenses from the State of Maryland.**
2. **The capacity of the daycare shall be limited to the number which appears on the State of Maryland Certificate of Registration.**
3. **The Applicant shall obtain a Certificate of Occupancy within two (2) years after the date the Special Exception is granted.**

Board Member Krebeck seconded the motion.

<u>Vote</u>	<u>3 - 0 - 0 - 1</u>
FOR:	3 - Molchan, Girard, Krebeck
AGAINST:	0
ABSTAIN:	0
ABSENT:	1 - Weber

4. Discussion Item — None

5. **Adjournment** — Chairperson Molchan motioned to adjourn. Board Member Krebeck seconded. The meeting was adjourned at 9:16 a.m.