



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

Thursday, May 21, 2026 at 1:00 p.m.

Town Hall Chamber 2

14 S. Harrison Street, Easton, Maryland

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**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:

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

**Absent:**

Staff:

Miguel Salinas, Planning and Zoning Director  
Samantha Smith, Administrative Specialist

1. **Call to Order** — Chairperson Toussaint called the meeting to order at 1:00 pm.
  
2. **Decision Summary Review** —
  - a. April 16, 2026 - The Commission noted the following correction to the draft decision summary:
    - i. Item 5.b.: Correction of name “Larry Marcus”

**Vice Chairperson Ports moved to approve the April 16, 2026 Decision Summary with amendments. 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

**3. Old Business — None**

**4. New Business**

**a. File No.:** 2026 - 1697

**Applicant:** Rauch Inc.  
on behalf of Osprey Property Company II LLC

**Location:** Port Street and Meadow Drive, Easton, MD 21601  
Tax Map 0034, Grid 0015, Parcel 0077, Lot 4

**Zoning:** MXW

**Request:** The Applicant is requesting sketch site plan and architectural approval for the construction of a 3-story, 12,511 square foot building with associated stormwater management, parking, and other facility improvements to accommodate a 64 unit senior multifamily building. The Applicant is also seeking supplemental waivers from Section 28-1014.7.E.1.b, the minimum planting unit standards, Section 28-1014.6.B.1.a, the minimum quantity of street trees, and Section 28-1014.6.B.1, the minimum number of overall tree plantings required.

**Background:** The property is located within the Chesapeake Bay Critical Area, and is designated as an Intensely Developed Area (IDA). The site also contains several areas of connected and disconnected wetlands as identified by the Maryland Department of the Environment (MDE).

**Staff Presentation:**

Joseph Mayer, Plan Reviewer  
Lynn B. Thomas AICP, Town Planner  
Sharon Van Emburgh, Esq., Town Attorney  
Rick Van Emburgh P.E., Town Engineer

**Applicant Presentation:**

Brian Fitzgerald, Rauch Inc.  
Joe Clark, Osprey Property Company II, LLC  
Chip Keener, Studio K Architecture

**Public Comment:**

Gary Yeatman, Chair Missions Committee of St. Mark's United Methodist Church  
Reverend Meredith West, St. Mark's United Methodist Church  
John Hurt Jr., Co-chair of the Endowment Committee of St. Mark's United Methodist Church  
Tina Jones  
Thomas Ledvina, 7585 Polly Hill Lane

Rachel Smith, Chairperson of the Talbot County Commission on the Aging  
Tom Alspach, 295 Bay Street

**Public Comment Written:**

Maury Schlesinger, 304 Winton Avenue  
Thomas Ledvina, 7585 Polly Hill Lane  
Constance Lauffer

**Commissioner McAndrews moved to table the sketch site plan application and supplemental waiver requests with the following recommendations:**

- 1. The Applicant shall provide a revised site plan and additional renderings which further detail the landscaping and water feature design.**
- 2. The Applicant shall provide material samples and product specifications.**

**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

- b. Maryland Department of Planning: Fiscal Year 2025 Annual Report** — The Fiscal Year 2025 Annual Report was tabled to the June 18, 2026 Planning Commission meeting.

**5. Discussion Items**

- a. Complete Streets Manual Draft Presentation** — The Town of Easton Engineering Department in partnership with Larry Marcus of Wallace, Montgomery & Associates, and Elizabeth Hanno of Forward Progress presented the first draft of the Complete Streets Manual. Complete Streets is a transportation policy that focuses on designing, building, operating, and maintaining streets to accommodate all users regardless of their age, ability, or chosen mode of transportation. The draft manual focuses on the key objectives of the Transportation section of the Town of Easton Comprehensive Plan; prioritizing enhanced safety, and improving accessibility that is more “street friendly” for pedestrians and cyclists. The latest version of the guide further emphasizes safety for all modes of transportation, and reflects feedback from a local stakeholder focus group. Mr. Marcus presented an overview of the updated manual, the implementation of the manual into the planning process, and priority projects. The final draft of the manual is anticipated to be presented to the Town Council for

consideration in June 2026.

- b. Legislative Compliance Review of the Easton Zoning Ordinance for Accessory Dwelling Units (ADUs)** — In the 2025 Legislative Session, the State of Maryland enacted House Bill No. 1446 (HB1446), which imposes new requirements on local governments on the regulation of Accessory Dwelling Units (ADUs). Effective October 1, 2026, HB1446 mandates the creation of ADU laws, and prohibits local governments from imposing unreasonable restrictions on ADU development.

On March 6, 2026, a supplemental assessment was presented by ZoneCo, on behalf of the Maryland Association of Realtors to evaluate the compliance of Town's existing Zoning Ordinance (Ordinance), and to provide additional recommendations. Mr. Lynn Thomas presented the findings of the assessment. The assessment requires a revision to the Table of Permissible Uses (Table 2.1) to allow Accessory Dwelling Units (ADUs) by right in all zoning districts where Single Family Detached dwellings are currently permitted by right (A-1, R-7A, R-10A, R-10M, and CB Zoning Districts). Additionally, the assessment strongly recommends the elimination of the term "granny flat" and its associated definition, as an ADU occupancy must be open to any individual and cannot be restricted to specific groups. Other recommended changes involve refining the supplemental standards regarding owner-occupancy, minimum parking, and the maximum floor area. The Commission generally favored the recommendations of the assessment as presented, however, the Commission strongly advocated to maintain the existing requirement for owner-occupancy of the primary dwelling unit. The Commission will further examine the recommendations of the assessment, and will explore an official recommendation to the Council at a subsequent meeting.

- c. Potential Revisions to the Zoning Amendment: Mobile Food Uses (Food Truck)** — On September 2, 2025 the Town of Easton Council passed Resolution No. 6212 to establish a definition and supplemental standards for Mobile Food Uses in Chapter 28 of the Town Code, and to establish a limited duration pilot program for the granting of Mobile Food Use licenses. On April 20, 2026, the Council unanimously voted to extend the Mobile Food Use pilot program to September 2, 2026 with additional language that exempts private events on private property (Resolution No. 6217). The Council is interested in implementing a permanent Resolution for Mobile Food Uses, and is seeking a formal recommendation from the Commission. The Commission expressed interest in additional language that clarifies the distinction between mobile food trucks/vehicles and the specific parcels of land where Mobile Food Use is authorized. The Commission will examine the existing language of the provisions, and will explore an official recommendation to the Council at a subsequent meeting.

**6. Election of 2026 Officers —**

**Victoria McAndrews nominated Philip Toussaint as Chairperson. Tom Klein seconded the nomination. Philip Toussaint accepted the nomination.**

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

**Victoria McAndrews nominated Michael Ports as Vice Chairperson. Tom Klein seconded the nomination. Michael Ports accepted the nomination.**

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

**Victoria McAndrews nominated William Ryall as Chair Pro Tem. Tom Klein seconded the nomination. William Ryall accepted the nomination.**

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

**7. Adjournment —** Commissioner Klein moved to adjourn. Chairperson Toussaint seconded the motion. The meeting was adjourned at 4:28 p.m.