



Town Council AGENDA

Monday, July 20, 2026 - 5:30 PM
Council Chambers, Easton Town Office
14 S Harrison Street

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

Closed Session Statement from July 6, 2026 meeting.

Opening remarks and Pledge of Allegiance by Dr. Montgomery.

Approval of Minutes.

Minutes of the July 6, 2026 Regular Meeting.

Minutes of the July 6, 2026 Closed Session.

Municipal Official Items.

Items by Mayor Cook.

Items by Town Manager

Public Assembly Event: September 11, 2026 - Ceremony to Commemorate the Events of 9/11

Public Assembly Event: Annual Waterfowl Festival - November 12-15, 2026

Approval for Statement of Work for Audit Services as outlined by CliftonLarsonAllen, LLP.

Items by Town Attorney.

Letter from Planning & Zoning Commission Chair regarding potential amendments to the Town's Zoning Code in order to make the provisions of the "Pilot Program" for Mobile Food uses permanent.

Presentation.

Ms. Deena Kilmon, Executive Director, Waterfowl Festival to present transportation plan and requested liquor permits.

Public Hearing.

5:35 PM PUBLIC HEARING to discuss the request of Lowe's Home Centers, LLC (The Applicant), for an amendment to an existing Planned Unit Development (PUD) for the expansion of the existing outdoor display area for the sales, storage, and display of sheds and utility trailers. The property is located at 501 Glebe Road, also known as Tax Map 101, Parcel 0265.

Legislation.

Ord. No. 860, "AN ORDINANCE OF THE TOWN OF EASTON AUTHORIZING THE TOWN OF EASTON TO ACCEPT LAND FROM TALBOT COUNTY, MARYLAND FOR THE PURPOSE OF BUILDING AN ACCESS ROAD TO EASTON WOODLAND PARK."

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.

CLOSED SESSION STATEMENT FOR JULY 6, 2026 MEETING

Prior to the regularly scheduled council meeting, Monday, July 6, 2026, the Easton Town Council met in Closed Session at 5:00 p.m. in the Easton Town Council Chambers.

The purpose of the closed session was:

General Provisions Article § 3-103(b) (4) “to consider a matter that concerns the proposal for a business or industrial organization to locate, expand or remain in the state.”

Upon motion by Rev. Davis, seconded by Dr. Montgomery and carried unanimously, the meeting was convened into Closed Session.

The following individuals were present: Mayor Megan JM Cook, Council President Don Abbatiello, Councilmembers Robert Rankin, David Montgomery and Rev. Davis. Ms. Curry was excused. Also present was the Town Attorney, Sharon VanEmburch, Town Manager Andy Kitzrow, Director of Planning and Zoning Miguel Salinas and Town Clerk Kathy Ruf.

Discussion occurred regarding a real estate proposal. No action was taken.

At 5:11 p.m., upon motion by Rev. Davis, seconded by Dr. Montgomery, President Abbatiello moved out of Closed Session and recessed until the regularly scheduled council meeting.

EASTON POLICE DEPARTMENT

"With Pride We Serve"

UPCOMING PUBLIC ASSEMBLY EVENT

TO: Mayor Cook and Andy Kitzrow
DATE: July 07, 2026
PREPARED BY: 1st Sgt. Patrick Sally 0135

EVENT: Ceremony to Commemorate the Events of September 11, 2001

APPLICANT: Clay B. Stamp – Talbot County Government

LOCATION: Gas Plant Location – Corner of West St. and Dover St.

DATE/TIME: September 11, 2026 7:30am to 9:30am

ATTENDANCE: Approx. 125

PURPOSE: To commemorate the events of September 11, 2001

DETAILS:

- Commemoration of the September 11 events. The police department will block off the streets for safety

SPECIAL REQUESTS:

- Street Closures of West St. and Dover St.

EPD CONCERNS:

- None

APPROXIMATE COST:

- No Cost for the Police Department

RECOMMENDATIONS: Approve

EASTON POLICE DEPARTMENT

"With Pride We Serve"

UPCOMING PUBLIC ASSEMBLY EVENT

TO: Mayor Cook and Andy Kitzrow
DATE: 07/07/26
PREPARED BY: 1st Sgt. Patrick Sally 0135
PERMIT #: 26-030

EVENT: 55th Annual Waterfowl Festival

APPLICANT: Deena Kilmon – WFF Events Director

LOCATION: Town of Easton (see Transportation Plan, submitted by WFF)

DATE/TIME: 11/12/26 – 11/15/26 4pm to 9pm Thursday, 10am to 5pm Friday and Saturday and 10am to 4pm Sunday

ATTENDANCE: 20,000

PURPOSE: Fundraiser for waterfowl habitat and conservation projects

DETAILS: Details to be presented by Waterfowl Festival Staff at Council Meeting

SPECIAL REQUESTS: Police assistance throughout the festival with posting no parking, street closures, traffic direction and security. (See Transportation Plan).

CONCERNS: We are opposed to any open-containers of alcohol being permitted on property owned by the Town of Easton – i.e.: parking lots, streets, sidewalks.

ADDITIONAL NOTES: Increase of uniformed security hours requested at several venues (factored in to approx. cost). All of lot 3 will be closed with No Parking and used solely for the buses. The 5 spaces used for handicapped parking will be moved to the north side of Lot 6. Goldsborough St. to be closed off as well

APPROXIMATE COST: Easton Police Department overtime hours for officers as well as civilian personnel will be approx. \$30,000

RECOMMENDATION: Recommend Approval



Application # _____

EASTON POLICE DEPARTMENT**Application for Public Assembly Permit***Attached instructions must be followed or application will not be processed***APPLICANT INFORMATION-Must be a named individual with all contact information correct**

1. Name: Deena Kilmon
2. Organization Name: Waterfowl Festival Inc
3. Address: 40 S Harrison St Easton MD 21601
4. Phone numbers: (home)- _____ (work)-410 822 4567 (cellular)-410 829 4052
5. Email address: dkilmon@waterfowl Festival Inc

EVENT CONTACT PERSON INFORMATION-with complete information

6. Name: Deena Kilmon
7. Address: 40 S Harrison St Easton MD 21601
8. Phone numbers: (home)- _____ (work)-410 822 4567 (cellular)-410 829 4052

EVENT DETAILS-Type of event, location, dates, times, purpose, etc.

9. Type of Event Requested: Festival (Cultural Arts) Waterfowl Festival
10. Event Location: Easton downtown + Dutchman's Lane (HHS+High School)
11. Event Date: Nov 12-15, 2026 Event Times: 10A-5 PM Fri Sat 10A-4 PM Sun Rain Date: N/A
12. Purpose of event: Arts + Cultural festival
13. Number of people participating/attending: 29,000
14. Type of sound amplification, if applicable: sound stages Thompson Park, Avalon, Armory
15. Is alcohol permitted: ☒ YES ☐ NO Alcohol License #: will be receiving from liquor board
Alcohol is NOT permitted on public property

Parade / Running / Walking Event details

16. Parade / Run-Walk Route (attach map): N/A
17. Number of Units participating in parade: N/A

Miscellaneous

18. Street closures required? (applicant must make notifications been sent to affected merchants): ☒ YES ☐ NO
19. Streets requested to be closed: see attached plan
20. Street closure times: see attached plan
21. Requested services of the Easton Police Department (traffic control, security, etc.): yes
22. Certificate of Liability Insurance Attached? ☒ Yes ☐ No

"I acknowledge that all of the above information is correct. I further agree that compliance with the "Public Assembly Permit Act", to include all local and state laws, will be made. I acknowledge that the Permit Fee of \$100 is due to the Town of Easton upon submission, that the standard billing rate associated with this event will be estimated, and I agree to pay any incurred charges when invoiced by the Town of Easton at conclusion of the event."

Signature of Applicant: Deena Kilmon Date: Jun 30, 2026

OFFICIAL USE ONLY

DATE RECEIVED _____ DATE SUBMITTED TO COUNCIL _____

DATE _____ APPROVED ☐ DISAPPROVED ☐ Op Order # _____

SIGNATURE: _____ NOTIFIED OF APPROVAL: _____

CHIEF OF POLICE

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

6/4/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Ashley Insurance 38 S. Harrison Street Easton MD 21601	CONTACT NAME: Laurie Tulowitzky PHONE (A/C, No, Ext): (410) 822-1900 FAX (A/C, No): E-MAIL ADDRESS: laurie@ashleyinsurance.com INSURER(S) AFFORDING COVERAGE INSURER A: BRETHREN MUT INS CO NAIC # 13501 INSURER B: OHIO CAS INS CO 24074 INSURER C: INSURER D: INSURER E: INSURER F:
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COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. *LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS. LIMITS SHOWN ARE INCLUSIVE OF AMOUNTS REQUESTED BY THE CERTIFICATE HOLDER AND MAY NOT REFLECT POLICY LIMIT AMOUNTS IN EXCESS OF THOSE REQUESTED. *Not Applicable in WY

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC OTHER:	Y	Y	CPP0026400	01/01/2026	01/01/2027	EACH OCCURRENCE \$ 1,000,000
	DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000						
	MED EXP (Any one person) \$ 5,000						
	PERSONAL & ADV INJURY \$ 1,000,000						
A	☐ AUTOMOBILE LIABILITY ☐ ANY AUTO ☒ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY	Y	Y	CPP0026400	01/01/2026	01/01/2027	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000
	BODILY INJURY (Per person) \$						
	BODILY INJURY (Per accident) \$						
	PROPERTY DAMAGE (Per accident) \$						
A	☒ UMBRELLA LIAB ☐ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☒ RETENTION \$ 10,000			CUL0074935	01/01/2026	01/01/2027	EACH OCCURRENCE \$ 4,000,000
	AGGREGATE \$ 4,000,000						
	PIADV \$ 4,000,000						
	PER STATUTE ☐ OTH-ER ☐						
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A	Y	XWO58261250	01/01/2026	01/01/2027	E.L. EACH ACCIDENT \$ 500,000
	E.L. DISEASE - EA EMPLOYEE \$ 500,000						
	E.L. DISEASE - POLICY LIMIT \$ 500,000						

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Town of Easton is listed as Additional Insured as required by written contract.

CERTIFICATE HOLDER**CANCELLATION**

Town of Easton P.O. Box 520 14 S. Harrison St. Easton MD 21601	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE <i>Laurie A Tulowitzky</i>
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ACORD 25 (2025/12)

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TO: Andy Kitzrow
Kathy Ruf
FROM: Carol Callahan
DEPT: Finance Department
DATE: July 15, 2026
SUBJECT: Contract by our auditors, CliftonLarsonAllen LLP

Our auditors, CliftonLarsonAllen LLP (CLA), have submitted a Statement of Work for Audit Services as an update to the Master Services Agreement (MSA) dated July 26, 2022. This Statement of Work outlines the terms of the engagement for the audit services CLA will provide in connection with the Town's June 30, 2026, audit.

The MSA defines the scope of services to be provided by CLA, as well as the Town's responsibilities for preparing the June 30, 2026, audited financial statements, Single Audit Report, and other related financial reporting requirements. The agreement also establishes the fees and payment terms for these services.

The professional fee for the engagement is \$54,750, plus a technology and client support fee equal to five percent (5%) of all professional fees billed. The FY2026 budget includes \$52,000 for these services.

The agreement requests signatures from both the Town Manager and me. Although professional services are exempt from the competitive bidding requirements, the total contract amount exceeds my purchasing authority and therefore requires Council approval.

The professional fee exceeds the FY2026 budget by \$2,750. However, personnel expenditures within my department are currently well below budget due to staff retirements, delays in filling vacant positions, and lower-than-budgeted salary costs. These personnel savings are sufficient to absorb the additional audit cost within the department's existing FY2026 budget.



July 7, 2026

Mayor Megan Cook and
Easton Town Council
14 South Harrison Street
Easton, Maryland 21601

Dear Mayor Cook and Town Council Members:

At your request, the Easton Planning and Zoning Commission has worked the past two months on potential amendments to the Town's Zoning Code in order to make the provisions of the "Pilot Program" for Mobile Food uses permanent. At our regularly monthly meeting of June 18, 2026, we concluded our consideration of the issue. Attached, is a copy of the proposed changes to the Zoning Code that we believe will best facilitate the provisions of the Pilot Program.

Please note that the proposed revisions indicate language proposed to be deleted from the existing Zoning Code in ~~strike-through~~ text, language proposed to be added to the Code based on the provisions of the Pilot program indicated in yellow highlighted text, and two additional proposed revisions suggested by the Commission indicated in cyan highlighted text. The Commission discussed these potential changes over the course of two meetings and ultimately voted unanimously (5-0) to recommend that you approve the attached proposed Zoning text amendments.

If you should have any questions or concerns, please contact me or a member of the Town's Planning or Legal staff, who were all present at the meetings and helped facilitate the proposed amendments.

Sincerely,
Easton Planning and Zoning Commission

Philip Toussaint, Chair

Attachment (Recommended Zoning Amendments)

ATTACHMENT A

1. Amend the Table of Permissible Uses, as follows:

**TABLE 2.1
TABLE OF PERMISSIBLE USES**

USE	A-1	R-7A	R-10A	R-10M	CB	CG	CL	BC	I	G/I	NOTES
220	Mobile Food Uses*	F	F	F	F	F	F	F	F	F	
		F	F	F	F	P	P	P	P	P	

2. Amend the Supplemental Standards for Mobile Food Uses (Section 28-2007.4 A 5), as follows:

- a. These regulations shall apply only to Mobile Food Uses located on private property. Mobile Food Uses operated on public property (e.g. streets or sidewalks) are regulated elsewhere in Chapter 19 of the Easton Town Code.
- b. Mobile Food Uses shall comply with all applicable health codes and operators shall provide proof of health department approval upon application for a ~~Temporary Use~~ **Mobile Food Use License**.
- c. ~~Mobile food uses shall operate in association with another approved Temporary Use (e.g. a Special Event, Carnival, etc...).~~ **Two exceptions to the standards of the subsections below are:** ~~exception to this standard shall be~~ (1) Mobile Food Uses that are primarily intended to serve work crews at active construction sites and (2) Mobile Food Uses that function as catering for a specific private event. **In such cases, these Mobile Food Uses must still comply with paragraphs a and b above, but are exempt from the paragraphs below regarding location and operational requirements.**

1. LOCATION REQUIREMENTS

- d. ~~Mobile food uses shall not remain at any one location for more than two (2) days more than the duration of the Special Event (or other permitted Temporary Use) with which it is associated. The two (2) additional days are provided to allow for set-up and take-down of the mobile food unit, not for additional days of operation.~~ **Mobile Food Uses shall not locate within three hundred (300) feet of the principal building entrance of an existing restaurant (includes Restaurant,**

carry-out/delicatessen, Restaurant, fast food, Restaurant, nightclub, and Restaurant, sit down as defined elsewhere in this Zoning Code), or another mobile food use.

e. Mobile Food Uses shall only operate with the permission of the property owner, which permission shall be included with the license application.

f. A map to scale shall be submitted with the application that shows the location of all existing buildings on the property, the parking areas, any nearby restaurants, and the proposed location of the Mobile Food Use. Such a map is required for each property on which a Mobile Food Use wishes to operate.

g. Mobile Food Uses shall not operate on Town-owned property or within public rights-of-way unless approved in conjunction with a Public Assembly Permit.

h. Mobile Food Uses shall be located so that it does not block drive aisles, ingress or egress from the property, or fire and emergency access.

i. Mobile Food Uses may rotate between approved private parcels, but may not remain in the same location for more than 24 hours, consistent with hours specified on the permit application (plus time allotted to set-up/break-down).

2. OPERATIONAL REQUIREMENTS

j. The license issued to the Applicant shall be clearly and prominently displayed at the Mobile Food Use.

k. Trash and recycling containers sufficient in size shall be provided to collect all waste generated by customers and staff of the Mobile Food Use. Trash and recycling must be removed each business day.

l. The Mobile Food Use may have one (1) twenty-four by forty-eight inch (24" x 48") sandwich board sign displayed within ten feet (10') of the Mobile Food Use. Sandwich board signs may be displayed only during hours of operation, and shall not obstruct or impede pedestrian or vehicular traffic, and shall be on the same property as the Mobile Food Use. Signs affixed to the exterior of the Mobile Food Use Unit shall be secured and mounted flat against the Mobile food Use and shall not project more than six inches (6") from the exterior of the Mobile Food Unit. Electronic or illuminated signs are prohibited.

m. Mobile Food Uses shall not provide tables, chairs, or other furniture outside of the Mobile Food Use.

n. Mobile Food Uses shall only sell food and non-alcoholic beverages.

o. Mobile food Use operators shall maintain the cleanliness of the area around the Mobile

Food Use during its hours of operation.

p. The Mobile Food Use license holder and/or property owner shall be the responsible party for any violation of this subsection. A license may be revoked, suspended, modified or not renewed by the Town for failure to comply with the provisions of this Subsection, or any provision of the Code of the Town of Easton.

WATERFOWL FESTIVAL – ORANGE LINE

START AT THE PARKING LOT AT THE HISTORICAL SOCIETY (OFF OF N WEST ST)

STOP FOR DOWN TOWN AND FOR TRANSFER TO ALL ROUTES

R- S WASHINGTON ST

R- PORT ST

R- N WEST ST

L- GLENWOOD AVE

R- INTO EASTON ELEM(STOP BY HANDICAP RAMP IN PARKING LOOP see map)

L- ON GLENWOOD

L- N WEST ST

L- BAY ST

STOP- Bay Street Ponds (Pull Off on Side of Road)

R- Eastern Pkwy

R- MARLBORO AVE

L- Into Kohls Parking lot at Light (Turn in parking area)

L- in front of Pho Van Restaurant

L- at end of parking lot

STOP AT MOLLY’S Old Pier One (Cross over parking lot to go out at light)

L- After McDonalds(through parking lot)

STOP- end of parking lot at BUS STOP SIGN

R- To traffic light

L- Marlboro Ave

R- GLEBE ST

L- N Harrison St (At Shopping Center)

STOP AT FARMERS MARKET

L- GOLDSBOROUGH ST

STOP AT BUS STOP on the road AT THE COUNTRY SCHOOL

L- Calvert

L – Elizabeth

L – Merrick Lane

R – Goldsborough St.

R- HARRISON ST

L- S WASHINGTON ST

R-BAY ST

L- West St

L- Into parking lot DOWN TOWN AND FOR TRANSFER TO ALL ROUTES

(START ROUTE OVER)

At end of the Day Buses Park in the County Lot on Route 322 @ Port St

(Friday and Saturday)

6/29/2026

WATERFOWL FESTIVAL – BLUE LINE

START AT THE PARKING LOT AT THE HISTORICAL SOCIETY (OFF OF N WEST ST) STOP FOR DOWNTOWN AND FOR TRANSFER TO ALL ROUTES

R- S WASHINGTON ST.

L- SOUTH ST

STOP AT CORNER OF SOUTH ST AND N HARRISON ST (ARMORY STOP)

R-S HARRISON ST

R-PEACHBLOSSOM RD (AT LIGHT)

R-EASTON MIDDLE SCHOOL (stop in parking lot not bus loop see map)

STOP- (FOR PARKING ONLY EASTON MIDDLE)

L- PEACHBLOSSOM RD

R WASHINGTON ST

L-DUTCHMANS LN.

R-MECKLENBURG AV. (STOP ALONG SIDE FOR ELKS LODGE TICKET BOOTH)

L-INTO EASTON HIGH SCHOOL

STOP-IN FRONT OF ENTRANCE

R-MECKLENBURG AV.

L-DUTCHMANS LN.

R-WASHINGTON ST.

L- PORT ST

R- N WEST ST (CROSS OVER GLENWOOD AVE)

R-1st PARKING LOT ON RIGHT TALBOT COUNTY HISTORICAL SOCIETY PARKING LOT (START SHUTTLE OVER)

At end of the Day Buses Park in the County Lot on Route 322 @ Port St

(Friday and Saturday)

6/29/2026



July 1, 2026

Mr. Don Abbatiello
Easton Town Council President
Easton Town Office
14 S. Harrison St.
Easton, MD 21601

RE: 2026 Waterfowl Festival Transportation Plan

Dear Mr. Abbatiello,

The 55th Waterfowl Festival will be held November 13-15, 2026. In order to minimize the impact of the crowds on the Town of Easton, the Festival Board and the Waterfowl Festival Commission have approved a transportation plan similar to that used in the past. The purpose of this letter is to acquaint you with the plan, to obtain the consent of the Town Council to those aspects of the plan requiring official approval, and to coordinate our efforts for a successful festival.

Please note 2026 festival hours

- Thursday Nov. 12 (Premier Night), 4:00PM to 9:00 PM
- Friday, Nov. 13 and Saturday Nov. 14, 10:00am to 5:00pm
- Sunday, Nov. 15 .10:00am to 4:00pm
- We will be supplying bus service again this year to move people between the parking areas and the various festival exhibits. We anticipate using approximately 5 buses on Friday, 11 buses on Saturday and 6 buses on Sunday. Each route has at least one ADA accessible bus. Visitors will be encouraged by directional signs along area streets and highways, to park primarily in the Easton High School, Easton Middle School, and Easton Elementary school locations. Additional parking will be at the VFW, Elks, Kohl's (Bus transportation routes are attached)

We have reviewed this plan with our logistics team, our transportation partner of over 30 years Lonergan's Charter Service and Chief Alan Lowery, Lt. Tim Larrimore and 1st Sgt. Pat Sally of the Easton PD, and Holly DeKarske of Easton EDC in preparation for this application. We have made every effort to minimize impact on local residents. For 2026, we have again taken into account concerns on pedestrian safety and comfort. We are investing in more comfort stations and requesting additional street closures based on our feedback from attendees, merchants, police, and town officials.

We will continue to work with state and local officials to promote parking in designated areas away from downtown to ease congestion. Last year's digital road signs supported by State highway officials were effective and we will seek the use of those again.

2026

Please note, yellow highlight indicate changes for this year for the ease of reading this document.

Our venues this year include:

- Easton High School - World Calling Contest, Buy-sell-swap , children's crafts with The Ward Foundation, conservation exhibits, raptor exhibition, field trial dog exhibition, parking
- Easton High School, Easton Middle & Elementary schools- Parking
- Fine Art venues: Academy Art Museum, Christ Church, Framptom Funeral Home and Parking Lot
- Md's Best Tasting Pavilion (Mill St. Parking Lot)
- Eastern Shore Cultural Heritage and Sporting Pavilion (Waterfowl Buildign (Old Easton Armory) and Ashley Parking Lots)
- Entertainment/Educational: Talbot County Free Library, Avalon Theatre, Bullitt House & Gardens, Elks Lodge, Bay Street Ponds
- Talbot Rod and Gun Club - Student shooting exhibition with Easton Rifle team (Sat only)
- Premier Night venue: Tidewater Inn, Bullitt house, all art venues, N. Harrison St.

I. SET UP

During the set up of exhibits on Thursday, November 12 we request that you authorize the Easton PD to assist us with reserving certain temporary areas for loading/unloading at the following locations. The signs will read NO PARKING - LOADING/UNLOADING ONLY.

A. Old Armory Building

1. South Harrison Street from yellow curb in front of Armory approximately 100' north - Waterfowl Festival will mark the area.
2. Talbot Lane behind Waterfowl Building from Town of Easton parking lot to South Street - Waterfowl Festival will mark the area.
3. South side of South Street between Harrison Street and Talbot Lane to permit parking for Festival volunteers who need to park near the Waterfowl Building basement to be designated by Waterfowl Festival Parking Pass - Waterfowl Festival will mark the area.
4. East and west sides of Harrison Street from the intersection of South Street to residential parking.

- B. Lot 2 Mill Street Parking Lot - we request closure of this parking lot for the duration of the festival beginning Monday Nov. 9 - though Sunday, November 15 for artist/vendor set up, Comfort station and dumpster placement, and for the safety of patrons walking through from Framptom to Tidewater venues.

*This is also the site of the new curated "MD's Best" Pavilion sponsored by Talbot

County Economic Development and Tourism and the State of MD to support our local value added- producers, Focus will be on oysters and other Eastern Shore products including local distilleries. Note: Tastings will be provided of all products, not full-sized drinks. Festival ticket required for entrance.

D. Please note: S. Harrison Street closure in front of Lot #1 (Across from town hall) not needed until Friday morning this year.

1. All Parking spaces on both sides of Harrison Street from Goldsborough Street to Dover St. for exhibitor loading and unloading on Friday 8 am - 6 pm Nov 13-15, 2026.

II. STREET CLOSINGS

In an effort to reduce congestion in the central business area during the Festival, we are requesting that you officially close the following streets to vehicular traffic as follows:

Nov 12: 2026 changes : We request closure of N. Harrison Street from Goldsborough intersection to Dover St (Tidewater Corner) intersection closed from Noon to 9:00 PM during the Premiere Night Celebration due to traffic concerns as patrons go from venue to venue.

Below are the street closures requested for the duration of the festival:

Friday and Saturday, November 13 and 14 Hours of 9:00am to 6:00pm
Sunday, November 15 9:00am to 5 pm

- A. Dover Street between Hanson Street and Washington Street. There will be a Rotary manned barricade at the Hanson Street intersection permitting access for postal customers, designated handicapped parking behind the Mayor & Council Building, residents requiring access to Talbot Lane, as well as Festival officials bearing the Waterfowl Festival Parking Pass.

An unmanned barricade across Dover Street between Talbot Lane and the Tidewater Inn driveway entrance to allow the presence of a food concession run by Tri-County Ruritan on Dover Street between Tidewater Inn Drive and Harrison Street. A second barricade where the Tidewater's driveway meets the Harrison Street sidewalk will be placed to prohibit access to Harrison Street.

- B. Harrison Street between Goldsborough and South Streets with an Easton Police Department Employees present at the South Street intersection.
- C. Glenwood Avenue between Harrison Street and Washington Street

D. Washington Street between Goldsborough Street and the entrance to Lot #3. “Buses only” signs will be placed at the intersection of Glenwood Avenue & Washington Street and Goldsborough Street & Washington Street. These areas will be used as the Easton Lions Club food court as well as a pedestrian area near the bus stops on Federal Street and Lot #3 on Friday, November 9 and Saturday, November 10 from 8:00 am to 6:00 pm and Sunday, November 10 from 8:00am to 5:00pm

E. South Street between Harrison and Washington street will be marked BUS LANE ONLY with a manned barrier at Washington and South Street location. We request a police presence at the intersection of Harrison and South to support the bus route. Christ Church will provide crossing guides to protect pedestrian safety on South St.

F. Bay Street Ponds Lane closure from intersection with Bay Street to just past the ponds, leaving access open to the townhouses parking lot and county offices from the Marlboro St side. The Waterfowl Festival will place “NoTraffic” barricades and “Pedestrian Only” signs on the Ponds lane from the top of the ponds to Bay Street. This is for pedestrian safety and liability purposes.

G. Goldsborough St. between Washington and Harrison St. due to concerns with public safety stemming from last year’s crowds.

It is our understanding that the Police Department will be posting “No Parking” signs on Dover and Harrison Streets within the restricted areas noted above.

It is our understanding that the Police Department will close and reopen the above-mentioned streets at the times noted above. The Waterfowl Festival will provide barricades and cones and have them located at each designated area.

III. ADDITIONAL SIGNS AND BARRICADES

The following additional barricades and signs will be placed and removed daily by Waterfowl Festival volunteers:

A. Barricade at intersection of Washington and South Streets permitting only bus traffic “No Thru Traffic” sign.

B. South and Talbot Lane - barricade permitting only resident traffic making westward turns onto South Street with “No Thru Traffic Except Residents” sign.

C. Hanson and South Street - barricade permitting only resident traffic making westward

turns onto South Street with “No Thru Traffic Except Residents” sign.

D. Harrison Street and Brookletts Avenue - barricaded north with “No Thru Traffic Except Residents” sign.

E. Talbot Street and Harrison Street - barricade with “No Thru Traffic” sign. Rotary will man post at this location from 9am-12pm Friday, Saturday and Sunday.

F. Talbot Street and Hanson Street – “Residents Only” sign.

G. West Street and Federal Street : No Traffic During festival hours

H. Harrison and Glenwood Avenue - barricade with “No Thru Traffic” sign at the east side of Lot 1.

I. On N. West Street at the intersection of Federal Street and Lot #3 – “Buses Only, No Thru Traffic” sign.

IV. NO PARKING SIGNS

A. To ensure the absence of vehicles at certain bus stops and to minimize congestion in other areas, we request that you authorize the Police Department to post “No Parking” signs in the following areas:

1. Eight parking spaces on Dover Street from Tidewater Inn drive to 111 Dover Street from midnight Thursday, November 12 until 4:30pm Sunday, November 15, for the Tri-County Ruritan food concession storage trucks.
2. All eight spaces on the east side of South Washington Street in front of the Verizon Building from midnight Tuesday, November 12 until 5:00pm on Sunday, November 15 for Verizon emergency service vehicle parking. For informational purposes, these spaces are needed because Verizon’s parking lot behind the building on Harrison Street is blocked once the roads are closed. The adjoining parking lot owned by Ashley Insurance will be unavailable for parking as it will be covered by tents for Festival exhibits.
3. Both sides of Federal Street in the block between West and Washington Street, Friday 6AM and Saturday 6AM - 5 PM and 6 AM - 4 PM on Sunday, November 16 for pedestrian safety.
5. Historical Society Auditorium parking Lot #3 - spaces on both sides of the lot from Washington street to West Street) toward Washington Street to facilitate the bus depot area.
6. From Thursday Nov. 12 at noon - Southerly side of South Street between Washington Street and Talbot Lane Friday, Saturday and Sunday 10 AM- 6:00pm.
7. “No Parking” signs along Harrison Street from Goldsborough to South St. beginning at 8 AM, Thursday Nov. 12.

8. All metered parking spaces adjoining sidewalk on the west side of Talbot Lane excluding five spaces closest to Legal Assets in Lot #4 behind Mayor & Council Building for Festival staff and volunteer parking from midnight Tuesday, November 10 until 5:00pm on Sunday, November 16 A Waterfowl Festival parking pass is required.

9. Lot #1 - Thursday 4 PM - until midnight on Sunday, November 16. This area will be used as a **festival food court** with increased bathrooms, dumpsters, and port-a-potties.

10. Lot #2 - Tuesday, November 10 - Sunday Nov 15 for festival exhibit and sanitation station area.

11. Two parking spaces on the south corner of the Court House at the intersection of Washington and Dover Streets from midnight Thursday, November 12 until 4:30pm Sunday, November 15 for storage trucks associated with the Lions Club food concession.

12. Along West side of Mecklenberg Street approximately 100' between backside of Elks pool building and intersection with Dutchman's Lane.

13. All spaces along Dutchmans' lane from Mecklenberg St to S. Washington St. To ensure bus can get through area safely and efficiently.

14. Along westerly side of intersection of Glenwood Ave and West St. to facilitate bus traffic.

B. We ask permission for Waterfowl Festival volunteers to place additional "No Parking" signs in the following areas:

1. The westerly side of Harrison Street from the intersection of Harrison and South Streets to the handicapped parking area alongside Christ Church as well as the easterly side of Harrison Street from the intersection of Harrison and South Streets to the end of Academy Art Museum property on Thursday, Nov. 12 from 8:00am to 4:00 pm and on SATURDAY, Nov. 15 from 5:00pm to 8:00pm as a loading/unloading area (artist party).
2. The westerly and easterly side of Harrison Street from the intersection of Talbot Street and the end of the "No Parking" sections (noted above) Waterfowl Festival will place "Residents Only, No Waterfowl Festival Parking" signs.
3. On Oak Avenue (near Easton Elks Lodge) "Exhibitor Parking Only" signs
4. Along the south side of Talbot Street from Harrison Street to Hanson Street, Waterfowl Festival will place "Residents Only, No Waterfowl Festival Parking Signs." Along the north side of Talbot Street from Harrison Street to Hanson Street, Waterfowl Festival will place "No Parking" signs.
5. Along both sides of South Street from Hanson Street to Talbot Lane road closure, Waterfowl Festival will place "Residents Only, No Waterfowl Festival Parking."

6. No parking signs along all of Bay Street from intersection of Washington Street to the Easton Bypass.

V. UNIFORMED POLICE ASSISTANCE

We would like to request uniformed assistance as follows:

1. Intersection of South and Harrison Streets from 9:00am to 5:30pm on Friday Nov. 14 & Saturday Nov. 15 and 9:00am to 4:30pm on Nov. 16 to assist movement of vehicular and pedestrian traffic.
2. Intersection of Washington Street and Goldsborough Street from 9:00am to 6:00pm on Nov. 13 and 14, and 5:00pm on Nov. 15 to assist movement of vehicular, bus, and pedestrian traffic.
3. Intersection of Bay Street and West Street to assist bus in making left hand turn onto Bay Street from 9:00am to 5:30pm on Nov. 14 and 15 and 4:30pm on Nov. 16.
4. Intersection of Bay Street and Bay Street Ponds road to assist pedestrian traffic from 9:00 am to 4:00pm on Nov. 14 and 9 and to 4:00pm on Nov. 16.
5. Intersection of Mecklenburg and Dutchmans Lane Friday 12:30pm-5:30pm, Saturday 9:30am-5:30pm, and Sunday 11am-3pm.

Please note that Waterfowl Festival personnel will first coordinate with the Police Department on the proper wording of all signs referred to in this letter.

As in prior years with the consent of the Town Council and Easton Utilities, the Festival will use signs and cones from Easton Utilities to assist with traffic control. The Festival will be responsible for pick-up of these items on Wednesday, Nov. 12 and the return of those items on Sunday, Nov. 15. Easton Utilities has also consented in the past to our placement of directional arrows to the parking areas on or near Easton Utility poles in the town on the condition that the Festival remove both the signs and any staples used to mount the signs promptly upon the conclusion of the Festival. We again request your permission to use these poles for that purpose on the same conditions.

In an effort to most efficiently direct visitors, the Festival will place exhibit and transportation signs as necessary.

To accommodate visitors with accessibility needs, the Waterfowl Festival requests the use of five parking spaces in the lot behind the Mayor & Council Building from Nov. 12 to Nov. 15. Preferred spaces would be next to the building where town employees park. A means of marking those spaces will be determined by the Festival and the Town of Easton. Additionally, the Waterfowl Festival requests permission to designate ten

additional parking spaces as reserved for handicap visitors in the parking lot behind the Armory. The Festival also requests that the police officers directing traffic may inform visitors of the handicap parking locations.

In order to promote efficiency in carrying out this transportation plan, the Festival requests the Council's consent to work directly with the Police Department in addressing any minor alterations that may arise in the next few weeks during the final planning stages of the Festival.

Also, recognizing that visitors and exhibitors may not be familiar with specific parking regulations - head in parking, etc. - the Festival requests that the enforcement patrols be flexible and lenient from Monday, Nov. 9 through Sunday, Nov. 15. Finally, with the consent of the Council following approval of this transportation plan, we request your permission to publicize the details of the plan in the media. Through such publication, we hope to encourage the utilization of the bus system by visitors to the Festival and to minimize the inconvenience to Easton residents and merchants during the hours in which the plan is in effect.

Finally, during the Festival, various members of the Board of Directors will have cell phones as well as 911 radios from Talbot ensuring that they may be contacted at any time. Should you or any Town official become aware of any problems, you may contact any of the following individuals by calling the Festival office at 410-822-4567 where a member of the staff will contact us.

Julie Susman, President
Deena Kilmon, Executive Director

Thank you for your consideration of our requests. We hope to make the 55th Festival a grand success for both Waterfowl Festival Inc. and the Town of Easton.

CC: Mayor Megan Cook
John Horner, President & CEO, Easton Utilities
Members of the Waterfowl Festival Commission
Kenneth Bush, Chief, Fire Protection Engineer
Sheriff Joe Gamble, Talbot County Sheriff's Department
Commander Stacy J. Gapperty, MD State Police

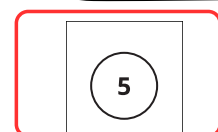
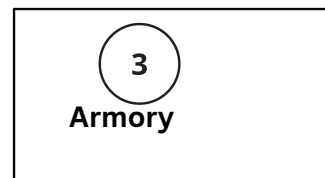
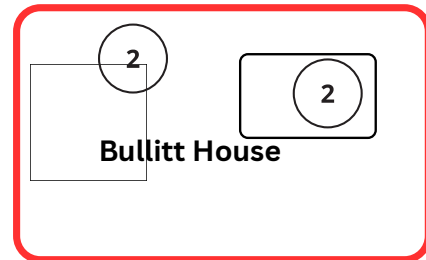
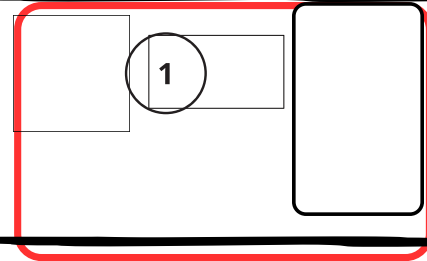
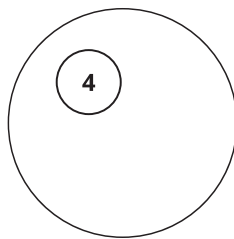
Via Kathy Ruf:
Town Council: Maureen Curry, Elmer Davis, Jr., Robert Rankin, David Montgomery
Chief Alan Lowery, Sgt. Pat Sally and Lt. Tim Larrimore, Easton Police Department
Mike Dickerson, Superintendent of Public Works
Lynn Thomas, Town Planner
Andrew Kitzrow, Town Manager
Clay Stamp, County Manager

Waterfowl Festival Liquor permits requested 2026

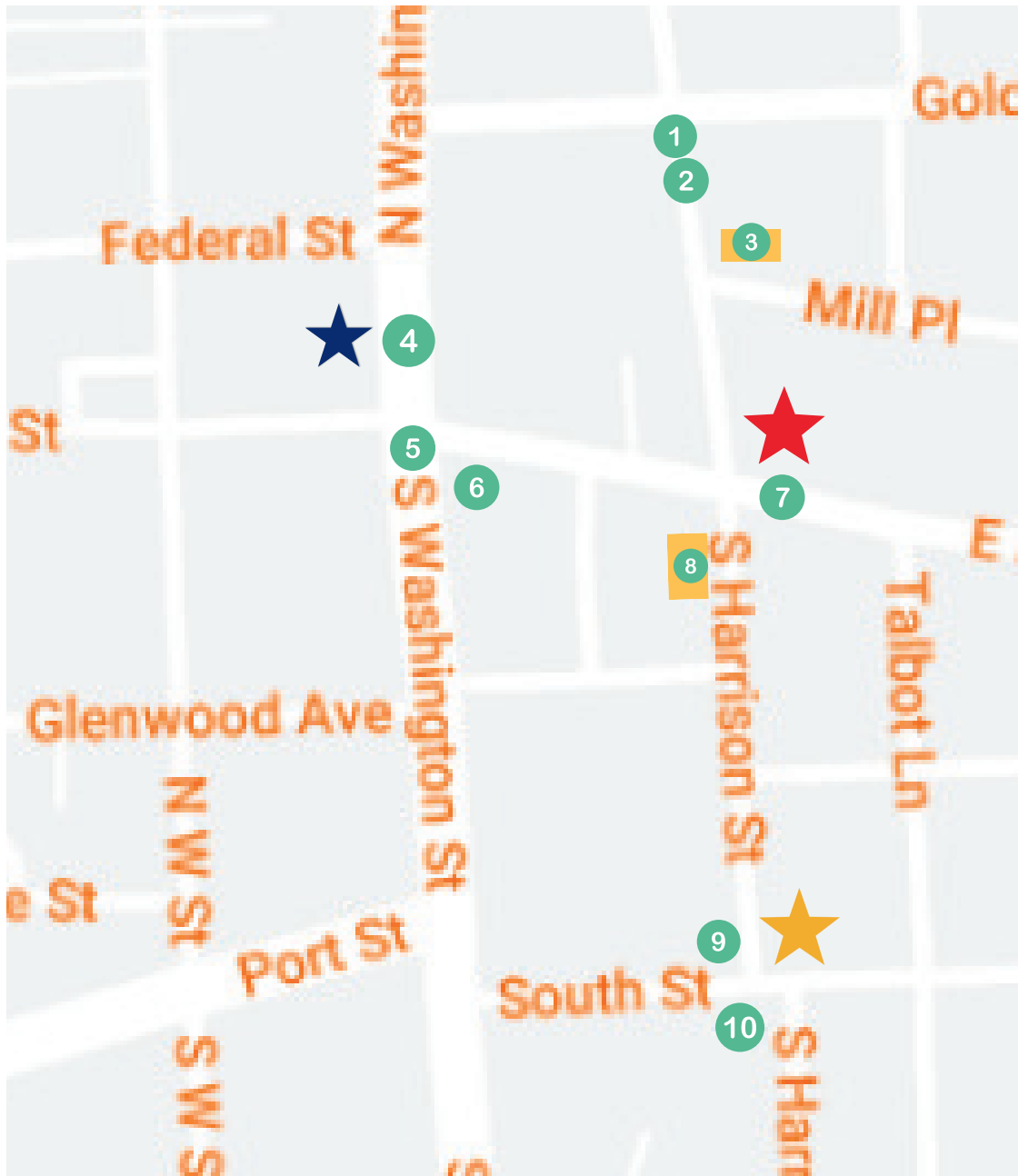
Venue plan

1. Framptom - Ticket holders only; area is fenced in
2. Bullitt house - VIP ticket holders only/VIP party invite (no alcohol sales) only/area is fenced in
3. Armory - ticket holders only; alcohol may not leave building
4. Ashley parking lot- Ticket holders only; alcohol may not leave tented area
5. Academy -VIP invite only- complex is fenced in

harrison st



2026 Downtown Food Trucks/Venues



1. Big Bad Wolf Bacon
2. Black Horse Kettle Corn
3. MD's Best Tasting Pavilion (bathrooms, seating)
 - *Smith Island Cake, oysters, other food, non-alcoholic beverages*
4. Lion's Club
5. Hot off the Coals
6. Chick fil-a
7. Ruritan
8. Visitor's Center Food Court (bathrooms/Seating)
 - *Eternal Life Ministries, Rusticana, Travelin' Tom's Coffee, Jimmy's Fat Rolls*
9. Canvasback Courtyard (Decoy Blind Bar, Harrison's Taco Truck, Waterfowl Beer and Rye, seating, bathrooms)
10. Christ Church (seating, bathrooms)

Other Easton Locations Not on Map

The Elks - The Elks Kitchen (*have their own permit*)
 Easton High- *Hometown BBQ, FFA, Cousins Maine Lobster*
 Country School- *Frase BBQ*
 Bay St. Ponds - *Krave Sips and Sweets*

check digital map on website for more details

TOWN OF EASTON
NOTICE OF PUBLIC HEARING
PLANNED UNIT DEVELOPMENT -AMENDMENT
LOWE'S HOME CENTERS, LLC

The Council of the Town of Easton will hold a public hearing on Monday, July 20, 2026 at 5:35 P.M. in the Council Meeting Room, 14 South Harrison Street. The purpose of this hearing is to discuss the request of Lowe's Home Centers, LLC (The Applicant), for an amendment to an existing Planned Unit Development (PUD). The property is located at 501 Glebe Road, also known as Tax Map 101, Parcel 0265.

The application seeks a material amendment to the previously approved PUD established by Ordinance No. 487 for the expansion of the existing outdoor display area for the sales, storage, and display of sheds and utility trailers.

The public is hereby invited to comment on this application. Such comments may be either submitted in writing at any time prior to the Hearing, or made in person at the Hearing. Copies of the application are on file in the office of the Town Planner and are available for public inspection during normal business hours.

Persons wishing to attend or participate in the public hearing who require special accommodations or assistance because of a disability should contact the Town Clerk, Kathy Ruf at the Town Office, telephone number (410) 822-2525 during normal business hours by July 17, 2026.

Kathy M. Ruf
Town Clerk

Note to Star Democrat: Please publish the above ad in the July 1, 2026 and July 8, 2026 issues of the Star Democrat and send a Certificate of Publication to: Town Clerk, Town of Easton, P.O. Box 520, Easton, MD 21601.

ORDINANCE NO. 860

AN ORDINANCE OF THE TOWN OF EASTON AUTHORIZING THE TOWN OF EASTON TO ACCEPT LAND FROM TALBOT COUNTY, MARYLAND FOR THE PURPOSE OF BUILDING AN ACCESS ROAD TO EASTON WOODLAND PARK

INTRODUCED BY: _____

WHEREAS, pursuant to a deed dated February 23, 2024, and recorded among the Land Records of Talbot County, Maryland at Liber K.M.D. No. 3102, folio 64, the County owns certain real property located at Oxford Road, Easton, Maryland, commonly known as “Poplar Hill Farm,” and more particularly known and designated as Tax Map 42, Parcel 57, consisting of 120.476+/- acres, which property is further shown and described on a plat dated February 11, 2021, and recorded among the Plat Records of Talbot County, Maryland at Plat Book K.M.D. No. 89, folio 37 (the “County Property”), which is presently unimproved; and

WHEREAS, pursuant to a deed dated May 23, 2023, and recorded among the Land Records of Talbot County, Maryland at Liber K.M.D. No. 3053, folio 72, the Town owns certain real property located at Oxford Road, Easton, Maryland, commonly known as “Woodland Park,” and more particularly known and designated as Tax Map 42, Parcel 45, consisting of 197.624+/- acres, which property is further shown and described on a plat dated May 31, 2023, and recorded among the Plat Records of Talbot County, Maryland at Plat Book K.M.D. No. 91, folio 59, which the Town intends to develop for public recreation purposes (the “Town Property”); and

WHEREAS, the Town is desirous of acquiring, and the County is desirous of conveying, a portion of the County Property to provide public access to the Town Property from Maryland Route 322 (the “Property”) as more particularly shown on the Exhibit A attached hereto, subject to certain conditions contained in the Memorandum of Understanding (“MOU”) attached hereto as

Exhibit B; and

WHEREAS, in accordance with § 5-204(c)(1) of the Local Government Article of the Annotated Code of Maryland, the Town Council has determined that acceptance of the “AREA TO BE TRANSFERRED 1.785 ACRES ±” as shown on the Exhibit A attached hereto serves a public purpose.

NOW, THEREFORE, be it ordained by the Town of Easton that:

Section 1. The recitals set forth above are incorporated herein by reference and made a part of this Ordinance.

Section 2. In accordance with § 5-204(c)(1) of the Local Government Article of the Annotated Code of Maryland, the Town Council has determined that acceptance of the “AREA TO BE TRANSFERRED 1.785 ACRES ±” as shown on the Exhibit A attached hereto serves a public purpose.

Section 3. The Mayor is hereby authorized to execute and deliver the MOU, a true and correct copy of which (save for executing and dating) is attached to this Ordinance as Exhibit B;

Section 4. The Mayor may make any non-substantive changes to the attached documents necessary to effectuate the purpose of this Ordinance;

Section 5. Any prior execution and delivery of documents related to the MOU or the transfer of the land that are consistent with the purpose of this Ordinance, are hereby ratified and approved; and

Section 6. The Mayor, Town Manager, and Town Clerk are hereby authorized to execute any documents necessary to effectuate the Town’s acceptance of the above referenced land, and to

take whatever additional actions are reasonably necessary to effectuate the terms of this Ordinance;

Section 7. In accordance with Article II Section 9 of the Easton Town Charter, this Ordinance shall become effective twenty (20) calendar days after approval by the Mayor or passage of this Ordinance by the Council over the Mayor's veto.

Curry	-
Rankin	-
Montgomery	-
Davis	-
Abbatiello	-

I hereby certify that the above Ordinance was passed by a ye and nay vote of the 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.

MEMORANDUM OF UNDERSTANDING

THIS MEMORANDUM OF UNDERSTANDING (this “MOU”) is made this ____ day of _____ 2026, by and among Talbot County, Maryland, a political subdivision of the State of Maryland (the “County”), and the Town of Easton, a Maryland municipal corporation (the “Town”) (collectively, the “Parties”).

RECITALS

WHEREAS, pursuant to a deed dated February 23, 2024, and recorded among the Land Records of Talbot County, Maryland at Liber K.M.D. No. 3102, folio 64, the County owns certain real property located at Oxford Road, Easton, Maryland, commonly known as “Poplar Hill Farm,” and more particularly known and designated as Tax Map 42, Parcel 57, consisting of 120.476+/- acres, which property is further shown and described on a plat dated February 11, 2021, and recorded among the Plat Records of Talbot County, Maryland at Plat Book K.M.D. No. 89, folio 37 (the “County Property”), which is presently unimproved; and

WHEREAS, pursuant to a deed dated May 23, 2023, and recorded among the Land Records of Talbot County, Maryland at Liber K.M.D. No. 3053, folio 72, the Town owns certain real property located at Oxford Road, Easton, Maryland, commonly known as “Woodland Park,” and more particularly known and designated as Tax Map 42, Parcel 45, consisting of 197.624+/- acres, which property is further shown and described on a plat dated May 31, 2023, and recorded among the Plat Records of Talbot County, Maryland at Plat Book K.M.D. No. 91, folio 59, which the Town intends to develop for public recreation purposes (the “Town Property”); and

WHEREAS, the Town is desirous of acquiring, and the County is desirous of conveying, a portion of the County Property to provide public access to the Town Property from Maryland

Route 322 as more particularly shown on the attached Exhibit A (the “Property”), subject to certain conditions; and

WHEREAS, the Parties are desirous of entering into this MOU for the purpose of setting forth the terms and conditions of the foregoing conveyance and guiding further decision making and action by the County Council of Talbot County, Maryland (the “County Council”) and the Easton Town Council (the “Town Council”) regarding the subject matter hereof.

NOW, THEREFORE, in consideration of the foregoing recitals, which are not merely prefatory but are a substantive part of this MOU, and for other good consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereto covenant and agree as follows:

1. Contract for Transfer of the Property. Upon execution of this MOU, the Parties shall negotiate in good faith a binding contract (the “Contract”) to transfer the Property from the County to the Town for the purpose of providing public access to the Town Property from Maryland Route 322 upon such terms and conditions as may be agreed to between the Parties. Notwithstanding the foregoing, the Contract shall require the Town to construct a public roadway on the Property to such standard as the Town deems appropriate for an access road to the park, with a “stub-out” installed at the boundary of the County Property for water, sewer, and any other municipal infrastructure being extended as part of the Town’s Woodland Park project, with such work to be performed at the Town’s sole cost and expense.

2. Legislative Approval. Following the Parties’ negotiation and execution of the Contract, the Parties shall each promptly advertise, introduce, schedule, and hold all requisite meetings, public hearings, or proceedings to introduce and act upon whatever motions, resolutions, legislation, or other approvals that are or may be required by law to approve the Contract and otherwise transfer and convey the Property from the County to the Town in accordance herewith.

Notwithstanding the foregoing, neither the County Council nor the Town Council shall be obligated to pass any such motions, resolutions, legislation, or other approvals.

3. Lot Line Revision. Prior to conveyance of the Property, a lot line revision will be required. The Town shall be responsible for all costs and expenses associated with the lot line revision process. The County agrees to cooperate and execute any documents required for the lot line revision process.

4. Potential Future Traffic Signal. Future development of the Poplar Hill Farm by the County in addition to the Easton Woodland Park access may at some point in the future generate traffic sufficient to warrant a traffic control device at the intersection of Tristan Drive and Maryland Route 322. If and when a traffic control device becomes necessary, the Parties agree to negotiate in good faith their respective obligations to contribute to a traffic control device and will participate in a cost-sharing agreement regarding the costs for the traffic control device.

5. Town Maintenance. Following the Property's conveyance to the Town, the Town agrees to maintain the Property for the use and benefit of the general public, subject to the obligations set forth in Section 1 hereinabove and in the Contract.

6. Notices. All reports, notices, consents, or approvals required under this MOU shall be in writing and shall be deemed to have been given properly if and when mailed by first class certified mail, return receipt requested, postage prepaid, as follows:

If to the County: Clay Stamp, County Manager
 Courthouse, South Wing
 11 N. Washington Street
 Easton, Maryland 21601

With copy to: Patrick W. Thomas, Esq., County Attorney
 MacLeod Law Group, LLC
 31 E. Dover Street
 Easton, Maryland 21601

If to the Town: Andrew Kitzrow, Town Manager
Town of Easton
14 South Harrison Street
P.O. Box 520
Easton, Maryland 21601

With copy to: Sharon M. VanEmburch, Esq., Town Attorney
Ewing, Dietz, Fountain and Kaludis
16 South Washington Street
Easton, Maryland 21601

or to such other address as the Parties shall have furnished to the other in writing.

7. Modification/Assignment. No portion of this MOU may be changed, waived, assigned, or modified except by a written agreement executed by the Parties.

8. Further Assurances and Corrective Instruments. The Parties agree that they will, from time to time, execute and deliver, or cause to be executed and delivered, such amendments hereto and such other instruments to further the general purposes of this MOU.

9. Good Faith. The Parties acknowledge that other issues may arise in the future regarding the conveyance of the Property that are not currently contemplated. The Parties agree to address those issues in good faith in order to facilitate the transfer of the Property as set forth herein. The Parties acknowledge that this MOU is a statement of their respective intentions. This MOU does not create binding or enforceable commitments and is in no manner intended to limit or abridge the exercise of legislative judgment or discretion by either the County Council or the Town Council.

IN WITNESS WHEREOF, this MOU has been executed by the parties hereto as of the date first above written.

ATTEST:

TALBOT COUNTY, MARYLAND

Clay B. Stamp, County Manager

By: Chuck F. Callahan (SEAL)

President, County Council of Talbot County,
Maryland

ATTEST:

TOWN OF EASTON

Andrew Kitzrow, Town Manager

By: Megan J. M. Cook
Mayor, Town of Easton

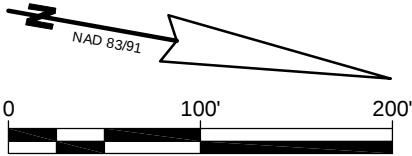
Approved for Legal Sufficiency:

Approved for Legal Sufficiency:

Patrick W. Thomas, County Attorney

Sharon M. VanEmburch, Town Attorney

N/F LANDS OF
TOWN OF EASTON
3053/72



N/F LANDS OF
TALBOT COUNTY
3102/64

ARE TO BE
TRANSFERRED
1.785 ACRES ±

N/F LANDS OF
CHATHAM VILLAGE, LLC
1641/341

N/F LANDS OF
TEMPLE BNAI ISRAEL
CONGREGATION OF
EASTON MARYLAND
2355/253

LAUREN LANE
60' WIDE ROW

TRISTAN DRIVE
60' WIDE ROW

ROUTE 322 / EASTON BYPASS

COURSES AND DISTANCES

LINE	BEARING	DISTANCE
L1	N 81°53'48" W	194.58'
L2	N 82°04'30" W	315.76'
L3	S 37°58'39" W	45.86'
L4	N 62°49'53" W	338.96'
L5	N 79°34'27" E	539.56'
L6	S 09°43'26" E	29.79'
C1	R=200.00'	L 313.99'
	N 54°41'54" W	282.72'
L7	N 80°19'33" E	31.93'
L8	S 09°38'56" E	60.00'
C2	R=20.00'	31.41'
	S 54°38'56" E	282.72'
L8	S 81°53'48" E	194.58'

AREA = 1.785 ACRES±

- NOTES
1. PROPERTY ADDRESS: OXFORD ROAD
EASTON, MD 21601
 2. DEED REFERENCE: 3053/72
 3. PLAT REFERENCE: 91/59

EXHIBIT SHOWING LANDS TO BE TRANSFERRED
FROM TALBOT COUNTY
TO THE TOWN OF EASTON
FIRST ELECTION DISTRICT, TALBOT COUNTY, MARYLAND
PREPARED FOR TOWN OF EASTON

DRAWN BY T.COCHRUN
SCALE 1" = 100'
DATE OCTOBER 2025
JOB NO.

RAUCH

inc.

Engineering | Survey | Architecture | Environmental

Main Office: 106 N Harrison St - Easton, MD 21601

Web: www.rauch-inc.com | Email: design@raucheng.com

Phone: 410.770.9081