



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

Thursday, June 18, 2026 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](https://www.eastonmd.gov/Agendas/Agendas%20and%20Minutes)
[\(eastonmd.gov\)](https://www.eastonmd.gov/)

Attendance:

Commission Members:

Philip Toussaint, Chairperson
Michael Ports, Vice Chairperson
Tom Klein
Victoria McAndrews
William Ryall
Laurie Forster, Alternate

Staff:

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

1. Call to Order — Chairperson Toussaint called the meeting to order at 1:00 pm.

2. Decision Summary Review —

**Vice Chairperson Ports moved to approve the May 21, 2026 Decision Summary.
Chairperson Toussaint seconded the motion.**

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

3. New Business

a. File No.: 2026 - 1747
Applicant: Kelly Valin Architect
on behalf of 56 Canvasback LLC

Location: 29512 Canvasback Drive, Easton, MD 21601
Tax Map 0109, Grid 00EA, Parcel 4582, Lot 56

Zoning: CG

Request: The Applicant is requesting a supplemental waiver from Section 28-1001.3.C, the minimum number of off-street parking spaces. The Applicant is seeking a waiver of approximately ten (10) to fifteen (15) parking spaces from the minimum number of 41 parking spaces in order to accommodate the occupants of Units 1 and 6 (House of Worship) and the unoccupied spaces in Units 7 and 8 of the multi-tenant commercial property.

Background: The legally permitted uses within the multi-tenant property include Unit 2 (Massage Therapy) and Unit 5 (Automotive Repair Garage). Additionally, Units 3 and 4 were granted a Special Exception by the Board of Zoning Appeals for a House of Worship use (SE-734) subject to the condition that sufficient parking is provided if capacity exceeds 75 people.

Outstanding Issues: A series of compliance issues and missing occupancy information was identified following a Special Exception request for an Automotive Repair Garage in Unit 8. In order to resolve these issues, the Applicant must obtain a parking waiver for the uses currently occupying Units 1, 6, 7, and 8; and a Special Exception for the House of Worship use currently occupying Unit 6. Subsequent building code review will be required, and all outstanding Certificate of Occupancy permits must also be obtained.

Staff Presentation:

Joseph Mayer, Plan Reviewer
Miguel Salinas, Planning and Zoning Director
Lynn B. Thomas AICP, Town Planner

Applicant Presentation:

Kelly Valin AIA

Public Comment:

David Cadell, 29556 Brant Court

Public Comment Written — None

Commissioner McAndrews moved to approve the supplemental waiver request subject to the following conditions:

- 1. The waiver request shall be formally revised to nineteen (19) parking spaces from the forty one (41) spaces required for the total site. The request shall be further clarified to specify a waiver of nineteen (19) parking spaces from the requested ten (10) to fifteen (15) spaces specifically required for the House of Worship use.**

2. **The Applicant shall provide the mandatory eight (8) bicycle parking spaces.**
3. **The Applicant shall obtain a Special Exception for a House of Worship use for Units 1 and 6 from the Board of Zoning Appeals.**
4. **The Applicant will be required to resubmit a revised parking waiver if Units 7 and 8 are over the estimated six (6) parking spaces allocated for both units, or if a new tenant requires additional parking.**

Vice Chairperson Ports seconded the motion.

Vote	5 - 0
FOR:	5 - Toussaint, Ports, Klein, McAndrews, Ryall
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

- b. File No.: 2025 - 1464**
Applicant: C&C Architecture
on behalf of Walbridge Real Estate Investments LLC
Location: 402 Maryland Avenue, Easton, MD 21601
Tax Map 0105, Grid 00EA, Parcel 2228
Zoning: BC (with a PR Overlay)
Request: The Applicant is seeking Planned Redevelopment approval for the renovation of the existing three-story structure to accommodate five (5) residential units and additional office and storage space in the Planned Redevelopment Overlay District (PR).

Staff Presentation:

Joseph Mayer, Plan Reviewer
Miguel Salinas, Planning and Zoning Director
Lynn B. Thomas AICP, Town Planner
Nicholas Johnson AICP, Planner

Applicant Presentation:

Christian Chute AIA
Randall Walbridge, Walbridge Real Estate Investments LLC

Public Comment:

Susan Walbridge, Walbridge Real Estate Investments LLC
Maury Schlesinger, 304 Winton Avenue

Public Comment Written:

Marie Nuthall, 310 S. Aurora Street

Chairperson Toussaint moved to approve the application subject to the following conditions:

- 1. The Applicant shall provide the minimum three (3) on-site bicycle spaces.**
- 2. The Applicant shall designate a minimum of two (2) additional off-street parking spaces.**

Commissioner Ryall seconded the motion.

<u>Vote</u>	<u>4 - 1</u>
FOR:	4 - Toussaint, Ports, McAndrews, Ryall
AGAINST:	1 - Klein
ABSTAIN:	0
ABSENT:	0

- c. File No.: 2026 - 1699**
Applicant: Rauch Inc.
on behalf of Building African American Minds Inc. (BAAM)
Location: 406 Moton Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1367B
Zoning: R-7A (with a PR Overlay)
Request: The Applicant is seeking sketch site plan approval for the construction of one (1) new mixed-use building, one (1) utility building, and associated facility improvements in the Planned Redevelopment Overlay District (PR). The Applicant is also seeking landscape and buffering waivers from Section 28-1014.6 E.1, Section 28-1014.7 D.6., and Sections 28-1014.7 E.5.a & b.

Background: On March 27, 2026, the Applicant received approval from the Talbot County Soil Conservation District for the demolition of three (3) apartment buildings and sidewalks.

Staff Presentation:
Joseph Mayer, Plan Reviewer
Nicholas Johnson AICP, Planner
Rick Van Emburgh P.E., Town Engineer

Applicant Presentation:
Paul Rodgers, Rauch Inc.
Brian Fitzgerald, Rauch Inc.

Public Comment — None
Public Comment Written — None

Vice Chairperson Ports moved to approve the sketch site plan and supplemental waiver request subject to the following conditions:

- 1. The Owner shall obtain approval from the Easton Town Council to transfer ownership of Moton Street from the Town.**

Commissioner Klein seconded the motion.

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

4. Old Business

- a. File No.: 2021 - 0473**
Applicant: Armistead, Lee, Rust & Wright, P.A.
on behalf of D.R. Horton
Location: 29659 Matthewstown Road, Easton, MD 21601
Tax Map 0026, Grid 0020, Parcel 0045
Zoning: PUD with a base zoning district of A-1
Request: The Applicant is seeking architectural approval for the addition of three (3) proposed house models pursuant to a previously approved Planned Unit Development (PUD) site plan for the development of the Gannon Range Community (Ordinance No. 773).

Background: On February 21, 2022, the Town Council approved Ordinance No. 773, granting the application for a PUD under the provisions of the Easton Zoning Ordinance, effective March 13, 2022. Condition No. 7 in Section E of the Finding of Fact stipulates that the Applicant should provide a greater variation of architectural styles than what was provided in the PUD application to which shall be subject to the approval of the Easton Planning and Zoning Commission. On February 5, 2024, the Town Council approved Ordinance No. 803, revising the language of Chapter 28 which governs that a PUD approval shall now lapse at three (3) years if no action is taken by the owner or developer to start or cease construction between phases. On February 15, 2024, the Town of Easton Planning Commission reviewed an extension request for the previously approved PUD for the development of a mixed-use subdivision pursuant to Ordinance No. 773. The Commission voted unanimously to grant the PUD extension through December 31, 2024.

On December 19, 2024, the Planning Commission approved a set of six (6) architectural models subject to the following condition:

1. In order to ensure a variety of house designs and styles along all streets, models shall not be constructed on lots directly next to one another, including corner lots sharing a side or back property line. In addition, the same model cannot be constructed on lots directly across the street.

Staff Presentation:

Joseph Mayer, Plan Reviewer

Applicant Presentation:

Zachary A. Smith, Esq. Armistead, Lee, Rust & Wright. P.A

Greg Speakman, D.R. Horton

Public Comment — None

Public Comment Written — None

Commissioner Klein moved to approve the additional architectural models subject to the following condition:

1. In order to ensure a variety of house designs and styles along all streets, models shall not be constructed on lots directly next to one another, including corner lots sharing a side or back property line. In addition, the same model cannot be constructed on lots directly across the street.

Vice Chairperson Ports seconded the motion.

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

b. 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). This project was tabled at the May 21, 2026 Planning Commission meeting pending the submission of a revised site plan and additional renderings and material samples which further detail the landscaping and water feature design.

Staff Presentation:

Joseph Mayer, Plan Reviewer
Miguel Salinas, Planning and Zoning Director
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.

Public Comment:

Frank Gunsallus III, Finance Chair of St. Mark’s United Methodist Church
Tina Jones

Public Comment Written:

Rachel L. Smith on behalf of the Talbot County Commission on Aging
Roger Bollman, 700 Port Street
Thomas Ledvina, 7585 Polly Hill Lane

Vice Chairperson Ports moved to approve the sketch site plan and architecture subject to the following condition:

- 1. The Applicant shall designate additional ADA compliant pathways to the native meadow seating area.**

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

Vice Chairperson Ports moved to approve the supplemental waivers as submitted. Chairperson Toussaint seconded the motion.

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

ABSTAIN: 0
ABSENT: 0

Vice Chairperson Ports moved to forward a favorable recommendation to the Town Council for the waiving of the MXW Incentive & Bonus Fees. Commissioner Klein seconded the motion.

Vote	5 - 0
FOR:	5 - Toussaint, Ports, Klein, McAndrews, Ryall
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

- c. Maryland Department of Planning: Fiscal Year 2025 Annual Report** — Mr. Lynn Thomas presented the draft 2025 Easton Planning Commission Annual Report as required by the State Land Use Article. The Commission is required to formally approve the Report for submission to the Maryland Department of Planning, with a copy to be filed with the Town Council. The State utilizes this data to assess the overall growth and development throughout the given year, focusing specifically on activity within Maryland's Priority Funding Areas (PFA); of which the Town of Easton is a designated part. Mr. Thomas summarized that 71 new residential permits were issued inside the PFA in the previous calendar year, accounting for a total of 71 total units. Mr. Thomas reported that there have been no substantial growth changes during the ongoing Comprehensive Plan update process. Additionally, many improvements to the planning and development process were previously addressed in the 2024 report as part of the Comprehensive Plan adaptation. The report outlines the Commission's work toward finalizing a new Plan in 2025, which has been submitted to the Town Council for approval. The report also notes two (2) Zoning Amendments which were not approved by the Town Council until the 2026 calendar year.

Staff Presentation:

Lynn B. Thomas AICP, Town Planner

Public Comment — None

Public Comment Written — None

Chairperson Toussaint moved to approve the 2025 Annual Report. Commissioner McAndrews seconded the motion.

Vote	5 - 0
FOR:	5 - Toussaint, Ports, Klein, McAndrews, Ryall
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

5. Discussion Items

- a. **Potential Revisions to the Zoning Amendment: 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.

In continuation of their discussion on ADUs from the May 21, 2026 meeting, the Commission reviewed the assessment's recommendations. The Commission discussed a recommendation of the assessment to amend 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). The Commission deliberated on mechanisms to permit ADUs either by right or by Special Exception, indicating a preference to permit ADUs by right exclusively in residential areas. The Commission expressed an interest in establishing broad guidelines to outline their architectural oversight for ADUs, and the role of HOA covenant regulations. Staff advised that HB1466 prohibits deed restrictions and HOAs from banning or unreasonably restricting ADUs on lots designated for single-family detached homes. However, staff will conduct additional research to explore potential language.

The Commission considered a new definition for a "Junior ADU" which would exist within the existing walls of a single-family home; a recommendation previously endorsed by the Affordable Housing Task Force. However, the Commission supported the language of the State legislation, which would limit an ADU's floor area in the Supplemental Standards to a maximum of 75% of the primary dwelling unit's gross floor area. The Commission also reiterated their recommendation to uphold the existing requirement for owner-occupancy of the primary dwelling unit, and to allow no more than one (1) ADU on a given lot. An amendment incorporating the suggested language will be presented for formal review and discussion at a subsequent meeting.

- b. **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 requested additional language to clarify location restrictions, specifying that Mobile Food Uses must maintain a minimum distance of three hundred (300) feet from both existing restaurants and other mobile food vendors. The Commission also requested new language regarding the 24-hour operational limit, adding that the use must align with the hours specified on the permit application, plus the time required for setup and breakdown.

Vice Chairperson Ports moved to forward a favorable recommendation to the Council for the adoption of the Zoning Code Amendment. Commissioner McAndrews seconded the motion.

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

- 6. Adjournment** — Chairperson Toussaint moved to adjourn. Vice Chairperson Ports seconded the motion. The meeting was adjourned at 4:46 p.m.