



Town Council AGENDA

Tuesday, September 8, 2026 - 5:30 PM
Council Chambers, Easton Town Office
14 S Harrison Street

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

Opening remarks and Pledge of Allegiance by Councilmember Rankin.

Approval of Minutes.

Minutes from the August 17 Code Workshop and August 17, 2026 Regular Meeting.

Municipal Official Items.

Items by Mayor Cook.

Items by Town Manager

FY27 EPD Tahoe Purchase.

Recommendation to award a contract to Vertosoft, LLC for the OpenGov Permitting and Licensing Software.

Public Assembly Event: Resource Fair - September 26, 2026.

Public Assembly Event: EHS Homecoming Parade - October 2, 2026.

Public Assembly Event: Community Street Festival - October 2 & 3, 2026.

Public Assembly Event: Talbot Hospice 5K Walk/Run - November 28, 2026.

Disc Golf Recommendation from the Park Board.

Items by Town Attorney.

Presentation of Proclamation to Cadet 2nd Lt. Aurora DeJesus for receiving the CAP's Brigadier General Billy Mitchell Award.

Public Hearings.

(cont'd.) PUBLIC HEARING to solicit public comment on Ord. No. 861, which proposes amendments to Chapter 28 of the Town Code (Zoning). The purpose of the proposed amendments is to revise the Code to make the Town's treatment of Accessory Dwelling Units (ADU) consistent with the provisions of recently enacted State Legislation and recommended best practices for such uses.

5:35PM PUBLIC HEARING to solicit public comment on two separate but related Ordinances. Ordinance No. 863, proposes to enact a temporary (12 month) moratorium on applications related to the use "Data Centers." Ordinance No. 864 proposes amendments to Chapter 28 of the Town Code (Zoning). The purpose of

the proposed zoning amendments is to revise the Code to create and define the term "Data Center" and to provide supplemental standards for this use.

Letter from Planning & Zoning Commission Chair Philip Toussaint supporting approval of proposed Ordinances No. 863 and 864.

Legislation.

Amended Res. No. 6224, "A RESOLUTION OF THE TOWN OF EASTON AUTHORIZING THE APPLICATION FOR A MARYLAND COMMUNITY DEVELOPMENT BLOCK GRANT FOR A SENIOR AFFORDABLE HOUSING PROJECT."

Amended Res. No. 6225, "A RESOLUTION OF THE TOWN OF EASTON ADOPTING A CITIZEN PARTICIPATION PLAN AND A RESIDENTIAL ANTI-DISPLACEMENT PLAN FOR COMMUNITY DEVELOPMENT BLOCK GRANTS."

Res. No. 6227, "A RESOLUTION OF THE TOWN OF EASTON AUTHORIZING THE EXECUTION OF A MEMORANDUM OF UNDERSTANDING WITH FREEDOM ROWERS, INC. AND EASTERN SHORE COMMUNITY ROWERS, INC. REGARDING THE CONSTRUCTION OF A BOATHOUSE AND APPURTENANT FACILITIES AT EASTON POINT PARK."

Ord. No. 861, "AN ORDINANCE OF THE TOWN OF EASTON AMENDING CHAPTER 28 (ZONING) OF THE TOWN CODE."

Ord. No. 863, "AN ORDINANCE OF THE TOWN OF EASTON ADOPTING A TEMPORARY MORATORIUM ON THE APPLICATION FOR, APPROVAL OF, CONSTRUCTION OF, EXPANSION OF, PROCESSING OF, OR ISSUANCE OF BUILDING PERMITS FOR THE OPERATION OF A DATA CENTER WITHIN THE TOWN OF EASTON FOR A PERIOD OF TWELVE (12) MONTHS PENDING CONSIDERATION AND ADOPTION OF REVISED ZONING ORDINANCE PROVISIONS AND SUCH OTHER LEGISLATION AS THE TOWN COUNCIL MAY CONSIDER ADVISABLE TO PROMOTE THE PUBLIC HEALTH, SAFETY AND WELFARE."

Ord. No. 864, "AN ORDINANCE OF THE TOWN OF EASTON AMENDING THE TOWN OF EASTON ZONING ORDINANCE TO CREATE THE USE DATA CENTER AND TO PROVIDE SUPPLEMENTAL STANDARDS ASSOCIATED WITH THE USE."

Ord. No. 865, "AN ORDINANCE OF THE TOWN OF EASTON CLOSING MOTON STREET, A PUBLIC STREET OF THE TOWN OF EASTON, AND AUTHORIZING THE EXECUTION AND DELIVERY OF A QUITCLAIM DEED OR OTHER INSTRUMENT OF CONVEYANCE BY THE TOWN OF THE BED OF MOTON STREET TO BUILDING AFRICAN AMERICAN MINDS, INC. BUT RETAINING A UTILITY EASEMENT OVER MOTON STREET."

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.

EASTON POLICE DEPARTMENT

"With Pride We Serve"

MEMO

DATE: August 28, 2026

TO: Town Manager Andy Kitzrow

FROM: Chief Alan Lowrey

SUBJECT: Capital Purchase of Two K9 Vehicles

I am requesting that we seek Town Council approval to award a purchase contract for two (2) Chevrolet Tahoe PPV vehicles to the following dealers:

1. Hertrich Fleet Services, Inc. – for one (1) vehicle in the amount of \$57,500.00
2. I.G. Burton – for one (1) vehicle in the amount of \$59,526.05

In the FY2027 Budget, the Town Council approved \$200,000.00 for the purchase of two (2) new K9 vehicles. The combined purchase of these two vehicles amounts to \$117,026.05. This leaves remaining funds of \$82,973.95 for the upfit of the vehicles.

As detailed in his memorandum, Lt. Hrobar contacted multiple dealers and these were the two dealers that currently have vehicles on their lots which meet our specifications.

Thank you for your assistance with this. Please let me know if you have further questions.



EASTON POLICE DEPARTMENT

"With Pride We Serve"

MEMO

DATE: 08/28/2026
TO: Chief Alan Lowrey
FROM: Lt. Mark Hrobar
SUBJECT: FY 26-27 K9 vehicle purchase recommendation

In a search of the area to find 2026 Chevrolet Tahoe PPV 4WD vehicles currently on the lot for sale I received 3 quotes from dealers. Of the 3 only 2 had what we were looking for. I found that Hertrich Fleet Sales has one available in white at \$57,500 and I.G. Burton has several available in white at \$59,526.05.

We previously discussed white vehicles for the K9 vehicles due to the heat concerns. Research shows the surface temperatures of white vehicles remain 30-50 degrees cooler than the surface temperature of black vehicles. This equates to a roughly 10-20 degree difference for internal cabin temps, with white being cooler. The temp difference allows the AC in white vehicles an easier job to get and keep the temps at a comfortable level for our K9's. Long term maintenance costs for the AC on a white vehicle should be reduced and the risk of heat injury to our K9's should also be reduced.

Hertrich has the State Contract. 2026 vehicle pricing starts at \$54,736.00 plus options. The vehicle that Hertrich is offering (since it is on the lot already and not something we specified) is optioned with some wiring, etc that brings it to the price they are offering of \$57,500.

The 2027 Tahoe prices for ordering were just released about 10 days ago. The state contract has not been amended to show those prices (and will likely take months before they do). Ordering will take months and there is an anticipated slight increase in price overall.

Most upfitters now require VIN numbers of your vehicles before finalizing quotes, as parts are getting VERY specific. Once I confirm VINS I can get a quick turn around on bids for upfits.

In the interest of the health and well being of the K9 itself, My recommendation is to buy the one white available from Hertrich and buy a white one from IG Burton for total of \$117,026.05

HERTRICH FLEET SERVICES, INC.

1427 Bay Road Milford, DE 19963

Ford - Chevrolet - Dodge - Jeep
Lincoln - Mercury - Buick - GMC - Toyota - Nissan

(800) 698-9825

(302) 422-3300

Fax: (302) 839-0555

EASTON POLICE DEPT IN STOCK FOR IMMEDIATE DELIVERY

MARYLAND STATEWIDE CONTRACT 2026 POLICE – BPO# 001B5600291

TYPE 10-P: TAHOE POLICE PURSUIT UTILITY

2026 Chevrolet Tahoe PPV

Includes Standard Equipment - 40/20/40 Split Bench Front Seat w/ Center Section Deleted,
5.3L V8 ECOTEC3, Vinyl Floor / Vinyl Rear Seat, Bluetooth, Rear Camera

✓	Code	Description	Amount
	CK15706	2026 Chevrolet Tahoe PPV 4WD	\$ 55,660
		OPTIONS	
X	AMF	4 Extra FOBS (programmed)	\$ 195
X	6J3	Wiring, Grille Lamps & Siren Speakers	\$ 92
X	6J4	Wiring, Horn & Siren Circuit	\$ 55
X	6J7	Headlight & Tail Light Flashers (needs connecting)	\$ 50
X	UT7	Auxiliary Ground Studs – Cargo Area	\$ 88
X	6C7	Red / White Auxiliary Dome Light	\$ 170
X	7X3	Driver's Side LED Spotlight	\$ 800
x	AKO	Deep Tinted Glass	\$ 295
X	UN9	Radio Suppression with ground straps	\$ 95
	Interior	Jet Black Premium Cloth	
	No Charge Colors	GAZ – Summit White	
		Total for Vehicle	\$ 57,500

Please contact us with any questions or to secure your order.

Susan Hickey - shickey@hertrichfleet.com - or call **800-698-9825**

I.G.BURTON

Direct: 302-500-3956 / Fax: 856-504-0108
10419 OLD OCEAN CITY BLVD BERLIN, MD 21811

igbfleet@gmail.com

Rick Di Renzo, Fleet Consultant

8/1/2026

END USER		ADDRESS - CITY, STATE, ZIP:			
26 TAHOE PPV					
Comments		IN STOCK			
Item	QTY	Part No.	Description	MSRP	SELL
1	1	CK10706/9C1	2025 CHEVROLET TAHOE PPV 4WD	\$ 62,659.00	\$ 59,526.05
		L84/MHU	5.3L V8 FLEX FUEL-10 SPEED AUTOMATIC		
		Z56	HEAVY DUTY SUSPENSION PACKAGE		
		ATD	DELETED THIRD ROW SEAT		
		5Y1/ST5	CLOTH BUCKET FRONT SEATS		
		5T5	FRONT SEAT CLOTH/REAR VINYL		
		5J9	CALIBRATION, TAILAMP FLASHER-R/W		
		BG9	VINYL FLOOR		
	1	BTV	REMOTE START		
	1	AMF	FOUR EXTRA REMOTES		
	1	KEY	6E8 FLEET KEYED ALIKE		
		6J7	FACTORY FLASHBACK SYSTEM		
	1	V76	RECOVERY HOOKS		
	1	6J4	HORN/SIREN WIRING CIRCUIT		
	1	6J3	GRILLE LAMP/SPEAKER WIRING CIRCUIT		
	1	6C7	RED/WHITE DOME LIGHT		
	1	6N5/6N6	REAR WINDOW SWITCHES INOP/REAR LOCKS INOP		
	1	7X3	LEFT HAND LED SPOTLAMP		
	1	9G8	HEADLAMPS, DAYTIME RUNNING DELETE		
	1	PQA	SAFETY PACKAGE		
		J55	BRAKE SYSTEM, HEAVY DUTY-BREMBO		
		K3W/K6K	HEAVY DUTY DUAL BATTERIES, 850CCA/760 CCA		
		PXT/XCS	WHEELS, 20"-275/55R20SL ASBW-FIRESTONE		
		RC1	SKID PLATE FRONT		
		T66	WIRING PROVISIONS FOR OUTSIDE MIRRORS		
		KX4	250 AMP ALTERNATOR		
	1	WX7	WIRING, AUX SPKR		
	1	UN9	RADIO SUPPRESSION PACKAGE		
		UVB	REAR VISION CAMERA		
	1	UTQ	CONTENT THEFT ALARM DISABLE		
		UPF	BLUETOOTH		
	1	COLOR	BLACK-WHITE		
			TOTAL		\$ 59,526.05

BLANKET PURCHASE ORDER

STATE OF MARYLAND

***** STATE OF MARYLAND *****

BPO NO: 001B6600253

PRINT DATE: 03/06/26

PAGE: 01

SHIP TO:

AS SPECIFIED ON INDIVIDUAL ORDERS

VENDOR ID:

HERTRICH FLEET SERVICES INC
1123 INDUSTRIAL PKWY

DENTON, MD
(800)698-9825

21629

REFER QUESTIONS TO:

MATTHEW SMITH
(410)767-3039
MATTHEW.SMITH2@MARYLAND.GOV

ITB:

EXPR DATE: 03/15/27
POST DATE: 03/04/26

DISCOUNT TERMS: .
CONTRACT AMOUNT:

NET 30 DAY
.00

TERMS:

ARTICLES HEREIN ARE EXEMPT FROM MARYLAND SALES AND USE TAXES BY EXEMPTION CERTIFICATE NUMBER 3000256-3 AND FROM FEDERAL EXCISE TAXES BY EXEMPTION NUMBER 52-73-0358K. IT IS THE VENDOR'S RESPONSIBILITY TO ADVISE COMMON CARRIERS THAT AGENCIES OF THE STATE OF MARYLAND ARE EXEMPT FROM TRANSPORTATION TAX.

STATEWIDE CONTRACT FOR TYPE 4 POLICE VEHICLES

THIS IS A ONE (1) YEAR CONTRACT EFFECTIVE 3/15/2026 THROUGH 3/14/2027 WITH TWO (2) 1-YEAR RENEWAL OPTIONS.

VENDOR CONTACT: SUSAN HICKEY
VENDOR EMAIL: SHICKEY@HERTRICHFLEET.COM
VENDOR PHONE: 800-698-9825

AT TIME OF DELIVERY FROM DEALER, EACH VEHICLE SHALL CONTAIN A MINIMUM OF FIVE (5) GALLONS OF GASOLINE.

DEALER MUST POSSESS A VALID STATE OF MARYLAND MOTOR VEHICLE ADMINISTRATION (MVA) DEALER'S LICENSE. DEALER MUST ALSO POSSESS A VALID STATE OF MARYLAND MOTOR VEHICLE ADMINISTRATION SALESMAN'S LICENSE. A COPY OF THE AFOREMENTIONED LICENSES MUST BE PROVIDED UPON REQUEST.

VEHICLE MUST BE DELIVERED WITH A CERTIFICATE OF ORIGIN.

DEALER WILL BE REQUIRED UPON DELIVERY TO SUBMIT A CERTIFICATE SHOWING THAT THE VEHICLE WAS SERVICED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED NEW MOTOR VEHICLE PREPARATION CHECK SHEET. THIS CERTIFICATION IS TO BE SIGNED BY THE PERSON WHO SERVICED THE VEHICLE,

*** CONTINUED, NEXT PAGE ***

BLANKET PURCHASE ORDER

STATE OF MARYLAND

***** STATE OF MARYLAND *****

BPO NO: 001B6600253

PRINT DATE: 03/06/26

PAGE: 02

TERMS (cont'd):

AS WELL AS THE OWNER AND/OR DESIGNATED REPRESENTATIVE OF MANAGEMENT.

THERE IS TO BE NO DEALER IDENTIFICATION ATTACHED TO THE NEW VEHICLE.

TIRES: TIRES RECALLED BY ANY MANUFACTURER WILL NOT BE ACCEPTED. IF A MODEL TIRE IS RECALLED BETWEEN CONTRACT AWARD AND VEHICLE DELIVERY, IT WILL BE THE RESPONSIBILITY OF THE DEALER TO REPLACE ANY SUCH TIRES PRIOR TO DELIVERY OF THE VEHICLE

THERE SHALL BE ZERO (-0-) DEDUCTIBLE ON THE WARRANTY.

STANDARD AND/OR EXTENDED WARRANTY PAPERS MUST BE GIVEN AT TIME OF VEHICLE DELIVERY.

ANY REDUCTION OF PRICES DURING THE PERIOD OF THIS CONTRACT SHALL BE PASSED ON TO THE STATE OF MARYLAND.

ALL PRODUCTS USED IN PACKING TO CUSHION AND PROTECT DURING THE SHIPMENT OF COMMODITIES ARE TO BE MADE OF RECYCLED, RECYCLABLE, AND/OR BIODEGRADABLE MATERIALS.

ELECTRONIC TRANSACTION FEE:

1. CONTRACTOR SHALL PAY AN ELECTRONIC TRANSACTION FEE TO THE STATE IN THE AMOUNT OF ONE PERCENT (1%) OF THE TOTAL CONTRACT SALES. THE ELECTRONIC TRANSACTION FEE IS CALCULATED BASED ON ALL SALES TRANSACTED UNDER THE CONTRACT, MINUS ANY RETURNS OR CREDITS. THE ELECTRONIC TRANSACTION FEE SHALL NOT BE CHARGED TO THE CUSTOMER, E.G. AS A SEPARATE LINE ITEM, FEE OR SUCRCHARGE, BUT SHALL BE INCLUDED IN THE CONTRACT'S UNIT PRICES.

2. THE ELECTRONIC TRANSACTION FEE SHALL BE SUBMITTED TO:

OFFICE OF STATE PROCUREMENT
301 W. PRESTON ST.
FISCAL SERVICES DIVISON, ROOM 1309
BALTIMORE, MD 21201

THE ELECTRONIC TRANSACTION FEE SHALL BE MADE NO LATER THAN FORTY FIVE (45) DAYS AFTER THE END OF EACH REPORTING PERIOD ALONG WITH A MONTHLY USAGE REPORT DOCUMENTING ALL SALES. AN EXCEL VERSION OF THE MONTHLY USAGE REPORT SHALL BE EMAILED TO:

DGS.STATEWIDECONTRACTUSAGEREPORT@MARYLAND.GOV

3. FAILURE TO REMIT TRANSACTION FEES IN A TIMELY MANNER OR REMITTANCE OF FEES INCONSISTENT WITH THE CONTRACT'S REQUIEMENTS MAY RESULE IN THE STATE EXERCISING ALL RECOURSE AVAILABLE UNDER THE CONTRACT INCLUDING, BUT NOT LIMITED TO, A THIRD-PARTY ANALYSIS OF ALL CONTRACT

*** CONTINUED, NEXT PAGE ***

BLANKET PURCHASE ORDER

STATE OF MARYLAND

***** STATE OF MARYLAND *****

BPO NO: 001B6600253

PRINT DATE: 03/06/26

PAGE: 03

TERMS (cont'd):

ACTIVITY.

4. PRIOR TO AWARD, CONTRACTORS MAY BE ASKED TO CONFIRM IN WRITING THAT THEIR UNIT PRICES INCLUDE THE ONE PERCENT (1%) TRANSACTION FEE.

PURCHASES BY OTHER ENTITIES - INDEFINITE QUANTITY CONTRACTS:

THIS PROVISION APPLIES TO INDEFINITE QUANTITY CONTRACTS.

PURSUANT TO THE STATE FINANCE AND PROCUREMENT ARTICLE, SECTION 13-110 OF THE ANNOTATED CODE OF MARYLAND, EXCEPT FOR ENTITIES DESCRIBED IN (6)(A) THE FOLLOWING ENTITIES MAY PURCHASE MATERIALS, SUPPLIES, AND EQUIPMENT UNDER THIS CONTRACT:

- (1) A COUNTY OR BALTIMORE CITY;
- (2) A MUNICIPAL CORPORATION;
- (3) A GOVERNMENTAL AGENCY IN THE STATE;
- (4) A PUBLIC OR QUASI-PUBLIC AGENCY THAT:
 - (I) RECEIVES STATE MONEY; AND
 - (II) IS EXEMPT FROM TAXATION UNDER SECTION 501(C)(3) OF THE INTERNAL REVENUE CODE;
- (5) A PRIVATE ELEMENTARY OR SECONDARY SCHOOL THAT:
 - (I) EITHER HAS BEEN ISSUED A CERTIFICATE OF APPROVAL FROM THE STATE BOARD OF EDUCATION OR IS ACCREDITED BY THE ASSOCIATION OF INDEPENDENT SCHOOLS; AND
 - (II) IS EXEMPT FROM TAXATION UNDER SECTION 501(C)(3) OF THE INTERNAL REVENUE CODE; OR
- (6) A NON-PUBLIC INSTITUTION OF HIGHER EDUCATION UNDER SECTION 17-106 OF THE EDUCATION ARTICLE.
 - (B) A PRIVATE ELEMENTARY OR SECONDARY SCHOOL OR A NONPUBLIC INSTITUTION OF HIGHER EDUCATION MAY NOT PURCHASE RELIGIOUS MATERIALS UNDER THIS CONTRACT.
 - (B) THE RIGHT TO PURCHASE UNDER THIS SECTION SHALL BE IN ADDITION TO, BUT NOT IN SUBSTITUTION FOR, THE APPLICABLE PURCHASING POWER GRANTED TO ANY OF THE LISTED ENTITIES PURSUANT TO ANY STATUTORY OR CHARTER PROVISION.
- (7) ANOTHER STATE OR AN AGENCY OR OTHER INSTRUMENTALITY OF ANOTHER STATE.

ALL PURCHASES UNDER THIS CONTRACT BY ANY SUCH ENTITY WHICH IS NOT A UNIT OR AGENCY OF THE STATE OF MARYLAND FOR WHICH THE STATE OF MARYLAND MAY BE HELD LIABLE IN CONTRACT (1) SHALL CONSTITUTE A PURCHASE OR CONTRACT BETWEEN THE CONTRACTOR AND THAT ENTITY ONLY; (2) SHALL NOT CONSTITUTE A PURCHASE OR CONTRACT OF THE STATE OF MARYLAND; (3) SHALL NOT BE BINDING OR ENFORCEABLE AGAINST THE STATE OF MARYLAND OR ANY OF ITS UNITS OR AGENCIES; AND MAY BE SUBJECT TO OTHER TERMS AND CONDITIONS AGREED TO BY THE CONTRACTOR AND THE PURCHASER.

*** CONTINUED, NEXT PAGE ***

BLANKET PURCHASE ORDER

STATE OF MARYLAND

***** STATE OF MARYLAND *****

BPO NO: 001B6600253

PRINT DATE: 03/06/26

PAGE: 04

TERMS (cont'd):

CONTRACTOR BEARS THE RISK OF DETERMINING WHETHER OR NOT ANY ENTITY FROM WHICH THE CONTRACTOR RECEIVES AN ORDER UNDER THE CONTRACT IS A UNIT OR AGENCY OF THE STATE OF MARYLAND SUCH THAT THE CONTRACT MAY BE ENFORCED AGAINST THE STATE OF MARYLAND.

THE DEPARTMENT OF GENERAL SERVICES' "TERMS AND CONDITIONS FOR COMMODITY CONTRACTS OVER \$100,000" AND ALL SPECIFICATIONS, TERMS AND CONDITIONS OF SOLICITATION #BPM052620/001IT821530 INCORPORATED HEREIN BY REFERENCE.

<u>LINE #</u>	<u>STATE ITEM ID</u>	<u>U/M</u>	<u>UNIT COST</u>
0009	07006	EA	41,493.0000

AUTOMOBILES AND STATION WAGONS
TYPE 4-6-P 1/2 TON PICK UP TRUCK
POLICE SPECIAL SERVICES, 6 OR 8 CYLINDER, 4X4
DODGE RAM 1500 CREW CAB 4X4 SSV MODEL YEAR 2026

STANDARD OPTIONS: HEATED OUTSIDE MIRRORS
AGENCY SPECIFIC UPFIT WIRING FOR GRILLE, SIRENS,
SPEAKERS
FACTORY OEM CONSOLE - CONSULT VENDOR FOR OPTIONS

0010	07006	EA	46,548.0000
------	-------	----	-------------

AUTOMOBILES AND STATION WAGONS
TYPE 4-6-PP 1/2 TON PICK UP TRUCK,
CERTIFIED POLICE PURSUIT RATED, 6 OR 8 CYLINDER, 4X4
CHEVROLET SILVERADO 1500 CREW PPV MODEL YEAR 2026

STANDARD OPTION: FACTORY OEM CONSOLE - CONSULT VENDOR FOR OPTIONS

BLANKET PURCHASE ORDER

STATE OF MARYLAND

***** STATE OF MARYLAND *****

BPO NO: 001B6600253

PRINT DATE: 03/06/26

PAGE: 05

<u>LINE #</u>	<u>STATE ITEM ID</u>	<u>U/M</u>	<u>UNIT COST</u>	
---------------	----------------------	------------	------------------	--

0011	07006	EA	119.0000	
------	-------	----	----------	--

AUTOMOBILES AND STATION WAGONS
TYPE 4-6-PP 1/2 TON PICK UP TRUCK,
CERTIFIED POLICE PURSUIT RATED, 6 OR 8 CYLINDER, 4X4
CHEVROLET SILVERADO 1500 CREW PPV MODEL YEAR 2026

OPTION: REAR INSIDE DOOR LOCKS AND HANDLES DEACTIVATED

0012	07006	EA		
------	-------	----	--	--

AUTOMOBILES AND STATION WAGONS
TYPE 4-6-PP 1/2 TON PICK UP TRUCK,
CERTIFIED POLICE PURSUIT RATED, 6 OR 8 CYLINDER, 4X4
CHEVROLET SILVERADO 1500 CRE PPV MODEL YEAR 2026

OPTION: LED SPOTLIGHT DELETE, CREDIT OF \$899.00

0014	07006	EA	150.0000	
------	-------	----	----------	--

AUTOMOBILES AND STATION WAGONS
TYPE 4-6-PP 1/2 TON PICK UP TRUCK,
CERTIFIED POLICE PURSUIT RATED, 6 OR 8 CYLINDER, 4X4
CHEVROLET SILVERADO 1500 CREW PPV MODEL YEAR 2026

OPTION: UPFIT SWITCHES

0038	07006	EA	40,684.0000	
------	-------	----	-------------	--

AUTOMOBILES AND STATION WAGONS
TYPE 4-9-P6 MID-SIZE UTILITY VEHICLE
CERTIFIED PURSUIT RATED
DODGE DURANGO V6 PURSUIT AWD MODEL YEAR 2026

STANDARD OPTIONS: BLIND SPOT/CROSS PATH DETECTION
ADDITIONAL POWER SUPPLY WIRING

BLANKET PURCHASE ORDER

STATE OF MARYLAND

***** STATE OF MARYLAND *****

BPO NO: 001B6600253

PRINT DATE: 03/06/26

PAGE: 06

<u>LINE #</u>	<u>STATE ITEM ID</u>	<u>U/M</u>	<u>UNIT COST</u>	
---------------	----------------------	------------	------------------	--

0039	07006	EA	225.0000	
------	-------	----	----------	--

AUTOMOBILES AND STATION WAGONS
TYPE 4-9-P6 MID-SIZE UTILITY VEHICLE
CERTIFIED PURSUIT RATED
DODGE DURANGO V6 PURSUIT AWD MODEL YEAR 2026

OPTION: CLOTH REAR SEATS/CARPET

0040	07006	EA	435.0000	
------	-------	----	----------	--

AUTOMOBILES AND STATION WAGONS
TYPE 4-9-P6 MID-SIZE UTILITY VEHICLE
CERTIFIED PURSUIT RATED
DODGE DURANGO V6 PURSUIT AWD MODEL YEAR 2026

OPTION: FULL WHEEL COVERS

0041	07006	EA	435.0000	
------	-------	----	----------	--

AUTOMOBILES AND STATION WAGONS
TYPE 4-9-P6 MID-SIZE UTILITY VEHICLE
CERTIFIED PURSUIT RATED
DODGE DURANGO V6 PURSUIT AWD MODEL YEAR 2026

OPTION: ALLOY WHEELS

0042	07006	EA		
------	-------	----	--	--

AUTOMOBILES AND STATION WAGONS
TYPE 4-9-P6 MID-SIZE UTILITY VEHICLE
CERTIFIED PURSUIT RATED
DODGE DURANGO V6 PURSUIT AWD MODEL YEAR 2026

OPTION: LED SPOTLIGHT DELETE, CREDIT OF \$550.00

BLANKET PURCHASE ORDER

STATE OF MARYLAND

***** STATE OF MARYLAND *****

BPO NO: 001B6600253

PRINT DATE: 03/06/26

PAGE: 07

<u>LINE #</u>	<u>STATE ITEM ID</u>	<u>U/M</u>	<u>UNIT COST</u>	
---------------	----------------------	------------	------------------	--

0043	07006	EA	375.0000	
------	-------	----	----------	--

AUTOMOBILES AND STATION WAGONS
TYPE 4-9-P6 MID-SIZE UTILITY VEHICLE
CERTIFIED PURSUIT RATED
DODGE DURANGO V6 PURSUIT AWD MODEL YEAR 2026

OPTION: FACTORY OEM CONSOLE

0044	07006	EA	43,728.0000	
------	-------	----	-------------	--

AUTOMOBILES AND STATION WAGONS
TYPE 4-9-P8 MID-SIZE UTILITY VEHICLE
CERTIFIED POLICE PURSUIT RATEDM V-8
DODGE DURANGO HEMI V8 PURSUIT MODEL YEAR 2026

STANDARD OPTIONS: CLASS IV TOWING PACKAGE
BLIND SPOT & CROSS PATH DETECTION
ADDITIONAL POWER SUPPLY WIRING AS SPECIFIED

0045	07006	EA	225.0000	
------	-------	----	----------	--

AUTOMOBILES AND STATION WAGONS
TYPE 4-9-P8 MID-SIZE UTILITY VEHICLE
CERTIFIED POLICE PURSUIT RATED, V-8
DODGE DURANGO HEMI V8 PURSUIT MODEL YEAR 2026

OPTION: CLOTH REAR SEATS/CARPET

0046	07006	EA	435.0000	
------	-------	----	----------	--

AUTOMOBILES AND STATION WAGONS
TYPE 4-9-P8 MID-SIZE UTILITY VEHICLE
CERTIFIED POLICE PURSUIT RATED, V-8
DODGE DURANGO HEMI V8 PURSUIT MODEL YEAR 2026

OPTION: FULL WHEEL COVERS

BLANKET PURCHASE ORDER

STATE OF MARYLAND

***** STATE OF MARYLAND *****

BPO NO: 001B6600253

PRINT DATE: 03/06/26

PAGE: 08

<u>LINE #</u>	<u>STATE ITEM ID</u>	<u>U/M</u>	<u>UNIT COST</u>	
---------------	----------------------	------------	------------------	--

0047	07006	EA		
------	-------	----	--	--

AUTOMOBILES AND STATION WAGONS
TYPE 4-9-P8 MID-SIZE UTILITY VEHICLE
CERTIFIED POLICE PURSUIT RATED, V-8
DODGE DURANGO HEMI V8 PURSUIT MODEL YEAR 2026

OPTION: LED SPOTLIGHT DELETE CREDIT OF \$550.00

0048	07006	EA	375.0000	
------	-------	----	----------	--

AUTOMOBILES AND STATION WAGONS
TYPE 4-9-P8 MID-SIZE UTILITY VEHICLE
CERTIFIED POLICE PURSUIT RATED, V-8
DODGE DURANGO HEMI V8 PURSUIT MODEL YEAR 2026

OPTION: FACTORY OEM CONSOLE

0049	07006	EA	95.0000	
------	-------	----	---------	--

AUTOMOBILES AND STATION WAGONS
TYPE 4-9-P8 MID-SIZE UTILITY VEHICLE
CERTIFIED POLICE PURSUIT RATED, V-8
DODGE DURANGO HEMI V8 PURSUIT MODEL YEAR 2026

OPTION: REAR WINDOS AND DOOR LOCKS, INOPERATIVE FROM REAR SEAT

0050	07006	EA	44,419.0000	
------	-------	----	-------------	--

AUTOMOBILES AND STATION WAGONS
TYPE 4-9-MP MID-SIZE UTILITY VEHICLE
CERTIFIED PURSUIT RATED
FORD EXPLORER INTERCEPTOR AWD MODEL YEAR 2026

STANDARD OPTIONS: CLASS III TOWING PACKAGE
BLIND SPOT & CROSS PATH DETECTION
GLOBAL LOCK/UNLOCK FEATURE

BLANKET PURCHASE ORDER

STATE OF MARYLAND

***** STATE OF MARYLAND *****

BPO NO: 001B6600253

PRINT DATE: 03/06/26

PAGE: 09

<u>LINE #</u>	<u>STATE ITEM ID</u>	<u>U/M</u>	<u>UNIT COST</u>	
---------------	----------------------	------------	------------------	--

0051	07006	EA	70.0000	
------	-------	----	---------	--

AUTOMOBILES AND STATION WAGONS
TYPE 4-9-MP MID-SIZE UTILITY VEHICLE
CERTIFIED PURSUIT RATED
FORD EXPLORER INTERCEPTOR AWD MODEL YEAR 2026

OPTION: CLOTH REAR SEATS/CARPET

0052	07006	EA	70.0000	
------	-------	----	---------	--

AUTOMOBILES AND STATION WAGONS
TYPE 4-9-MP MID-SIZE UTILITY VEHICLE
CERTIFIED PURSUIT RATED
FORD EXPLORER INTERCEPTOR AWD MODEL YEAR 2026

OPTION: FULL WHEEL COVERS

0053	07006	EA		
------	-------	----	--	--

AUTOMOBILES AND STATION WAGONS
TYPE 4-9-MP MID-SIZE UTILITY VEHICLE
CERTIFIED PURSUIT RATED
FORD EXPLORER INTERCEPTOR AWD MODEL YEAR 2026

OPTION: LED SPOTLIGHT DELETE, CREDIT OF \$420.00

0055	07006	EA	80.0000	
------	-------	----	---------	--

AUTOMOBILES AND STATION WAGONS
TYPE 4-9-MP MID-SIZE UTILITY VEHICLE
CERTIFIED PURSUIT RATED
FORD EXPLORER INTERCEPTOR AWD MODEL YEAR 2026

OPTION: REAR WINDOW AND DOOR LOCKS INOPERATIVE FROM REAR

BLANKET PURCHASE ORDER

STATE OF MARYLAND

***** STATE OF MARYLAND *****

BPO NO: 001B6600253

PRINT DATE: 03/06/26

PAGE: 10

<u>LINE #</u>	<u>STATE ITEM ID</u>	<u>U/M</u>	<u>UNIT COST</u>	
---------------	----------------------	------------	------------------	--

0068	07006	EA	350.0000	
------	-------	----	----------	--

AUTOMOBILES AND STATION WAGONS
TYPE 4-9-MP MID-SIZE UTILITY VEHICLE
CERTIFIED PURSUIT RATED
FORD EXPLORER INTERCEPTOR AWD MODEL YEAR 2026

OPTION: ADDITIONAL POWER SUPPLY WIRING AS SPECIFIED

0069	07006	EA	350.0000	
------	-------	----	----------	--

AUTOMOBILES AND STATION WAGONS
TYPE 4-9-MP MID-SIZE UTILITY VEHICLE
CERTIFIED PURSUIT RATED
FORD EXPLORER INTERCEPTOR AWD MODEL YEAR 2026

OPTION: ORDERING AGENCY SPECIFIC UPFIT WIRING FOR GRILLE, SIRENS,
SPEAKER

0070	07006	EA	200.0000	
------	-------	----	----------	--

AUTOMOBILES AND STATION WAGONS
TYPE 4-9-MP MID-SIZE UTILITY VEHICLE
CERTIFIED PURSUIT RATED
FORD EXPLORER INTERCEPTOR AWD MODEL YEAR 2026

OPTION: POLICE WIRE HARNESS CONNECTOR KIT, FRONT/REAR

0071	07006	EA	610.0000	
------	-------	----	----------	--

AUTOMOBILES AND STATION WAGONS
TYPE 4-9-MP MID-SIZE UTILITY VEHICLE
CERTIFIED PURSUIT RATED
FORD EXPLORER INTERCEPTOR AWD MODEL YEAR 2026

OPTION: POLICE UPGRADE PACKAGE

BLANKET PURCHASE ORDER

STATE OF MARYLAND

***** STATE OF MARYLAND *****

BPO NO: 001B6600253

PRINT DATE: 03/06/26

PAGE: 11

<u>LINE #</u>	<u>STATE ITEM ID</u>	<u>U/M</u>	<u>UNIT COST</u>	
---------------	----------------------	------------	------------------	--

0072	07006	EA	900.0000	
------	-------	----	----------	--

AUTOMOBILES AND STATION WAGONS
TYPE 4-9-MP MID-SIZE UTILITY VEHICLE
CERTIFIED PURSUIT RATED
FORD EXPLORER INTERCEPTOR AWD MODEL YEAR 2026

OPTION: FRONT HEADLAMP LIGHTING SOLUTION

0073	07006	EA	460.0000	
------	-------	----	----------	--

AUTOMOBILES AND STATION WAGONS
TYPE 4-9-MP MID-SIZE UTILITY VEHICLE
CERTIFIED PURSUIT RATED
FORD EXPLORER INTERCEPTOR AWD MODEL YEAR 2026

OPTION: REAR LIGHTING SOLUTION

0074	07006	EA	4,050.0000	
------	-------	----	------------	--

AUTOMOBILES AND STATION WAGONS
TYPE 4-9-MP MID-SIZE UTILITY VEHICLE
CERTIFIED PURSUIT RATED
FORD EXPLORER INTERCEPTOR AWD MODEL YEAR 2026

OPTION: READY FOR THE ROAD PACKAGE

0075	07006	EA	640.0000	
------	-------	----	----------	--

AUTOMOBILES AND STATION WAGONS
TYPE 4-9-MP MID-SIZE UTILITY VEHICLE
CERTIFIED PURSUIT RATED
FORD EXPLORER INTERCEPTOR AWD MODEL YEAR 2026

OPTION: ULTIMATE WIRING PACKAGE

BLANKET PURCHASE ORDER

STATE OF MARYLAND

***** STATE OF MARYLAND *****

BPO NO: 001B6600253

PRINT DATE: 03/06/26

PAGE: 12

<u>LINE #</u>	<u>STATE ITEM ID</u>	<u>U/M</u>	<u>UNIT COST</u>	
---------------	----------------------	------------	------------------	--

0076	07006	EA	47,740.0000	
------	-------	----	-------------	--

AUTOMOBILES AND STATION WAGONS
TYPE 4-9-MPE MID-SIZE UTILITY VEHICLE
CERTIFIED PURSUIT RATED, FULLY ELECTRIC
CHEVROLET BLAZER EV PPV AWD MODEL YEAR 2026

OPTIONS: LEFT HAND LED SPOT LAMP, FACTORY INSTALLED
CLOTH REAR SEATS/CARPET - AVAIL. ON 9C3 PACKAGE ONLY
FULL WHEEL COVERS - AVAIL. ON 9C3 PACKAGE ONLY
D06 FACTORY OEM CONSOLE - AVAIL. ON 9C3 PACKAGE ONLY

0077	07006	EA		
------	-------	----	--	--

AUTOMOBILES AND STATION WAGONS
TYPE 4-9-MPE MID-SIZE UTILITY VEHICLE
CERTIFIED PURSUIT RATED, FULLY ELECTRIC
CHEVROLET BLAZER EV PPV AWD MODEL YEAR 2026

OPTION: LED SPOTLIGHT DELETE, CREDIT OF \$750.00

0078	07006	EA	1,095.0000	
------	-------	----	------------	--

AUTOMOBILES AND STATION WAGONS
TYPE 4-9-MPE MID-SIZE UTILITY VEHICLE
CERTIFIED PURSUIT RATED, FULLY ELECTRIC
CHEVROLET BLAZER EV PPV AWD MODEL YEAR 2026

OPTION: V92 TOWING PACKAGE

0079	07006	EA	995.0000	
------	-------	----	----------	--

AUTOMOBILES AND STATION WAGONS
TYPE 4-9-MPE MID-SIZE UTILITY VEHICLE
CERTIFIED PURSUIT RATED, FULLY ELECTRIC
CHEVROLET BLAZER EV PPV AWD MODEL YEAR 2026

OPTION: R5W4 SPECIAL SERVICE PACKAGE

BLANKET PURCHASE ORDER

STATE OF MARYLAND

***** STATE OF MARYLAND *****

BPO NO: 001B6600253

PRINT DATE: 03/06/26

PAGE: 13

<u>LINE #</u>	<u>STATE ITEM ID</u>	<u>U/M</u>	<u>UNIT COST</u>	
---------------	----------------------	------------	------------------	--

0080	07006	EA	119.0000	
------	-------	----	----------	--

AUTOMOBILES AND STATION WAGONS
TYPE 4-9-MPE MID-SIZE UTILITY VEHICLE
CERTIFIED PURSUIT RATED, FULLY ELECTRIC
CHEVROLET BLAZER EV PPV AWD MODEL YEAR 2026

OPTION: REAR WINDOW DOOR LOCKS INOPERATIVE FROM FRONT SEAT

0081	07006	EA	170.0000	
------	-------	----	----------	--

AUTOMOBILES AND STATION WAGONS
TYPE 4-9-MPE MID-SIZE UTILITY VEHICLE
CERTIFIED PURSUIT RATED, FULLY ELECTRIC
CHEVROLET BLAZER EV PPV AWD MODEL YEAR 2026

OPTION: DOME LAMP - RED/WHITE

0082	07006	EA	147.0000	
------	-------	----	----------	--

AUTOMOBILES AND STATION WAGONS
TYPE 4-9-MPE MID-SIZE UTILITY VEHICLE
CERTIFIED PURSUIT RATED, FULLY ELECTRIC
CHEVROLET BLAZER EV PPV AWD MODEL YEAR 2026

OPTION: AGENCY SPECIFIC UPFIT WIRING FOR GRILLE, SIREN, SPEAKERS

0083	07006	EA		
------	-------	----	--	--

AUTOMOBILES AND STATION WAGONS
TYPE 4-9-MPE MID-SIZE UTILITY VEHICLE
CERTIFIED PURSUIT RATED, FULLY ELECTRIC
CHEVROLET BLAZER EV PPV AWD MODEL YEAR 2026

OPTION: 9C3 DETECTIVE POLICE PACKAGE, CREDIT OF \$300.00

BLANKET PURCHASE ORDER

STATE OF MARYLAND

***** STATE OF MARYLAND *****

BPO NO: 001B6600253

PRINT DATE: 03/06/26

PAGE: 14

<u>LINE #</u>	<u>STATE ITEM ID</u>	<u>U/M</u>	<u>UNIT COST</u>	
---------------	----------------------	------------	------------------	--

0104	07006	EA	44,419.0000	
------	-------	----	-------------	--

AUTOMOBILES AND STATION WAGONS
TYPE 4-9-MPH MID-SIZE UTILITY VEHICLE
CERTIFIED PURSUIT RATED, HYBRID
FORD INTERCEPTOR UTILITY HYBRID AWD MODEL YEAR 2026

STANDARD OPTIONS: CLASS III TOWING PACKAGE
ADDITIONAL POWER SUPPLY WIRING AS SPECIFIED
GLOBAL LOCK/UNLOCK FEATURE

0105	07006	EA	70.0000	
------	-------	----	---------	--

AUTOMOBILES AND STATION WAGONS
TYPE 4-9-MPH MID-SIZE UTILITY VEHICLE
CERTIFIED PURSUIT RATED, HYBRID
FORD INTERCEPTOR UTILITY HYBRID AWD MODEL YEAR 2026

OPTION: CLOTH REAR SEATS/CARPET

0106	07006	EA	70.0000	
------	-------	----	---------	--

AUTOMOBILES AND STATION WAGONS
TYPE 4-9-MPH MID-SIZE UTILITY VEHICLE
CERTIFIED PURSUIT RATED, HYBRID
FORD INTERCEPTOR UTILITY HYBRID AWD MODEL YEAR 2026

OPTION: FULL WHEEL COVERS

0107	07006	EA		
------	-------	----	--	--

AUTOMOBILES AND STATION WAGONS
TYPE 4-9-MPH MID-SIZE UTILITY VEHICLE
CERTIFIED PURSUIT RATED, HYBRID
FORD INTERCEPTOR UTILITY HYBRID AWD MODEL YEAR 2026

OPTION: LED SPOTLIGHT DELETE, CREDIT OF \$420.00

BLANKET PURCHASE ORDER

STATE OF MARYLAND

***** STATE OF MARYLAND *****

BPO NO: 001B6600253

PRINT DATE: 03/06/26

PAGE: 15

<u>LINE #</u>	<u>STATE ITEM ID</u>	<u>U/M</u>	<u>UNIT COST</u>	
---------------	----------------------	------------	------------------	--

0108	07006	EA	610.0000	
------	-------	----	----------	--

AUTOMOBILES AND STATION WAGONS
TYPE 4-9-MPH MID-SIZE UTILITY VEHICLE
CERTIFIED PURSUIT RATED, HYBRID
FORD INTERCEPTOR UTILITY HYBRID AWD MODEL YEAR 2026

OPTION: FACTORY OEM CONSOLE

0109	07006	EA	80.0000	
------	-------	----	---------	--

AUTOMOBILES AND STATION WAGONS
TYPE 4-9-MPH MID-SIZE UTILITY VEHICLE
CERTIFIED PURSUIT RATED, HYBRID
FORD INTERCEPTOR UTILITY HYBRID AWD MODEL YEAR 2026

OPTION: REAR WINDOW AND DOOR LOCKS INOPERATIVE FROM FRONT SEAT

0110	07006	EA	350.0000	
------	-------	----	----------	--

AUTOMOBILES AND STATION WAGONS
TYPE 4-9-MPH MID-SIZE UTILITY VEHICLE
CERTIFIED PURSUIT RATED, HYBRID
FORD INTERCEPTOR UTILITY HYBRID AWD MODEL YEAR 2026

OPTION: POLICE WIRE HARNESS CONNECTOR KIT - FRONT/REAR

0111	07006	EA	610.0000	
------	-------	----	----------	--

AUTOMOBILES AND STATION WAGONS
TYPE 4-9-MPH MID-SIZE UTILITY VEHICLE
CERTIFIED PURSUIT RATED, HYBRID
FORD INTERCEPTOR UTILITY HYBRID AWD MODEL YEAR 2026

OPTION: POLICE UPGRADE PACKAGE

BLANKET PURCHASE ORDER

STATE OF MARYLAND

***** STATE OF MARYLAND *****

BPO NO: 001B6600253

PRINT DATE: 03/06/26

PAGE: 16

<u>LINE #</u>	<u>STATE ITEM ID</u>	<u>U/M</u>	<u>UNIT COST</u>	
---------------	----------------------	------------	------------------	--

0112	07006	EA	900.0000	
------	-------	----	----------	--

AUTOMOBILES AND STATION WAGONS
TYPE 4-9-MPH MID-SIZE UTILITY VEHICLE
CERTIFIED PURSUIT RATED, HYBRID
FORD INTERCEPTOR UTILITY HYBRID AWD MODEL YEAR 2026

OPTION: FRONT HEADLAMP LIGHTING SOLUTION

0113	07006	EA	460.0000	
------	-------	----	----------	--

AUTOMOBILES AND STATION WAGONS
TYPE 4-9-MPH MID-SIZE UTILITY VEHICLE
CERTIFIED PURSUIT RATED, HYBRID
FORD INTERCEPTOR UTILITY HYBRID AWD MODEL YEAR 2026

OPTION: TAIL LAMP LIGHTING SOLUTION

0114	07006	EA	430.0000	
------	-------	----	----------	--

AUTOMOBILES AND STATION WAGONS
TYPE 4-9-MPH MID-SIZE UTILITY VEHICLE
CERTIFIED PURSUIT RATED, HYBRID
FORD INTERCEPTOR UTILITY HYBRID AWD MODEL YEAR 2026

OPTION: REAR LIGHTING SOLUTION

0115	07006	EA	4,050.0000	
------	-------	----	------------	--

AUTOMOBILES AND STATION WAGONS
TYPE 4-9-MPH MID-SIZE UTILITY VEHICLE
CERTIFIED PURSUIT RATED, HYBRID
FORD INTERCEPTOR UTILITY HYBRID AWD MODEL YEAR 2026

OPTION: READY FOR THE ROAD PACKAGE

BLANKET PURCHASE ORDER

STATE OF MARYLAND

***** STATE OF MARYLAND *****

BPO NO: 001B6600253

PRINT DATE: 03/06/26

PAGE: 17

<u>LINE #</u>	<u>STATE ITEM ID</u>	<u>U/M</u>	<u>UNIT COST</u>	
---------------	----------------------	------------	------------------	--

0116	07006	EA	640.0000	
------	-------	----	----------	--

AUTOMOBILES AND STATION WAGONS
TYPE 4-9-MPH MID-SIZE UTILITY VEHICLE
CERTIFIED PURSUIT RATED, HYBRID
FORD INTERCEPTOR UTILITY HYBRID AWD MODEL YEAR 2026

OPTION: ULTIMATE WIRING PACKAGE

0117	07006	EA	55,031.0000	
------	-------	----	-------------	--

AUTOMOBILES AND STATION WAGONS
TYPE 4-10-P FULL SIZE UTILITY VEHICLE
SPECIAL SERVICE VEHICLE, 4X4
CHEVROLET TAHOE SSV 4X4 MODEL YEAR 2026

0118	07006	EA	275.0000	
------	-------	----	----------	--

AUTOMOBILES AND STATION WAGONS
TYPE 4-10-P FULL SIZE UTILITY VEHICLE
SPECIAL SERVICE VEHICLE, 4X4
CHEVROLET TAHOE SSV 4X4 MODEL YEAR 2026

OPTION: CLOTH REAR SEATS/CARPET

0119	07006	EA	137.0000	
------	-------	----	----------	--

AUTOMOBILES AND STATION WAGONS
TYPE 4-10-P FULL SIZE UTILITY VEHICLE
SPECIAL SERVICE VEHICLE, 4X4
CHEVROLET TAHOE SSV 4X4 MODEL YEAR 2026

OPTION: REAR WINDOW AND DOOR LOCKS INOPERATIVE FROM REAR

0120	07006	EA		
------	-------	----	--	--

AUTOMOBILES AND STATION WAGONS

*** CONTINUED, NEXT PAGE ***

BLANKET PURCHASE ORDER

STATE OF MARYLAND

***** STATE OF MARYLAND *****

BPO NO: 001B6600253

PRINT DATE: 03/06/26

PAGE: 18

<u>LINE #</u>	<u>STATE ITEM ID</u>	<u>U/M</u>	<u>UNIT COST</u>	
---------------	----------------------	------------	------------------	--

TYPE 4-10-P FULL SIZE UTILITY VEHICLE
SPECIAL SERVICE VEHICLE, 4X4
CHEVROLET TAHOE SSV 4X4 MODEL YEAR 2026

OPTION: LED SPOTLIGHT DELETE, CREDIT OF \$650.00

0121	07006	EA	167.0000
------	-------	----	----------

AUTOMOBILES AND STATION WAGONS
TYPE 4-10-P FULL SIZE UTILITY VEHICLE
SPECIAL SERVICE VEHICLE, 4X4
CHEVROLET TAHOE SSV 4X4 MODEL YEAR 2026

OPTION: ORDERING AGENCY UPFIT WIRING FOR GRILLE, SIRENS, SPEAKERS

0122	07006	EA	54,736.0000
------	-------	----	-------------

AUTOMOBILES AND STATION WAGONS
TYPE 4-10-PP FULL SIZE UTILITY VEHICLE
CERTIFIED POLICE PURSUIT RATED
CHEVROLET TAHOE 4X4 PPV MODEL YEAR 2026

OPTION: ADDITIONAL POWER SUPPLY WIRING AS SPECIFIED BY ORDERING AGENCY

0123	07006	EA	275.0000
------	-------	----	----------

AUTOMOBILES AND STATION WAGONS
TYPE 4-10-PP FULL SIZE UTILITY VEHICLE
CERTIFIED POLICE PURSUIT RATED
CHEVROLET TAHOE 4X4 PPV MODEL YEAR 2026

OPTION: CLOTH REAR SEATS/CARPET

0124	07006	EA	825.0000
------	-------	----	----------

AUTOMOBILES AND STATION WAGONS
TYPE 4-10-PP FULL SIZE UTILITY VEHICLE
CERTIFIED POLICE PURSUIT RATED

*** CONTINUED, NEXT PAGE ***

BLANKET PURCHASE ORDER

STATE OF MARYLAND

***** STATE OF MARYLAND *****

BPO NO: 001B6600253

PRINT DATE: 03/06/26

PAGE: 19

<u>LINE #</u>	<u>STATE ITEM ID</u>	<u>U/M</u>	<u>UNIT COST</u>	
---------------	----------------------	------------	------------------	--

CHEVROLET TAHOE 4X4 PPV MODEL YEAR 2026

OPTION: BLIND SPOT & CROSS PATH DETECTION

0125	07006	EA	137.0000	
------	-------	----	----------	--

AUTOMOBILES AND STATION WAGONS
TYPE 4-10-PP FULL SIZE UTILITY VEHICLE
CERTIFIED POLICE PURSUIT RATED
CHEVROLET TAHOE 4X4 PPV MODEL YEAR 2026

OPTION: REAR WINDOW AND DOOR LOCKS INOPERATIVE FROM FRONT SEAT

0126	07006	EA	350.0000	
------	-------	----	----------	--

AUTOMOBILES AND STATION WAGONS
TYPE 4-10-PP FULL SIZE UTILITY VEHICLE
CERTIFIED POLICE PURSUIT RATED
CHEVROLET TAHOE 4X4 PPV MODEL YEAR 2026

OPTION: FULL WHEEL COVERS

0127	07006	EA	350.0000	
------	-------	----	----------	--

AUTOMOBILES AND STATION WAGONS
TYPE 4-10-PP FULL SIZE UTILITY VEHICLE
CERTIFIED POLICE PURSUIT RATED
CHEVROLET TAHOE 4X4 PPV MODEL YEAR 2026

OPTION: FACTORY OEM CONSOLE

0128	07006	EA		
------	-------	----	--	--

AUTOMOBILES AND STATION WAGONS
TYPE 4-10-PP FULL SIZE UTILITY VEHICLE
CERTIFIED POLICE PURSUIT RATED
CHEVROLET TAHOE 4X4 PPV MODEL YEAR 2026

*** CONTINUED, NEXT PAGE ***

BLANKET PURCHASE ORDER

STATE OF MARYLAND

***** STATE OF MARYLAND *****

BPO NO: 001B6600253

PRINT DATE: 03/06/26

PAGE: 20

<u>LINE #</u>	<u>STATE ITEM ID</u>	<u>U/M</u>	<u>UNIT COST</u>	
---------------	----------------------	------------	------------------	--

OPTION: LED SPOTLIGHT DELETE, CREDIT OF \$650.00

0129	07006	EA		
------	-------	----	--	--

AUTOMOBILES AND STATION WAGONS
TYPE 4-10-PP FULL SIZE UTILITY VEHICLE
CERTIFIED POLICE PURSUIT RATED
CHEVROLET TAHOE 4X4 PPV MODEL YEAR 2026

OPTION: 4X4 OPTION DELETED, CREDIT OF \$2248.00

0130	07006	EA	312.0000	
------	-------	----	----------	--

AUTOMOBILES AND STATION WAGONS
TYPE 4-6-PP 1/2 TON PICK UP TRUCK
CERTIFIED POLICE PURSUIT RATED, 6 OR 8 CYLINDER, 4X4
CHEVROLET SILVERADO 1500 CRE PPV MODEL YEAR 2026

OPTION: AGENCY SPECIFIC UPFIT WIRING FOR GRILLE, SIRENS, SPEAKERS

_____ END OF ITEM LIST _____

***** LAST PAGE *****

AUTHORIZED BY: _____ DATE: _____

BUYER AUTHORIZED DESIGNEE



TO: Town Council Members
FROM: Andy Kitzrow, Town Manager
DEPT: Mayor's Office
DATE: 9/1/26
SUBJECT: Recommendation for Permitting and Licensing Software

Recommendation

Town staff recommends that the Town Council award a contract to Vertosoft, LLC for the **OpenGov** Permitting and Licensing software platform through Sourcewell Cooperative Contract No. 060624-VTO. The cost for Term 1 is \$103,274.97, which includes software implementation, subject to final contract review and approval by the Town Attorney.

Background

The Town evaluated three software applications to modernize its permitting and licensing operations:

- OpenGov Permitting and Licensing
- CentralSquare's Community Development module
- GovWell

Town staff participated in software demonstrations and evaluated each application's functionality, ease of use, implementation requirements, customer service capabilities, and compatibility with the Town's operational needs. Following a comprehensive review of the demonstrations and consideration of staff feedback, OpenGov was determined to be the best overall fit for the Town of Easton.

The OpenGov platform will provide a cloud-based system for managing permits and licenses, coordinating departmental reviews, scheduling inspections, collecting fees, maintaining records, generating reports, and allowing residents, businesses, and contractors to submit and monitor applications online.

Contracting and Procurement

The proposed contract will be awarded to Vertosoft, LLC, OpenGov's authorized technology distributor and strategic public-sector partner. Vertosoft provides the contracting vehicle through which the Town will acquire the OpenGov platform, implementation services, and ongoing support, while OpenGov will serve as the underlying software provider.

Pricing is provided through **Sourcewell Cooperative Contract No. 060624-VTO**. Utilizing this competitively solicited cooperative purchasing contract allows the Town to obtain the software and related services under established public-sector pricing and contract terms in accordance with the Town's applicable procurement requirements.

Fiscal Impact

The total cost for Term 1 is **\$103,274.97**, including implementation of the permitting and licensing platform. Funding for this purchase is available the capital budget account 390-1200-510.60-63. Costs for subsequent contract terms will be subject to the appropriation and availability of funds in the applicable fiscal years.

Proposed Motion

Move to award the contract for the OpenGov Permitting and Licensing software platform to Vertosoft, LLC, through Sourcewell Cooperative Contract No. 060624-VTO, in the amount of \$103,274.97 for Term 1, including implementation, and to authorize the Town Manager to negotiate and execute the final contract and related documents, subject to review and approval by the Town Attorney and the availability and appropriation of funds.

EASTON POLICE DEPARTMENT

"With Pride We Serve"

UPCOMING PUBLIC ASSEMBLY EVENT

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

EVENT: Resource Fair

APPLICANT: Jonathan Qvarnstrom / Mid Shore Behavioral Health

LOCATION: Moton Park

DATE/TIME: September 26, 2026 11am to 2pm

ATTENDANCE: 100 to 150

PURPOSE: Share behavioral health and recovery month resources with the community.

DETAILS:

- Event is at Moton Park and will give out resources to the community. DJ with portable speaker.

SPECIAL REQUESTS:

- 1 officer for security

EPD CONCERNS:

- None

APPROXIMATE COST:

- None. Officer needed will be pulled from on duty personnel

RECOMMENDATIONS: Approve

EASTON POLICE DEPARTMENT

"With Pride We Serve"

UPCOMING PUBLIC ASSEMBLY EVENT

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

EVENT: Easton High School Homecoming Parade

APPLICANT: Toni Hall

LOCATION: Line up at Idlewild Park, proceed east on Idlewild Ave, proceed south on Aurora St, proceed east on Dutchman's Lane, proceed south on Mecklenburg Ave, end at EHS.

DATE/TIME: October 2, 2026 3:15pm – 4:30pm

ATTENDANCE: Approx. 250 persons, 25-35 units in the parade

PURPOSE: Celebrate homecoming

DETAILS: No additional

SPECIAL REQUESTS:

- Applicant requests road closures for parade from 3:45pm to 4:30pm

EPD CONCERNS:

- None

APPROXIMATE COST:

- None - will be handled by on-duty personnel

RECOMMENDATIONS: Approve

EASTON POLICE DEPARTMENT

"With Pride We Serve"

UPCOMING PUBLIC ASSEMBLY EVENT

TO: Mayor Cook and Andy Kitzrow
DATE: August 27, 2026
PREPARED BY: 1st Sgt. Patrick Sally 0135

EVENT: Community Street Festival

APPLICANT: Thomas Maglio – Easton Economic Development

LOCATION: 106 South St, Easton, MD

DATE/TIME: October 02 & 03, 2026

ATTENDANCE: Approx. 200

PURPOSE: Community Festival

DETAILS: N/A

SPECIAL REQUESTS: Closure of South St between Harrison Street and Talbot Lane from 5pm to 10pm on the 2nd and from 10am to 4pm on the 3rd. Use of sound amplification system for guest speakers

EPD CONCERNS: None

APPROXIMATE COST: On-duty officers will handle, no overtime anticipated

RECOMMENDATION: Approve

EASTON POLICE DEPARTMENT

"With Pride We Serve"

UPCOMING PUBLIC ASSEMBLY EVENT

TO: Mayor Cook and Andy Kitzrow
DATE: August 18, 2026
PREPARED BY: 1st Sgt. Patrick Sally 0135

EVENT: Talbot Hospice – 5K walk/run

APPLICANT: Alisha Saulsbury – Talbot Hospice

LOCATION: Idlewild Park / Rails to Trails

DATE/TIME: November 28, 2026 8am to 10:30am

ATTENDANCE: Approx. 100

PURPOSE: Fundraiser

DETAILS:

- Event to begin at Idlewild Park, then proceed to Rails to Trails. Utilize Rails to Trails to Goldsborough Street, then return to Idlewild Park

SPECIAL REQUESTS:

- Police assistance with traffic control at Goldsborough St.

EPD CONCERNS:

- None

APPROXIMATE COST:

- Approx. \$260 in Officer and/or MEO overtime

RECOMMENDATIONS: Approve

DISC GOLF FINDINGS AND RECOMMENDATIONS REPORT

PREPARED FOR:

Town of Easton Mayor and Town Council

PREPARED BY:

Town of Easton Park Advisory Board

Town Staff:

Director of Parks and Recreation, Lorraine Gould

Town Engineer, Rick VanEmburch

Maintenance Division Manager, Billy Murdoch

DATE OF ISSUANCE:

August 25, 2026

DOCUMENT VERSION:

V1.0 (Final Draft)

Disc Golf – Easton, MD
Findings and Recommendations Report
August 25, 2026

Background

The 2026 Easton, MD Parks and Recreation Annual Plan was created by the Parks Advisory Board (PAB) in collaboration with Town of Easton (TOE) staff and approved by the Town Council on November 17, 2025. One of the goals listed in the Annual Plan (pg. 5, last bullet) reads:

“Hold a Disc Golf tournament in John F. Ford Park using temporary equipment to fundraise for a permanent course.”

The disc golf goal was included for the following reasons:

- Town residents and the Town Council have repeatedly asked for more recreational programming in Easton parks.
- More recreational activities are needed for families and young adults in the TOE.
- Disc Golf is a highly inclusive, low cost/low maintenance, recreational activity.
- John Ford Park (JFP) can effectively house disc golf and is an underutilized community park.
- Occasional disc golf tournaments may provide benefits to the local economy.

A disc golf clinic was held in JFP on April 26, 2026, and a tournament was held the following weekend May 2-3, 2026.

For ease of readability, this report contains several addendums and attachments to supplement our recommendations. The additional documents describe various aspects of disc golf and our findings in more detail.

Assignment

After receiving substantial public input, the Town Council asked the PAB and TOE staff to further research the merits of installing a disc golf course in Easton. Specifically, to:

- Evaluate potential TOE locations for suitability of housing a disc golf course.
- Develop conceptual layouts for each location deemed suitable.
- Provide recommendations based on the findings.

{Please note only TOE owned sites were considered in this report as these fall within the purview of the PAB. If non-TOE owned sites are desired, they should be explored and negotiated directly by the interested parties}

Recommendations

- **Course location** *(reference Addendum 1)*

JFP is the most practical site in Easton to install a disc golf course.

- It has the finest space
- Is the least impactful to the main park area
- It has plenty of parking away from neighborhoods (County Education Center lot - Mt. Pleasant side – 54 spaces plus 4 ADA; front and cemetery side – 87 spaces plus 1 ADA)
- Is the most central/accessible location, connected to the rail trail
- It requires the least cost/effort/disruption to install and maintain
- It is an underutilized community park

Definitions

- *A community park is a municipal or public recreational space designed to serve the active and passive needs of multiple neighborhoods, typically spanning 10 to 50 acres. It offers active and passive recreation facilities like sports fields, playgrounds, walking paths, and picnic areas to meet the diverse social and athletic needs of all age groups.*
- *A neighborhood park is a small, publicly accessible open space located within a residential area. It serves as the social and recreational center for people living nearby, usually within a comfortable walking or biking distance of a ¼ to a ½ mile radius. It is usually about 3 – 10 acres with fewer amenities than a community park.*

- **Conduct a 1-year pilot**

To better assess the merits of providing a disc golf course at JFP, we recommend running a one-year pilot, after which more permanent decisions can be made. The pilot will evaluate things such as:

- Environmental impact

- Safety issues
- Usage levels
- Any negative outcomes – noise, litter, complaints received, etc.
- Any positive outcomes – park enhancements, compliments received, etc.

TOE staff will be responsible for conducting the pilot assessment and reporting recommendations.

- **Course layout and design** (*reference Disc Golf Update presentation*)

General Information

- The Town has no plans to enlarge the course or add holes.
- For safety, all tees have line of sight to the basket
- All throwing lanes, from tees to baskets, will avoid the oval track, rail trail, and playground
- Players will walk across the oval track from basket 4 to tee 5 and basket 5 to tee 6
- Tees will be installed using a wooden frame with an artificial turf surface
- Baskets and signs will be installed using a small concrete base and mulch
- An information board will be installed at the beginning of the course and small signs depicting layouts will be installed at each hole. Signs will be installed using the same basic method as baskets.
- ADA accessibility and compliance for the course will be explored
- If it is determined the course should be removed, this can be done relatively easily by DPW

Meadow Information

- There are 14.17 acres of meadow in JFP. Currently, 13.86 acres are not mowed and .31 acres are mowed. If a disc golf course is installed, 12.92 acres of the meadow will not be mowed and 1.25 acres will be mowed.
- Hence the disc golf course will result in less than 1 additional acre (.94 ac) of the meadow being mowed.
- Consistent with current practice, the entire meadow will be bush hogged in the Spring (typically in April) to cut any volunteer trees or woody vegetation

- Tees, fairways, basket areas, and paths between holes will be mowed weekly consistent with how often paths are currently cut
- TOE will continue to maintain the JFP meadow as usual. DPW will continue to stay informed of and utilize best practices for meadow management

- **Cost Data**

- The total cost for course installation is approximately \$13,000
- The disc golf community has raised over \$8,000 that would be contributed to offset the \$13,000 installation cost
- Cost of maintenance would be negligible. It would be covered as part of current overall park maintenance
- TOE staff will determine a proper fee model and collect this from tournaments, events and/or as appropriate. The fee will be added to the TOE schedule of fees.

- **Community Awareness**

- The TOE will publicize the disc golf course as a new park amenity to promote community interest and participation.
- Tournament/special event notifications will be posted on social media and the TOE website.

Conclusion

The PAB contends that JFP is the most feasible TOE location for disc golf. By running a 1-year pilot, with a course that can easily be removed, we can better assess the merits of having disc golf as a park amenity in Easton.

We feel that disc golf will provide a new beneficial recreational activity for Easton and that most, if not all, concerns will be allayed by enabling residents to experience it first-hand.

For the reasons noted in this report, we recommend that the TOE approve a 1-year pilot for disc golf at JFP.

Addendum 1 – Easton Parks and Greenspace Site Assessment Results

PAB reps assessed 3 potential sites for disc golf in Easton using the Town Parks and Public Greenspace Assessment Tool. The 3 potential sites were JFP, Easton Point Park, and Easton Woodland Park. Attached are park assessments based on the site visits.

Additionally, noted below are general comments based on observations by members of the PAB who visited the sites:

John Ford Park (Community Park - 58 acres)

- JFP has the highest quality, best compatible space – including acreage, restrooms, water fountains and primarily located away from the main park area
- Plenty of parking, using the County Education Center lot (Mt. Pleasant side – 54 spaces plus 4 ADA; front and cemetery side – 87 spaces plus 1 ADA)
- Most accessible and centrally located – on the rail trail and within safe walking and biking distance for a large portion of the town
- Would require the least cost/effort/disruption to install and maintain

Easton Point Park (Community Park - 13 acres)

- The park does not contain sufficient acreage to effectively accommodate a disc golf course, especially with the planned future roads and amenities.
- A course would dominate the park.
- A moderately sized tournament would overrun the park.
- Combining the lot behind Phillips Wharf and off Port St, there may be sufficient parking
- The park is primarily assessable by car. Only a small percentage of residents could safely walk or bike.
- This is a waterfront park. Disc golf would not fit with the character of the park.
- No restrooms are available

Easton Woodland (Community Park - 197 acres)

- There are too many unknowns at this time – when will the park be open, when will appropriate infrastructure go in, what is the overall vision and plan for the park, etc.

- Ducks Unlimited has partnered with TOE to obtain grant funding to construct a wetland area. The remaining land on-site will be essentially wooded forest.
- Installing a disc golf course would be more destructive environmentally here as significant tree cutting and clearing would need to occur to establish tees, fairways and holes
- Limited accessibility – only by car and a few nearby homes. Not conducive to walking or biking for most residents
- Limited parking – only a small 25-30 space parking lot is planned
- Tournaments would overrun the parking area

Easton Point Park

Town Parks and Public Greenspace Assessment Tool

This evaluation rubric is intended to provide the Parks and Recreation Board, staff, and stakeholders with a consistent and objective framework for evaluating Town-owned parks and public greenspaces for the potential installation of a disc golf course. The scoring matrix balances technical feasibility, operational practicality, environmental stewardship, and community compatibility considerations.

Each category shall be scored on a scale of 1–5, with higher scores indicating greater suitability.

Category	Description	Score (1-5)
1. Acreage & Usable Space	Adequate acreage and uninterrupted playable area.	2
2. Topography & Natural Features	Terrain, wooded areas, and natural obstacles.	2
3. Compatibility with Existing Park Uses	Ability to integrate without negatively impacting existing uses.	1
4. Safety & Separation Buffers	Separation from roads, fields, playgrounds, and residences.	2
5. Parking Availability	Availability and adequacy of existing parking facilities.	5
6. Accessibility & ADA Considerations	Ease of public access and equitable use.	3
7. Environmental Constraints	Wetlands, habitats, flood-prone areas, or other limitations.	3
8. Infrastructure & Maintenance Needs	Infrastructure availability and maintenance burden.	3
9. Visibility & Public Accessibility	Visibility and ease of access.	3
10. Compatibility with Passive Recreation	Compatibility with walking, nature observation, and passive recreation.	1
11. Community & Neighborhood Support	Support or concern expressed by residents and stakeholders.	3
12. Proximity to Residential Areas	Accessibility while minimizing neighborhood impacts.	2
13. Tourism & Economic Development Potential	Potential to attract visitors, tournaments, and economic activity.	2
14. Expansion & Tournament Potential	Ability to accommodate future expansion and events.	1
15. Overall User Experience & Park Character	Aesthetic appeal and overall recreational quality.	1
TOTAL SCORE		34

Scoring Interpretation	Scoring Scale
65-75 High Suitable	1 Poor / Significant Limitations
50-64 Moderately Suitable	2 Below Average / Major Concerns
35-49 Limited Suitability	3 Moderate / Acceptable with Modification
Below 35 Not Recommended	4 Good / Minor Concerns
	5 Excellent / Highly Suitable

Easton Woodland P/A

Town Parks and Public Greenspace Assessment Tool

This evaluation rubric is intended to provide the Parks and Recreation Board, staff, and stakeholders with a consistent and objective framework for evaluating Town-owned parks and public greenspaces for the potential installation of a disc golf course. The scoring matrix balances technical feasibility, operational practicality, environmental stewardship, and community compatibility considerations.

Each category shall be scored on a scale of 1–5, with higher scores indicating greater suitability.

Category	Description	Score (1-5)
1. Acreage & Usable Space	Adequate acreage and uninterrupted playable area.	2
2. Topography & Natural Features	Terrain, wooded areas, and natural obstacles.	2
3. Compatibility with Existing Park Uses	Ability to integrate without negatively impacting existing uses.	N/A ?
4. Safety & Separation Buffers	Separation from roads, fields, playgrounds, and residences.	N/A ?
5. Parking Availability	Availability and adequacy of existing parking facilities.	N/A ?
6. Accessibility & ADA Considerations	Ease of public access and equitable use.	N/A ?
7. Environmental Constraints	Wetlands, habitats, flood-prone areas, or other limitations.	3
8. Infrastructure & Maintenance Needs	Infrastructure availability and maintenance burden.	1
9. Visibility & Public Accessibility	Visibility and ease of access.	1
10. Compatibility with Passive Recreation	Compatibility with walking, nature observation, and passive recreation.	N/A ?
11. Community & Neighborhood Support	Support or concern expressed by residents and stakeholders.	3
12. Proximity to Residential Areas	Accessibility while minimizing neighborhood impacts.	1
13. Tourism & Economic Development Potential	Potential to attract visitors, tournaments, and economic activity.	1
14. Expansion & Tournament Potential	Ability to accommodate future expansion and events.	N/A ?
15. Overall User Experience & Park Character	Aesthetic appeal and overall recreational quality.	N/A ?
TOTAL SCORE		20

Scoring Interpretation

65-75 High Suitable
 50-64 Moderately Suitable
 35-49 Limited Suitability
 Below 35 Not Recommended

Scoring Scale

1 Poor / Significant Limitations
 2 Below Average / Major Concerns
 3 Moderate / Acceptable with Modification
 4 Good / Minor Concerns
 5 Excellent / Highly Suitable

John Ford Park

Town Parks and Public Greenspace Assessment Tool

This evaluation rubric is intended to provide the Parks and Recreation Board, staff, and stakeholders with a consistent and objective framework for evaluating Town-owned parks and public greenspaces for the potential installation of a disc golf course. The scoring matrix balances technical feasibility, operational practicality, environmental stewardship, and community compatibility considerations.

Each category shall be scored on a scale of 1–5, with higher scores indicating greater suitability.

Category	Description	Score (1-5)
1. Acreage & Usable Space	Adequate acreage and uninterrupted playable area.	5
2. Topography & Natural Features	Terrain, wooded areas, and natural obstacles.	4
3. Compatibility with Existing Park Uses	Ability to integrate without negatively impacting existing uses.	4+
4. Safety & Separation Buffers	Separation from roads, fields, playgrounds, and residences.	TH 5 4+
5. Parking Availability	Availability and adequacy of existing parking facilities.	TH 5
6. Accessibility & ADA Considerations	Ease of public access and equitable use.	4
7. Environmental Constraints	Wetlands, habitats, flood-prone areas, or other limitations.	3
8. Infrastructure & Maintenance Needs	Infrastructure availability and maintenance burden.	5
9. Visibility & Public Accessibility	Visibility and ease of access.	4+
10. Compatibility with Passive Recreation	Compatibility with walking, nature observation, and passive recreation.	5
11. Community & Neighborhood Support	Support or concern expressed by residents and stakeholders.	3
12. Proximity to Residential Areas	Accessibility while minimizing neighborhood impacts.	4
13. Tourism & Economic Development Potential	Potential to attract visitors, tournaments, and economic activity.	3+
14. Expansion & Tournament Potential	Ability to accommodate future expansion and events.	5
15. Overall User Experience & Park Character	Aesthetic appeal and overall recreational quality.	4
TOTAL SCORE		62

Scoring Interpretation	Scoring Scale
65-75 High Suitable	1 Poor / Significant Limitations
50-64 Moderately Suitable	2 Below Average / Major Concerns
35-49 Limited Suitability	3 Moderate / Acceptable with Modification
Below 35 Not Recommended	4 Good / Minor Concerns
	5 Excellent / Highly Suitable

Category Evaluation Guidance

1. Acreage & Usable Space

- 1: Insufficient acreage; severe spatial limitations.
- 3: Moderate space with design compromises required.
- 5: Ample acreage supporting full course design and future flexibility.

2. Topography & Natural Features

- 1: Flat, featureless terrain with limited play value.
- 3: Some usable natural features.
- 5: Diverse terrain with strong natural course design opportunities.

3. Compatibility with Existing Park Uses

- 1: Significant conflicts with existing uses.
- 3: Some manageable operational conflicts.
- 5: Highly compatible with minimal interference.

4. Safety & Separation Buffers

- 1: Significant safety concerns and user conflicts.
- 3: Moderate buffering achievable with design modifications.
- 5: Excellent separation and safe layout opportunities.

5. Parking Availability

- 1: Insufficient parking capacity.
- 3: Adequate parking with occasional limitations.
- 5: Ample existing parking supporting regular and event use.

6. Accessibility & ADA Considerations

- 1: Difficult public access; limited accessibility opportunities.
- 3: Moderately accessible with improvement needs.
- 5: Highly accessible with strong ADA accommodation potential.

7. Environmental Constraints

- 1: Significant environmental limitations.
- 3: Moderate constraints requiring mitigation.
- 5: Minimal environmental impact concerns.

8. Infrastructure & Maintenance Needs

- 1: Major infrastructure deficiencies and high maintenance burden.
- 3: Moderate improvements needed.
- 5: Existing infrastructure supports low-maintenance implementation.

9. Visibility & Public Accessibility

- **1:** Difficult to locate or access.
- **3:** Moderately visible and accessible.
- **5:** Highly visible and easy to access.

10. Compatibility with Passive Recreation

- **1:** Significant disruption to passive uses.
- **3:** Shared use manageable with planning.
- **5:** Strong coexistence with passive recreation activities.

11. Community & Neighborhood Support

- **1:** Significant opposition or unresolved concerns.
- **3:** Mixed community feedback.
- **5:** Strong community and stakeholder support.

12. Proximity to Residential Areas

- **1:** Poor accessibility or high neighborhood conflict potential.
- **3:** Moderate neighborhood access with manageable concerns.
- **5:** Conveniently located with minimal anticipated impacts.

13. Tourism & Economic Development Potential

- **1:** Minimal regional attraction potential.
- **3:** Some local tournament/event opportunities.
- **5:** Strong destination and economic activity potential.

14. Expansion & Tournament Potential

- **1:** No room for expansion or organized events.
- **3:** Limited expansion opportunities.
- **5:** Strong capacity for tournament play and future growth.

15. Overall User Experience & Park Character

- **1:** Limited recreational appeal.
- **3:** Average user experience.
- **5:** Exceptional recreational and aesthetic experience.

Addendum 2 – Findings from nearby disc golf courses

We contacted 3 nearby parks (Tuckahoe, Snow Hill and Salisbury) to determine their experience with disc golf. All 3 park officials were extremely positive about disc golf. Attached are e-mails from each official responding to a short questionnaire.

Tuckahoe Course Visit By PAB

On May 31, 2026, members of the PAB visited Tuckahoe State Park to get a first-hand look at the disc golf course and its operation. A tournament had just concluded when we arrived, but players were still using the course. Here is a summary of our observations:

- The course was very clean and quiet.
- The holes typically had clear lines of sight.
- Non-players could walk the course safely
- Tee boxes were made of pavers. Baskets were secured with a concrete base
- Professional looking signs were posted at each tee to diagram hole design
- The course did not appear to damage the environment at all. In fact, players informed us that they help park staff clean up the area and invasive growth through volunteer work events.



Lorraine Gould <lgould@eastonmd.gov>

Fwd: Disc Golf Questions

2 messages

Billy Murdoch <bmurdoch@eastonmd.gov>

Mon, Jun 15, 2026 at 2:52 PM

To: Tom Klein [REDACTED]

Cc: Rick VanEmburch <rvanemburch@eastonmd.gov>, Lorraine Gould <lgould@eastonmd.gov>, lesterbrophy <lesterbrophy@gmail.com>

Tom

Please find the attached answers from Tuckahoe.

----- Forwarded message -----

From: Jessica Conley <jessica.conley@maryland.gov>

Date: Mon, Jun 15, 2026 at 11:24 AM

Subject: Re: Disc Golf Questions

To: <bmurdoch@eastonmd.gov>

Cc: Debbie McNeil -DNR- <debbie.cooper@maryland.gov>, Mark B Herring -DNR- <mark.herring@maryland.gov>

Good morning and thank you for reaching out. Our management team has reviewed your questions and hopes our responses provide some insight into our experiences here at Tuckahoe.

Has the disc golf course been a success and if so, why?

Yes, it has been an overwhelming success. Our course has been active since 2006 and has consistently drawn a reliable base of respectful, community-minded visitors to the park. It is highly successful because it is inherently family-friendly, low-barrier to entry, and fosters a deep appreciation for the outdoors. It naturally creates a community of stewards—people who love the park and actively work to keep it clean, safe, and protected.

What drawbacks/negative impacts has disc golf brought?

The main operational drawback has been localized foot traffic erosion along the fairways. Typical outdoor trash is rare because users in our park heavily adhere to "pack it in, pack it out" values. We installed a "trash-free" bag station with a sign directing users to the nearest dumpster and have not had any further litter issues.

How many acres does your disc golf course consume?

A typical 18-hole disc golf course uses roughly 12-15 acres, depending on how heavily wooded it is. At Tuckahoe, the course is integrated seamlessly into our existing multi-use landscape in the Cherry Lane section, utilizing space that doesn't conflict with main camping or boating facilities and measures about 32 acres of previously unused early successional forest. Generally, course size appears highly flexible and variable.

How many tournaments do you host annually and does the park receive any compensation for this? If so, how does that work?

We host roughly 4 to 6 formal tournament events annually, alongside regular casual league nights (like our Thursday Night Doubles). Yes, the park receives compensation. This is typically structured through our standard Special Use Permit (SUP) system or funneled through our "Friends Of" group. A percentage of the event's registration proceeds is revenue that goes directly back into the park's general maintenance. We have also allowed tournaments to raise funds for specific course needs. For instance we needed a new bulletin board and baskets -- the users generously raised funds and donated time and materials. Our 'regular' tournament organizers and faithful course users volunteer thousands of hours maintaining the park annually -- It is really quite impressive and invaluable. Finally, our concessions program (campstore,

<https://mail.google.com/mail/u/0/?ik=f6d5debca1&view=pt&search=all&permthid=thread-f:1868090119527658573&simpl=msg-f:186809011952765857...>

1/4

boathouse and visitor's center) sells discs and profits that way. I do not have figures on tourism value but it is a contributor to the local economy.

How many people typically participate in your tournaments?

Depending on the tier and format of the event (singles vs. doubles), we see anywhere from 30 to 72 players per tournament. Many disc golfers use an app to keep score -- I am attaching last year's statistics to this email. Keep in mind this only tracks app users, not all course users.

Do you feel tournaments have been successful - any drawbacks?

They have been very successful for community building and local tourism, bringing in players from all over the Eastern Shore and beyond. The only real drawback is temporary parking congestion near the course trailhead on tournament mornings, which we handle via staff coordination and designated overflow parking areas. We appreciate that the sport is approachable to all demographics regardless of age, disability, or income (low investment in 'gear').

How many people typically use the disc golf course daily, when a tournament is not occurring?

On an average weekday, we see about 10 to 20 casual players. On a nice weekend, that number easily climbs to 40 to 60+ players throughout the day, including families, youth groups, and solo travelers passing through. Keep in mind that these numbers are probably skewed much higher than other local courses simply because ours is expansive/wooded and located within our campground.

Have you had any bystander injuries as a result of your disc golf? If so, to what extent and what would you do to mitigate this?

We have not had any bystander injuries recorded in the course's 20 years that we are aware of (park rangers are First Responders so all incidents are logged). To mitigate the inherent risk of a stray disc hitting a non-player, our course design tries to keep fairways well away from high-traffic multi-use trails, roads, and playgrounds. To prevent issues in general, clear signage at a park entrance and near overlapping areas warning pedestrians ("Caution: Disc Golf Area") is the most effective approach.

What environmental impacts has disc golf brought? What ways do you use to reduce the environmental impact from disc golf?

- **Impacts:** The primary environmental impacts are soil compaction around the tee boxes and baskets.
- **Mitigation:** Disc golf is highly compatible with natural open areas like meadows and woods. To minimize our footprint, we transitioned to stable, permanent tee pads (patio pavers) to prevent muddy erosion zones. We also work closely with a volunteer "Adopt-a-Hole" program where local players actively clear dead brush, remove invasive species and host volunteer clean-up days to ensure the local flora and fauna are respected.

Did you encounter community resistance to installing a disc golf course and if so, how did you approach that?

Any initial resistance usually comes from a lack of familiarity with the sport—people sometimes worry it will be loud, destructive, or take over the park. We approached this by demonstrating that disc golf's footprint is incredibly low compared to traditional ball golf or paved sports fields. Inviting community members to see a layout and highlighting that the player demographic is overwhelmingly peaceful families and outdoor enthusiasts helped clear up those misconceptions quickly.

From an equity standpoint, disc golf provides invaluable recreational access for low-income families and adaptive/disabled individuals. Unlike traditional sports that require expensive gear, league fees, or intense physical conditioning, disc golf is free to play, cheap to start, and highly accommodating to various physical abilities. It turns the park into a truly inclusive space where socioeconomic status and physical limitations aren't barriers to staying active.

On a scale of 1-5 (1 being fantastic), how would you rate your experience and satisfaction level with having a disc golf course?

1 (Fantastic). It adds tremendous recreational value to the park with minimal capital investment or ongoing maintenance costs required from the state. We've found that activating park space with positive recreation is the best natural defense against illicit use. When everyday families and outdoor enthusiasts utilize a space, they establish a welcoming presence that discourages vandalism and neglect, proving that those who love the outdoors will actively care for it.

We have been so impressed with the course's effects that we are hoping to someday install one up in one of our northern facilities (Kent County) where we have a 'new' park. We feel disc golf is a perfect local recreational addition compatible with our meadow habitat restoration work there.

Please let us know if you have any additional questions.

Best,

Jessica R. Conley

State Park Ranger Supervisor

Maryland Park Service

Maryland Department of Natural Resources

Tuckahoe State Park Complex

13070 Crouse Mill Road

Queen Anne, MD 21657

240-744-3528 (direct office line)

410-820-1668 (park office)

jessica.conley@maryland.gov



[Website](#) | [Facebook](#) | [Twitter](#)

On Mon, Jun 15, 2026 at 10:12 AM Billy Murdoch <bmurdoch@eastonmd.gov> wrote:

Hi Mark, Debbie, and Jessica,

Thank you for connecting us.

We are currently working to install a disc golf course here in Easton. Could you please review and complete the attached questionnaire? Your feedback will be invaluable in helping us address resident concerns and ensuring the project's success.

Thank you for your time and assistance.

Best regards,

Billy Murdoch

On Mon, Jun 15, 2026 at 10:07 AM Mark Herring <mark.herring@maryland.gov> wrote:

Hello Billy,

Per our conversation, tagged in this email are our Park Manager Debbie Hughes and Assistant Manager Jessica Conley, who can answer the questions about the disc golf course that the town of easton has.

Thanks in advance,

--Mark

Mark Herring

State Park Ranger Supervisor

Tuckahoe State Park Complex
Maryland Department of Natural Resources

Tuckahoe State Park
13070 Crouse Mill Road
Queen Anne, MD 21657

410-820-1668(O)

Mark.Herring@maryland.gov



[Website](#) | [Facebook](#) | [X](#)

Thanks
Billy

Thanks
Billy



Image-1 (2).jpg
309K

Tom Klein

To: Billy Murdoch <bmurdoch@eastonmd.gov>

Cc: Rick VanEmburch <rvanemburch@eastonmd.gov>, Lorraine Gould <lgould@eastonmd.gov>, lesterbrophy <lesterbrophy@gmail.com>

Mon, Jun 15, 2026 at 5:27 PM

Perfect. Thanks Billy.

[Quoted text hidden]



Lorraine Gould <lgould@eastonmd.gov>

Disc Golf

Kelly Rados <krados@worcestermd.gov>

Tue, Jun 16, 2026 at 11:02 AM

To: Lorraine Gould <lgould@eastonmd.gov>

Cc: Jacob Stephens <jstephens@worcestermd.gov>, Darcy Billetdeaux <dbilletdeaux@worcestermd.gov>

Hi Lorraine -

I'd be more than happy to help! I have provided responses to all of your questions within your email below. I have also copied our Parks Superintendent, Darcy Billetdeaux and Deputy Director, Jacob Stephens on this email in case you have any follow up questions. They are more of the resident experts on the course.

We'd like to invite you to come visit and see the course in person if you are interested and feel that would be helpful. We are more than happy to give you a tour.

Good luck with your project and let us know if we can be of any additional assistance.

Kelly O'Brien-Rados

Director of Recreation & Parks

Department of Recreation and Parks

Worcester County Government

Worcester County Recreation Center

6030 Public Landing Road, Snow Hill MD 21863

(410) 632-2144 x2502

(443) 783-6162 mobile

MARYLAND'S



WORCESTER COUNTY

From: Lorraine Gould <lgould@eastonmd.gov>

Sent: Thursday, June 11, 2026 12:31 PM

To: Kelly Rados <krados@worcestermd.gov>

Subject: Disc Golf

Hello Kelly,

I am the Director of Parks and Recreation for the Town of Easton. We are looking to implement a disc golf course in one of our parks and the Park Advisory Board and I have a few questions for someone who already has a course. I really appreciate it.

1) Has the disc golf course been a success and if so, why? Yes, I feel that it has been successful. It provides an additional amenity at our park that does get a lot of usage. We also use this course for an activity with our

<https://mail.google.com/mail/u/0/?ik=f6d5debca1&view=pt&search=all&permmsgid=msg-f:1868166228530010088&simpl=msg-f:1868166228530010088> 1/2

after-school program and summer camps. The biggest promotion of the course comes through word of mouth and disc golf apps that people use to find new courses and keep track of scores.

2) How many acres does your disc golf course consume? I believe it's about 18-19 acres

3) How many tournaments do you host annually and does the park receive any compensation? We have not run any tournaments ourselves. There is a disc golf club in our area that showed up two different times and ran a tournament without our knowledge/permission. We did communicate with them and for their next tournament they reserved the course, similar to renting a field.

4) Do you feel tournaments have been successful? N/A

5) Have you had any bystander injuries as a result of disc golf? If so, to what extent, and what would you do to mitigate this? We have not had any bystander injuries. The way that our course is setup it is off to the side of our property and isn't run within our park so there is slim to little chance of this occurring.

6) Did you encounter community resistance to installing a disc golf course? No, we did not. People were more excited for the new amenity and to try something that haven't done before. If so, how did you approach it?

7) What environmental impacts has disc golf brought? What methods do you use to reduce the environmental impact of disc golf? I don't feel there has been any negative environmental impacts. We use permeable materials for the tee boxes.

8) On a scale of 1-5 (1 being fantastic) how would you rate your experience and satisfaction level with having a disc golf course? I'd say a 1! Even though we do a limited number of tournaments, we feel it's very successful through passive recreational play.

[Quoted text hidden]



Lorraine Gould <lgould@eastonmd.gov>

Disc Golf Course Questions

James Simmons <jsimmons@wicomicocounty.org>
 To: "lgould@eastonmd.gov" <lgould@eastonmd.gov>
 Cc: Brian Workman <bworkman@wicomicocounty.org>

Wed, Jun 24, 2026 at 4:44 PM

Lorraine,

My apologies for the delay. Brian shared your email with me when you first sent, my fault for not getting back with you sooner. Answers below.

- 1) Has the disc golf course been a success and if so, why? Yes very successful - daily use 7 days a week from very passionate Disc Golf Community. Easy access and intro to a new sport for general community that is low entry cost. The Disc Golf club locally has been a huge help in keeping the park maintained, clean, and doing projects to upgrade the park.
- 2) How many acres does your disc golf course consume? The park itself is 11 acres. The disc golf course is spread throughout that 11 acres. You could make it work on much less ground but for an 18 hole course it is spread out nicely.
- 3) How many tournaments do you host annually and does the park receive any compensation? We have non profits in the area that hold roughly 4 per year. They do rent the park so we do receive some revenue.
- 4) Do you feel tournaments have been successful? Yes they have had great participation and positive impact.
- 5) Have you had any bystander injuries as a result of disc golf? If so, to what extent, and what would you do to mitigate this? Not that I am aware of but I am sure that it has happened at some point that someone has been hit by a errant disc.
- 6) Did you encounter community resistance to installing a disc golf course? If so, how did you approach it? We did not receive resistance. This was installed prior to my start with the department more than 15 years ago but it has never produced negative reaction in that time.
- 7) What environmental impacts has disc golf brought? What methods do you use to reduce the environmental impact of disc golf? If anything it has been a real positive. The people playing are responsible and have cleaned up more trash then they have left.
- 8) On a scale of 1-5 (1 being fantastic) how would you rate your experience and satisfaction level with having a disc golf course? 1.

Andy Kitzrow your new town Manager may have been around with our department whenever Schumaker park disc golf course was installed, or it may have even predated him. He could give you some good insight as to his experience with our department and this park.

Hope this is helpful.

Thanks,

James Simmons

Deputy Director

Wicomico County Recreation, Parks & Tourism

500 Glen Avenue, Salisbury, MD 21804

(410) 548-4900 ext. 114 Office

(443) 944-6083 Cell

(410) 548-4917 Fax



From: Brian Workman <bworkman@wicomiconcounty.org>

Sent: Thursday, June 18, 2026 12:54 PM

To: James Simmons <jimmons@wicomiconcounty.org>

Subject: Fwd: Disc Golf Course Questions

Brian Workman
Senior Recreation Specialist
Wicomico County
410-548-4900 ext 105

Begin forwarded message:

From: Lorraine Gould <lgould@eastonmd.gov>

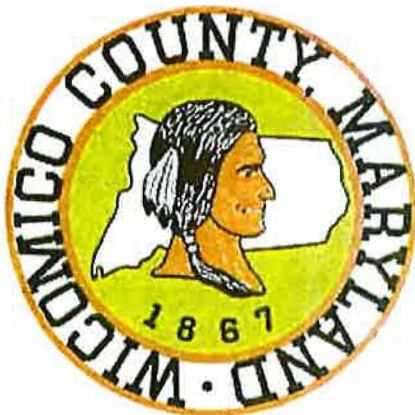
Date: June 18, 2026 at 7:33:54 AM EDT

To: Brian Workman <bworkman@wicomiconcounty.org>

Subject: Re: Disc Golf Course Questions

[Quoted text hidden]

[Quoted text hidden]



Addendum 3 – TOE Citizen Input Received

Following the May 2026 TOE tournament, many citizen letters were received both for and against disc golf in JFP. In addition, numerous public comments were made at the May 18, 2026, Town Council meeting and the May, June and July 2026 PAB meetings.

Following is a brief synopsis of citizen input received/considered:

Opposed

- In favor of disc golf, but not in JFP.
- Concerns about harm to the meadow, wildlife and environment
- Concerns about disturbing the tranquility of the park
- Concerns about the course layout, expansion and safety
- Concerns about parking

In Favor

- Public parks should serve a broad range of residents and recreational interests
- Provides fun, low cost, healthy activity
- Promotes social cohesion among families, friends and people of all ages
- Brings foot traffic to an underused public park and increases the safety of the area.
- Low-cost course installation and maintenance
- Often draws traveling players who can provide economic benefits especially when tournaments are hosted.

Informal Survey

Interesting to note, Michael Brophy, Chair of the PAB, randomly/verbally surveyed over 100 people in Easton asking them 3 questions:

- Do you know of JFP?
- Have you ever visited JFP?
- Are you familiar with disc golf and if so, would you like to see it here in Easton

It was noted that over 90% of respondents did not know where JFP is located and 100% were fine with installing a disc golf course.

Addendum 4 – Best Practices for Meadow Maintenance

Effective meadow maintenance requires a strategic approach focused on annual mowing, weed management, and soil preservation to ensure native wildflowers and grasses thrive. TOE implements the following best practices tailored to the Eastern Shore region:

Mowing Schedule

TOE mows the meadow once a year in early spring (typically April).

Deck Height

Mower, brush hog, and string trimmer are set to a height of at least 4-6 inches.

Grass Clippings

Wildflowers and native grasses thrive in nutrient-poor soil. TOE leaves clippings to decompose which adds organic matter and soil nutrients. This also creates habitat for wildlife.

Weed and Invasive Management (future plans)

- **Annual weed burndown** – Plans are to implement a program to address noxious weeds while promoting natives with an annual spray rotation to replace an annual “burndown” due to town restrictions.
- **Target Invasives** - Aggressive non-native species like multiflora rose, Canada thistle, and autumn olive will quickly outcompete native plants. Plans are to routinely walk the meadow to manually pull, cut, or spot-treat invasive weeds before they go to seed.
- **Spot Treatment** - Invasive woody shrubs and aggressive weeds should be managed via targeted hand-pulling, weed wrenching, or spot-spraying with herbicides.



TO: Town Council Members
FROM: Andy Kitzrow, Town Manager
DEPT: Mayor's Office
DATE: 9/1/26
SUBJECT: Recommendation for Disc Golf Course

At the direction of the Town Council, Town staff and the Parks and Recreation Advisory Board evaluated three Town-owned sites for the disc golf course identified in the 2026 Parks and Recreation Annual Plan and researched the experiences of nearby jurisdictions. Based on this evaluation, the Board determined that John F. Ford Park is the most practical location due to its available space, accessibility, parking, minimal environmental impact, and low installation and maintenance costs. The Board recommends establishing a removable one-year pilot course, during which Town staff would assess usage, safety, environmental impacts, maintenance needs, and community feedback before a permanent decision is made.

Enclosed is the full recommendation document from the Parks and Recreation Advisory Board.

TOWN OF EASTON
NOTICE OF PUBLIC HEARING - ORDINANCE NO. 861 PROPOSED
AMENDMENTS TO CHAPTER 28
OF THE EASTON TOWN CODE (ZONING)

The Council of the Town of Easton will hold a public hearing on Monday, August 17, 2026 at 5:35 P.M. in the Council Meeting Room, 14 South Harrison Street. The purpose of this hearing is to solicit public comment on Ordinance Number 861, which proposes amendments to Chapter 28 of the Town Code (Zoning). The purpose of the proposed amendments is to revise the Code to make the Town's treatment of Accessory Dwelling Units (ADU) consistent with the provisions of recently enacted State Legislation and recommended best practices for such uses.

The public is hereby invited to comment on the proposed amendments. Such comments may be either submitted in writing at any time prior to the Hearing, or made in person at the Hearing. Ordinance 861 is available for public inspection on the Town of Easton's website (www.Eastonmd.gov). In general terms, the proposed amendments propose to:

- Revise the definition of Accessory Dwelling Units (ADU) as well as the Supplemental Standards applicable to this use to be consistent with the provisions of State Law; and
- Amend the Table of Permissible Uses in the Zoning Code to indicate that ADUs are an outright permitted use, subject to Supplemental Standards, in the A-1, CB, R-7A, R-10A, and R-10M zoning districts and a prohibited use in all remaining zoning districts in Easton.

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 August 13, 2026.

Kathy M. Ruf
Town Clerk

Note to Star Democrat: Please publish the above ad in the August 2, 2026 and August 9, 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.

TOWN OF EASTON
NOTICE OF PUBLIC HEARING - ORDINANCES NO. 863 & 864
PROPOSED TEMPORARY MORATORIUM ON APPLICATION FOR DATA
CENTERS AND AMENDMENTS TO CHAPTER 28
OF THE EASTON TOWN CODE (ZONING)

The Council of the Town of Easton will hold a public hearing on Tuesday, September 8, 2026 at 5:35 P.M. in the Council Meeting Room, 14 South Harrison Street. The purpose of this hearing is to solicit public comment on two separate but related Ordinances. Ordinance Number 863, proposes to enact a temporary (12 month) moratorium on applications related to the use “Data Centers.” Ordinance Number 864 proposes amendments to Chapter 28 of the Town Code (Zoning). The purpose of the proposed zoning amendments is to revise the Code to create and define the term “Data Center” and to provide supplemental standards for this use.

The public is hereby invited to comment on the proposed amendments. Such comments may be either submitted in writing at any time prior to the Hearing, or made in person at the Hearing. Ordinances 863 and 864 are available for public inspection on the Town of Easton’s website (www.Eastonmd.gov). In general terms, the two ordinances propose to:

- Enact a temporary, 12-month moratorium on the “application for, consideration of, approval or, construction of, expansion of, processing of, or issuance of permits for Data Centers.” During said moratorium, Town officials will research, analyze, and ultimately enact such standards or regulations deemed appropriate to govern Data Centers in the Town of Easton.
- Amend the Town’s Zoning Code to create a definition of Data Centers, add the use to the Table or Permissible Uses and indicate it is a prohibited use in all Zoning Districts and, add supplemental standards for the use acknowledging the moratorium on Data Centers and indicating that during the life of the moratorium, no applications for Data Centers shall be accepted by the Town.

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 September 4, 2026.

Kathy M. Ruf
Town Clerk

Note to Star Democrat: Please publish the above ad in the August 22, 2026 and August 29, 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.



August 25, 2026

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

Dear Mayor Cook and Town Council Members:

At our August monthly meeting, the Easton Planning and Zoning Commission reviewed two separate but related proposed Town Ordinances. Both concern Data Centers. Ordinance 863 would enact a temporary moratorium on such uses and Ordinance 864 would amend the Town Zoning Code to recognize this use and reflect the moratorium on the acceptance or processing of any applications for this use until such time as our Staff, the Planning Commission, and the Town Council, can conduct the requisite research concerning the impacts of Data Centers and consider the most appropriate way to regulate them in Easton.

By separate unanimous votes (5-0), the Commission supported your approval of both proposed Ordinances. We therefore recommend that the Council also approve them and thus initiate the research and public outreach phase of the moratorium process. We look forward to participating in that process.

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 Ordinances.

Sincerely,
Easton Planning and Zoning Commission

LBT
Jed

Philip Toussaint

Philip Toussaint, Chair

AMENDED RESOLUTION NO. 6224

A RESOLUTION OF THE TOWN OF EASTON AUTHORIZING THE
APPLICATION FOR A MARYLAND COMMUNITY DEVELOPMENT BLOCK
GRANT FOR A SENIOR AFFORDABLE HOUSING PROJECT

INTRODUCED BY: _____

WHEREAS, the State of Maryland through the Department of Housing and
Community Development has solicited applications from eligible jurisdictions to apply for
funding under the Maryland Community Development Block Grant Program; and

WHEREAS, the Town of Easton is eligible to apply for funds from the Maryland
Community Development Block Grant program through the Maryland Department of
Housing and Community Development; and

WHEREAS, the Town of Easton is in need of affordable housing and particularly,
affordable housing for senior households; and

WHEREAS, the Port Street Senior project proposes to build 64 apartments that will
serve seniors that earn at or below 60% of the Area Median Income; and

WHEREAS, the Town Council held a public hearing related to the Town's Block
Grant application; and

WHEREAS, the Town Council understands and acknowledges that the Town would
be responsible for the completion of grant activities and any corrective actions including
repayment of funds if necessary.

NOW, THEREFORE, the Town of Easton hereby resolves as follows:

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

Section 2. The Mayor is hereby authorized to execute and deliver the Grant Agreement in the amount of Eight Hundred Thousand Dollars (\$800,000), a true and correct copy of which (save for executing and dating) is attached to this Resolution as Exhibit "A";

Section 3. The Mayor may make any non-substantive changes to the attached documents necessary to effectuate the purpose of this Resolution;

Section 4. The Mayor is hereby authorized to take whatever additional actions are reasonably necessary to effectuate the terms of this Resolution;

Section 5. Any prior execution and delivery of documents related to the Grant Agreement that are consistent with the purpose of this Resolution, are hereby ratified and approved; and

Section 6. This Resolution shall become effective upon approval by the Mayor after adoption by the Town Council.

Curry	-
Rankin	-
Montgomery	-
Davis	-
Abbatiello	-

I hereby certify that the above Resolution was passed by a yea 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.

AMENDED RESOLUTION NO. 6225

A RESOLUTION OF THE TOWN OF EASTON ADOPTING A CITIZEN PARTICIPATION PLAN AND A RESIDENTIAL ANTI-DISPLACEMENT PLAN FOR COMMUNITY DEVELOPMENT BLOCK GRANTS

INTRODUCED BY: _____

WHEREAS, the Town of Easton is eligible for and has applied for funding from the State of Maryland through the Department of Housing and Community Development under the Maryland Community Development Block Grant (“CDBG”) Program; and

WHEREAS, as part of the requirements for funding CDBG grants, the Town is required to adopt a Citizen Participation Plan and a Residential Anti-Displacement Plan (the “Plans”); and

WHEREAS, the Town has adopted such plans by Resolution 6142 on October 4, 2021; and

WHEREAS, the Plans are set to expire on October 4, 2026; and

WHEREAS, the Town wishes to adopt a new Citizen Participation Plan and a new Residential Anti-Displacement Plan to be effective for a 5 year period.

NOW, THEREFORE, the Town of Easton hereby resolves as follows:

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

Section 2. The Mayor is hereby authorized to execute and deliver the Citizen

Participation Plan, a true and correct copy of which (save for executing and dating) is attached to this Resolution as Exhibit “A” and the Residential Anti-Displacement Plan, a true and correct copy of which (save for executing and dating) is attached to this Resolution as Exhibit “B”;

Section 3. The Mayor may make any non-substantive changes to the attached documents necessary to effectuate the purpose of this Resolution;

Section 4. The Mayor is hereby authorized to take whatever additional actions are reasonably necessary to effectuate the terms of this Resolution;

Section 5. Any prior execution and delivery of documents related to the Plans that are consistent with the purpose of this Resolution, are hereby ratified and approved; and

Section 6. This Resolution shall become effective upon approval by the Mayor after adoption by the Town Council.

Curry	-
Rankin	-
Montgomery	-
Davis	-
Abbatiello	-

I hereby certify that the above Resolution 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.

RESIDENTIAL ANTI-DISPLACEMENT AND RELOCATION ASSISTANCE PLAN

The Town of Easton will take every preventable action to minimize the involuntary displacement of persons or businesses when using federal funds received from the Maryland Community Development Block Grant funds as a source of funding in our projects. In the event that displacement occurs, The Town of Easton, hereby agrees to comply with all requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 ("URA"), as amended, as described in 49 CFR Part 24; and with the Housing and Community Development Act of 1974 ("HCD Act of 1974"), as amended, as described in 24 CFR Part 42.

RELOCATION

The Town of Easton will provide relocation assistance as required under the URA to all persons or businesses displaced as a direct result of assisted activities. They shall be provided relocation benefits which, at a minimum, include:

- Relocation assistance planning and advisory services;
- Moving expenses;
- Referral to comparable replacement unit; and
- Replacement housing payments for 42 months.

Low and moderate income households displaced by the acquisition or demolition of housing or by the conversion or rehabilitation of low and moderate income dwellings to another use are entitled to additional benefits under the requirements of 24 CFR 42.350. These additional benefits include:

- Security deposits and credit checks,
- Referral to comparable replacement unit; and
- Replacement housing payments for 60 months.

Additionally, legal, low and moderate income tenants are also eligible for:

- Referral to at least one suitable, decent, safe and sanitary replacement dwelling unit. The Town of Easton shall advise tenants of their rights under the Federal Fair Housing Act, 42 U.S.C. §§ 3601—3619, and of replacement housing opportunities in such a manner that, wherever feasible, they will have a choice between relocation within their neighborhood and other neighborhoods; and
- Each person must be offered rental assistance equal to 60 times the amount necessary to reduce the monthly rent and estimated average monthly cost of utilities for a replacement dwelling (comparable replacement dwelling or decent, safe, and sanitary replacement dwelling to which the person relocates, whichever costs less) to the "Total Tenant Payment." All or a portion of this assistance may be offered through a certificate or voucher for rental assistance (if available) provided under Section 8 of the United States Housing Act of 1937, 42 U.S.C. § 1437f.

In addition, in consideration of the financial assistance received from the Maryland CDBG Program, particularly when such assistance is used for acquisition, rehabilitation, demolition, or conversion which results in temporary relocation, The Town of Easton agrees to assist either

the temporarily displaced residential or business tenant or owner occupant during the time they are displaced. Those receiving temporary relocations shall receive at a minimum:

- Interim living costs;
- Relocation assistance planning and advisory services;
- Reasonable moving expenses; and
- Rental Assistance (if moving to more expensive unit).

ONE FOR ONE REPLACEMENT HOUSING

In the event that low and moderate income dwelling units are demolished or converted to a use other than as low/moderate-income housing, The Town of Easton will replace all units that were occupied or were vacant but deemed occupiable as required under Section 104(d) of the HCD Act of 1974, as amended.

All replaced housing will be provided within three (3) years of the commencement of the demolition or rehabilitation relating to conversion. Before obligating or expending funds that will directly result in such demolition or conversion, The Town of Easton will make public and submit to the Maryland CDBG Office the following information in writing:

- A. A description of the proposed assisted activity;
- B. The location on a map and number of dwelling units by size (number of bedrooms) that will be demolished or converted to use other than as low/moderate-income dwelling units as a direct result of the assisted activity;
- C. A time schedule for the commencement and completion of the demolition or conversion;
- D. The general location on a map and approximate number of dwellings units by size (number of bedrooms) that will be provided as replacement dwelling units;
- E. The source of funding and a time schedule for the provision of replacement dwelling units; and
- F. The basis for concluding that each replacement dwelling unit will remain a low/moderate-income dwelling for at least ten (10) years from the date of initial occupancy.

GENERAL POLICIES

1. The Town of Easton will take every preventable action to minimize the involuntary displacements of persons or businesses during the implementation of our CDBG funded projects. Examples of actions that may be taken include:
 - Stage rehabilitation of assisted housing to allow tenants to remain during and after rehabilitation, working with empty buildings or groups of empty units first, so they can be rehabilitated first, and tenants moved in before rehabilitation of occupied units or buildings is begun.

- Establish temporary relocation facilities in order to house families whose displacement will be of short duration, so they can move back to their neighborhoods after rehabilitation or new construction.
 - Provide counseling to assist homeowners and renters to understand the range of assistance that may be available to help them in staying in the area being revitalized.
2. The Town of Easton may enter into a written agreement with a subrecipient, or the owner of the assisted property, under which either may pay all or part of the cost of the required relocation assistance.
 3. The Town of Easton understand the cost of relocation assistance and other benefits shall be paid from CDBG funds or such other funds as may be available from any source including the jurisdiction's general fund.
 4. The Town of Easton will refer owners and/or tenants to the State CDBG Program if there is a disagreement with the determination that these requirements do not apply to an acquisition or a displacement.
 5. The Town of Easton will prepare a specific Relocation Plan in the event that funding is requested for a project where it is known that displacement will occur.

ATTEST/WITNESS

Megan J. M. Cook, Mayor
(Typed Name of Chief Elected Official)

Kathy M. Ruf, Town Clerk

(Signature)

This Anti-Displacement Plan is hereby adopted by The Town Council of the Town of Easton on _____ and approved by the Mayor on _____. It is effective for a five (5) year period until _____.

MARYLAND COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM CITIZEN PARTICIPATION PLAN

The Town of Easton has adopted this Citizen Participation Plan to meet the citizen participation requirements of 24 CFR 570.486 and 24 CFR 91.115(e).

Regulations require that each unit of general local government receiving or expecting to receive Maryland Community Development Block Grant Funds:

- Furnish citizens with information related to the availability of CDBG funding including the amount the State makes available under each state fiscal year, the eligible CDBG activities, and the eligible uses of CDBG funds;
- Provide for and encourage citizen participation, particularly by low and moderate income persons who reside in slum or blighted areas and areas in which CDBG funds are proposed to be used;
- Ensure that citizens will be given reasonable and timely access to local meetings, information and records relating to the unit of general local government's proposed and actual use of CDBG funds;
- Provide technical assistance to groups representative of persons of low and moderate income that request assistance in developing proposals in accordance with procedures developed by the State. Such assistance need not include providing funds to such groups;
- Provide for a minimum of two public hearings, each at a different stage of the project, for the purpose of obtaining citizen's views and responding to proposals and questions. Together the hearings must cover community development and housing needs, development of proposed activities and a review of program performance. Public hearings to cover community and economic development and housing needs must be held before submission of an application to the State. There must be reasonable notice of the hearings and they must be held at times and locations convenient to potential or actual beneficiaries, with accommodations for the handicapped. Public hearings shall be conducted in a manner to meet the needs of non-English speaking residents where a significant number of non-English speaking residents can reasonably be expected to participate;
- Provide citizens with reasonable advance notice of, and opportunity to comment on, proposed activities in an application to the State and, for grants already made, activities which are proposed to be added, deleted, or substantially changed from the unit of general local government's application to the State. Substantially changed means changes made in terms of purpose, scope, location or beneficiaries as defined by criteria established by the State;
- Provide citizens with the Town of Easton Residential Anti-Displacement and Relocation Assistance Plan if proposed applications to be submitted will likely to result in displacement of persons or businesses from their homes or businesses;
- Provide citizens the address, phone number and times for submitting complaints and grievances, and provide timely written answers to written complaints and grievances, within 15 working days where practicable.

CDBG funded activities may serve beneficiaries outside the jurisdiction of the unit of general local government that receives the grant, provided the unit of general local government determines that the activity is meeting its needs in accordance with section 106(d)(2)(D) of the Act.

PROVISION OF INFORMATION, PUBLIC HEARINGS AND COMMENTS

The Town of Easton will provide reasonable access to records and information on the proposed and actual use of CDBG funds during regular business hours of 8:30AM – 4:00PM at the following location: Easton Town Hall, 14 S. Harrison Street, Easton, MD 21601. Where possible, the Town of Easton will provide copies of documents or access to copying services to citizens or groups requesting information at their own expense.

Information will be furnished to citizens through public notice in The Star Democrat, a newspaper of general circulation. The Town of Easton may also provide additional information to its citizens about the CDBG Program through articles in local newspapers, newsletters or community bulletins, flyers distributed door to door or at presentations made at community meetings.

The Town of Easton will hold at least one public hearing to receive input by citizens on the housing and community and economic development needs of the jurisdiction and to discuss the development of proposed activities. This hearing will be held in conjunction with a regularly scheduled meeting of the elected public officials prior to submission of an application for CDBG funds.

If the MD CDBG Program funds the activity, a second hearing on program performance must be held at some point during the grant period after the activity has been initiated.

The MD CDBG Program requires that notice of a public hearing be published in a newspaper of general local circulation no less than five (5) days in advance of the hearing. Hearings will be held at times and locations convenient to actual or potential beneficiaries and at locations accessible to the disabled. Documentary evidence that the required notices are published and public hearings are held in accordance with the plan will be maintained. Copies of the actual notices and/or affidavits shall be a part of the files, in addition to minutes of the hearings. Written minutes of the hearing and an attendance roster will be maintained by the Town of Easton at the following location: Easton Town Hall, 14 S Harrison Street, Easton MD 21601.

If necessary, the Town of Easton will make arrangements for a translator when it is expected that non-English speaking persons will participate. Similarly, a signer shall be provided for a deaf or mute participant. If special accommodations are necessary, however, requests should be made to Easton Town Clerk @ 410-822-2525. At least days advance notice is requested.

The Town of Easton will provide citizens an opportunity to comment on the proposed activities in an application to the State. Written comments may be sent to:

Town Clerk

Town of Easton

14 S Harrison Street

Easton, MD 21601

TECHNICAL ASSISTANCE

When requested to provide technical assistance to groups representative of persons of low and moderate income, the Town of Easton will assist if possible. Files shall document meetings between the group and the local government. If staff capacity to assist does not exist, the Town of Easton may offer a referral to the State or to a consultant who can provide the necessary expertise.

COMPLAINTS AND GRIEVANCES

Citizens who wish to submit a complaint or grievance may do so by calling or writing:

Town Clerk

Town of Easton

14 S Harrison Street

Easton, MD 21601

The Town of Easton shall make reasonable effort to provide a response in writing to written complaints or grievances within 15 working days.

AMENDMENTS TO APPLICATIONS OR GRANTS

The Town of Easton will provide citizens notice of, and opportunity to comment on, substantial changes to grants already made, including changes in the purpose, scope, location or beneficiaries. This can be achieved through public notice describing the change and establishing a comment period or through public hearing.

This Citizen Participation Plan is hereby adopted by The Town Council of the Town of Easton on _____ and approved by the Mayor on _____. It is effective for a five (5) year period until _____.

CHIEF ELECTED OFFICIAL
Megan J. M. Cook, Mayor

WITNESS
Kathy M. Ruf, Town Clerk

RESOLUTION NO. 6227

A RESOLUTION OF THE TOWN OF EASTON AUTHORIZING THE EXECUTION OF A MEMORANDUM OF UNDERSTANDING WITH FREEDOM ROWERS, INC. AND EASTERN SHORE COMMUNITY ROWERS, INC. REGARDING THE CONSTRUCTION OF A BOATHOUSE AND APPURTENANT FACILITIES AT EASTON POINT PARK

INTRODUCED BY: _____

WHEREAS, the Town owns certain property identified as 801 Port Street, Easton, Maryland and which is also known as Parcel 215 on Talbot County Tax Map 34 and being approximately 2.471 acres, more or less, which the Town uses as a waterfront park (“Easton Point Park”); and

WHEREAS, the Town wishes to enter into a Memorandum of Understanding (“MOU”) with Freedom Rowers, Inc. and Eastern Shore Community Rowers, Inc. (collectively, the “Rowers”) regarding the construction of a boathouse and appurtenant facilities at Easton Point Park, which MOU is attached hereto as Exhibit A.

NOW, THEREFORE, the Town of Easton hereby resolves as follows:

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

Section 2. 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 Resolution as Exhibit “A”;

Section 3. The Mayor may make any non-substantive changes to the attached documents necessary to effectuate the purpose of this Resolution;

Section 4. The Mayor is hereby authorized to take whatever additional actions are reasonably necessary to effectuate the terms of this Resolution;

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

Section 6. This Resolution shall become effective upon approval by the Mayor after adoption by the Town Council.

Curry	-
Rankin	-
Montgomery	-
Davis	-
Abbatiello	-

I hereby certify that the above Resolution 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 the Town of Easton, a Maryland municipal corporation (the “Town”), and Freedom Rowers, Inc. and Eastern Shore Community Rowers, Inc., both Maryland tax exempt service corporations (collectively, the “Rowers”) (the Town and the Rowers collectively, the “Parties”).

RECITALS

WHEREAS, the Town owns certain property identified as 801 Port Street, Easton, Maryland and which is also known as Parcel 215 on Talbot County Tax Map 34 and being approximately 2.471 acres, more or less (the “Property”), which was conveyed to the Town by deed dated October 10, 2023 and recorded among the Land Records of Talbot County at Liber 3079, folio 0001; and

WHEREAS, the Rowers wish to construct and operate a boathouse and appurtenant facilities on the Property for the use and benefit of their members and the community of Easton for its rowing operations, learning to row programs, training and exercise programs, and other activities related to its tax-exempt purposes (the “Facility”); and

WHEREAS, the Town wishes to allow the construction and operation of the proposed Facility, subject to the terms specified herein and intended to be specified in future documents memorializing the parties’ agreement; and

WHEREAS, the parties wish to express their intentions in this non-binding MOU for the benefit of both parties in their planning, fundraising and other activities.

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 and valuable consideration,

the receipt and sufficiency of which is hereby acknowledged, the Parties hereto covenant and agree as follows:

1. Lease of Property. After determining the feasibility of building the Facility and fundraising for the funds to build the Facility, the Town and Rowers will enter into a long-term lease for a portion of the Property to include the Facility, land immediately surrounding the Facility and parking for the Facility for a term of 99 years subject to the parties' right to terminate the lease by mutual agreement and either party's right to terminate the lease in the event of a material breach by the other party that is uncured after reasonable notice. The lease shall be for a nominal rent, and provide that all maintenance and repairs of the Facility shall be the responsibility of Rowers.

2. Construction, Repairs and Maintenance of the Facility. Rowers shall, at their own cost, and without expense from the Town design and construct the Facility in a good and workmanlike manner and keep and maintain the Facility in good, sanitary, and neat order and condition and repair all aspects of the Facility, including but not limited to the grounds immediately surrounding the Facility, parking, buildings, improvements, fixtures, electrical and plumbing fixtures, electrical switches and receptacles, the commodes and basins, and the HVAC systems. Such maintenance obligation shall include regular cleaning of the Facility. Rowers shall also be responsible for building, acquiring and maintaining floating docks needed for its rowing activities.

The Facility shall include two publicly accessible bathrooms that are ADA compliant.

Rowers shall comply with and abide by all federal, state, county, municipal, and other governmental statutes, ordinances, laws, and regulations affecting the Property, the

improvements on or any activity or condition on or in the Property. The Town shall cooperate with the Rowers in obtaining all approvals.

Rowers shall be responsible for any building permit or impact fees applicable to the construction of the Facility.

The Town and Rowers shall work together for the design of the site including all Town, County and State approvals of the site design including Critical Area approvals

3. Town Obligations. The Town shall be responsible for designing and constructing the water, sewer and electric service to serve the Facility, including payment of any applicable capital charges and the installation of any bulkheads, riprap, or other structures or plantings deemed necessary to protect the Property.

4. Review and Approval of Plans. In addition to the zoning review required of all projects within the Town of Easton, the plans for the Facility shall be subject to the review and written approval by the Mayor prior to construction.

5. Insurance. The Town shall maintain property and liability insurance on the Property and the Facility in such amounts as it customarily carries for other Property and buildings owned by the Town. Rowers shall be responsible for maintaining insurance for the contents of the Facility.

6. Utilities. Rowers shall pay all usage fees, costs, charges, and expenses for water, sewer, electricity, gas, telephone, and internet in connection with the use, operation and maintenance of the Facility and all activities conducted on the Property, and the Town shall have no responsibility of any kind for any such utility costs and expenses.

7. Use of Facility and Property by Others. Subject to the requirements contained herein, Rowers may allow other organizations to use the Facility and Property on a temporary basis. Such use shall be subject to the following requirements:

- a. Rowers shall develop rules and regulations for the use of the Facility and Property, including fees, which shall be subject to approval by the Town.
- b. Users of the Facility and Property shall execute a waiver of liability in a form approved by the Town Attorney and provide a certificate of insurance in amounts determined by the Town to be reasonable.
- c. The Town has the right to use the Facility and Property at mutually convenient times for no fee.

8. Town Access to Property. The Town reserves the right to enter upon the Facility and Property at all reasonable hours for any purpose.

9. Redelivery of Property. At the expiration of the Lease or earlier termination of this Agreement, Rowers shall peaceably and quietly vacate the property in good order and condition and remove all equipment vehicles, materials, and fixtures from the Property.

10. Termination of MOU. In the event that either party finds that it is unable to, or for any reason wishes not to, move forward in the manner envisioned herein, the party shall notify the other party as early as reasonably possible in order to save the other party unnecessary expenses and/or effort, and this MOU shall be terminated.

11. Naming of Facility. Any naming of the Facility shall be in accordance with the Town's naming policy for buildings.

12. 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 Town: Andy 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

If to Rowers:

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

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

14. 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.

15. Good Faith. The parties acknowledge that other issues will arise in the future regarding the operation of the Facility and the Property. The parties agree to address those issues in good faith in order to facilitate the use of the Facility as a boathouse and rowing facility. The parties acknowledge that this MOU is a statement of the parties' intentions. It does not create

binding or enforceable commitments and is in no manner intended to limit or abridge the exercise of legislative judgment by the Easton Town Council or the discretion by any party.

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

ATTEST:

TOWN OF EASTON

(SEAL)

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

ATTEST:

FREEDOM ROWERS, INC.



(SEAL)

By:

EASTERN SHORE COMMUNITY ROWERS,
INC.



(SEAL)

By:



July 24, 2026

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

Dear Mayor Cook and Town Council Members:

The Easton Planning and Zoning Commission has worked the past few months on potential amendments to the Town's Zoning Code in order to make the provisions of the Code's treatment of Accessory Dwelling Units (ADU) consistent with State Law approved in the 2025 legislative session. This law requires that counties and municipalities with planning and zoning authority adopt a local law authorizing ADU development on land with a single-family detached dwelling unit by October 1, 2026. At our regularly monthly meeting of July 16, 2026, we concluded our consideration of the issue. Attached, is a copy of the proposed changes to the Zoning Code that we believe are consistent with the new State law and appropriately regulate ADUs in Easton.

Please note that the proposed revisions indicate language proposed to be deleted from the existing Zoning Code in ~~strike-through~~ text and language proposed to be added to the Code indicated in **yellow highlighted text**. The Commission discussed these potential changes over the course of two meetings and ultimately voted (3-1) to recommend that you approve the attached proposed Zoning text amendments. The dissenting vote was cast by Commissioner Klein because he favored requiring ADUs to be permitted via Special Exception as opposed to being allowed as an outright permitted use. He felt this was an important potential safeguard in light of other provisions of the law which now prohibit Homeowners Associations from prohibiting ADUs within their developments.

The attached proposed Zoning text amendments reflect both changes we are required to make as a result of the new State law, and others that have been recommended as "best practices" by the Maryland Board of Realtors. Their letter containing all of their recommendations (prepared by ZoneCo) is also attached for your reference.

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

2154
JH
Philip Toussaint

Philip Toussaint, Chair

Attachments (Recommended Zoning Amendments and Letter from ZoneCo)

ATTACHMENT A

- (1) Amend the Table of Permitted Uses to make ADUs permitted by right in every zoning district in which Single Family Detached homes are permitted by right 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
1. RESIDENTIAL USES											
101	Accessory Dwelling Unit *	SE P	SE P	SE P	- P	SE P	--	--	--	--	
106	Single Family Detached*	P	P	P	P	P	--	--	--	--	

- (2) Amend our Supplemental Standard for what is presently listed as "Granny Flat/Accessory Dwelling Unit (ADU)" by striking the term Granny Flat, as follows:

1. ~~Granny Flat~~/Accessory Dwelling Unit (ADU)

- a. Applicant shall have or obtain a Town of Easton Rental Housing License for the rental unit.
- b. One additional off-street parking space shall be provided for the ADU ~~granny flat~~.
- c. No more than one ~~granny flat~~ ADU may be created on any one lot under the terms of these provisions.
- d. The principal residence associated with the application for an ADU ~~granny flat~~ must be occupied by the owner of the property.

(3) Amend the definition of ADU to be consistent with the State Law. Our new definition would become:

Accessory Dwelling Unit (ADU) - A secondary dwelling unit that is:

- On the same lot, parcel, or tract as a primary single-family detached dwelling unit and
- Not greater than 75% of the size of and subordinate in use to the primary single-family detached dwelling unit.

(4) Further amend the Supplemental Standards for Accessory Dwelling Units to comply with the State Law or recommended Best Practices (as suggested by Maryland Board of Realtors), as follows:

Section 28-1007 1 7:

Accessory Dwelling Unit (ADU):

- a. Applicant shall have or obtain a Town of Easton Rental Housing License for the rental unit.
- b. ~~One additional off-street parking space shall be provided for the ADU granny flat.~~
- c. No more than one ~~granny flat~~ ADU may be created on any one lot under the terms of these provisions.
- d. ~~Either the principal residence associated with the application for or the an ADU granny flat~~ must be occupied by the owner of the property.
- e. The ADU floor area should not be greater than 75% of the gross floor area of the primary dwelling unit.
- f. No more than 2 bedrooms are permitted in an ADU.
- g. An ADU should have a direct exterior access that is separate from the existing primary dwelling. The Town Planner shall have discretion to waive this requirement if the entrance does not go into or through the primary dwelling unit

ATTACHMENT B
ZONECO LETTER

March 6, 2026

Via Email: Lisa May <Lisa.May@mdrealtor.org>

Ms. Lisa May
Maryland Association of Realtors

RE: Easton Accessory Dwelling Unit Ordinance

Dear Ms. May,

On behalf of the Maryland Association of Realtors, ZoneCo has reviewed the Accessory Dwelling Unit ordinance provisions in Easton, Maryland. Easton Zoning regulations currently permit the construction of an attached or detached accessory dwelling on any property, under the umbrella of special exception accessory structures and supplemental uses. Accessory dwellings are not limited to occupancy by familial relationship, such as in-law apartments. Supplemental use standards require the property owner to reside in the primary dwelling unit on the property. Certain size and setback requirements must be met. A building permit is required. The Accessory Dwelling Unit ordinance has not been revised since the adoption of HB 1466.

Our review considers (A) how the ordinance complies with Maryland HB 1466 adopted in 2025, and (B) how the ordinance compares with recommended provisions by MD Realtors. We have also attached comments with the proposed Easton Ordinance.

(A) Comparison with required provisions Maryland HB 1466 adopted in 2025.

1. Allowed By Right:

- a. **State Law Requires:** The state law requires that Accessory Dwellings be permitted by right within any zone that permits single-unit detached residential development.
- b. **Easton Ordinance: DOES NOT COMPLY** - The Easton Table of Permissible Uses only allows ADU's by Special Exception within the A-1, R-7A R-10A, and CB zoning districts. ADU's are not permitted by right in any zoning district. A special exception requires a public hearing, and therefore does not comply with the requirement that an ADU is permitted by right. *Amend the Easton ordinance to comply with the state law, allowing ADU's by right in any district that allows single unit detached residential development. NOTE: The*

definition of “Dwelling Unit” indicates an ADU is permitted by-right – the conflict between the ordinance provisions should be cleared up, to allow ADU’s by-right.

2. **No Density or Growth Restrictions:**

- a. **State Law Requires:** A local jurisdiction may not regulate or restrict ADU’s using residential density restrictions or residential growth limitation measures.
- b. **Easton Ordinance: COMPLIES** - The Ordinance treat ADU’s as accessory structures with no APFO requirements.

3. **Must Comply with Safety & Building Codes:**

- a. **State Law Requires:** Must provide for construction of ADUs that meet public health, safety, and welfare standards, including relevant building codes.
- b. **Easton Ordinance: COMPLIES** - The existing ordinance does not exempt ADU’s from meeting all applicable building construction codes.

4. **Setbacks Same As Accessory Use Setbacks**

- a. **State Law Requires:** May not require side or rear yard setbacks that are greater than the side and rear yard setbacks for accessory structures in the applicable zoning district. Also note: In determining setbacks for detached ADUs, many jurisdictions have used five feet as the minimum separation between the ADU structure and the property line so that the accessory dwelling structure does not have to meet building code standard fire-resistance rating requirements. Also, a five-foot setback option allows for more windows and flexibility in window placement.
- b. **Easton Ordinance: COMPLIES:** The setback requirements for Accessory Dwelling Units are the same as “Accessory Structures”, except for parcels located within the Easton Chesapeake Bay Critical Area Overlay district, which has its own standards for ADU’s.

5. **ADU Definition**

- a. **State Law Requires:** The bill defines an ADU as a secondary dwelling unit that is:
 - (1) on the same lot, parcel, or tract as a primary single-family detached dwelling unit and
 - (2) not greater than 75% of the size of and subordinate in use to the primary single-family detached dwelling unit.
- b. **Easton Ordinance: PARTIALLY COMPLIES** – Easton’s ADU definition is as follows:

Accessory Dwelling Unit - A second dwelling unit either in or added to an existing single family detached dwelling, or in a separate accessory structure on the same lot as the principal dwelling, for use as a complete, independent living facility with provision within the accessory unit for cooking, eating, sanitation, and sleeping. Such a dwelling is clearly accessory to the use of the main or principal dwelling.

The accessory dwelling unit is also referred to as a “granny flat” in the ordinance. The size of detached ADU’s is limited to 900 sq. ft. in the Supplemental Use Standards. *Recommend eliminating the term “granny flat” as adult children, distant relatives, friends, or anyone is eligible to occupy the ADU.*

(B) Comparison of Easton Ordinance with recommended ADU ordinance elements.

1. Owner Occupancy

- a. **Recommendation:** Owner-occupancy should not required for either the primary dwelling or the accessory dwelling.
- b. **Easton Ordinance:** The owner is required to occupy the primary dwelling unit per the ordinance Supplemental Use Standards. *Prefer no owner occupancy requirement, but if owner occupancy must be required, recommend allowing the owner to occupy either the primary dwelling or the ADU.*

2. Parking

- a. **Recommendation:** Because of common space constraints and the additional cost, additional parking should not be required if the principal dwelling unit has sufficient off-street parking, or adequate additional on-street parking is available within walking distance (500 feet) of the lot containing the accessory dwelling. Also recommend staff-level authority to approve parking sufficiency.
- b. **Easton Ordinance:** One off-street parking space is required for an ADU in the Supplemental Use Standards. *Recommend that no parking be required for an ADU if there is adequate on street parking.*

3. Minimum Floor Area

- a. **Recommendation:** No minimum floor area should be required. If a minimum floor area is required, it should be no less than 400 sq. ft. to permit a studio apartment.
- b. **Easton Ordinance:** No minimum floor area specified. *No change recommended.*

4. **Maximum Floor Area**

- a. **Required per State Law:** The ADU floor area should not be greater than 75% of the gross floor area of the primary dwelling unit.
- b. **Easton Ordinance:** The maximum floor area is limited to 900 square feet. *Recommend increasing the minimum floor area to slightly larger – 1,200 sq. ft. for more flexible layout and room sizes, or changing the maximum floor area to comply with the State law for both attached and detached ADU's.*

5. **# Bedrooms**

- a. **Recommendation:** No more than 2 bedrooms are permitted in an ADU. Limiting to no more than 2 bedrooms is appropriate given the recommendation to waive other requirements, such as off-street parking, impact fees, APFO compliance, separate water and sewer taps.
- b. **Easton Ordinance:** No maximum number of bedrooms specified. *Revise per the above recommendation.*

6. **Definitions for ADU Types** (for example: Attached ADU, Detached ADU, Internal ADU)

- a. **Recommendation:** These definitions are optional. Definitions may or may not be needed depending on other criteria imposed. For example, if setback requirements vary depending on whether an accessory dwelling is attached or detached, then definitions are needed.
- b. **Easton Ordinance:** Easton provides one definition that encompasses both attached and detached ADU's. *No change recommended.*

7. **Approval Process**

- a. **Recommendation:** Strongly recommend that an ADU that meets all zoning criteria can be approved by staff without a public hearing.
- b. **Easton Ordinance:** ADU's are required to obtain a Special Exceptions per the Use Table (but the definition of Dwelling Unit implies an ADU is permitted by right). *To comply with the state law, the Easton ordinance needs to be changed so that approval of the ADU is clearly permitted by right if the ADU meets other zoning ordinance requirements.*

8. **Vehicular Access** (for example, access off public street vs. alley)

- a. **Recommendation:** Recommend not specifying the vehicular access for the accessory dwelling, and allow staff-level review and approval of adequate vehicular access. The State law allows, but does not require, a local

jurisdiction to prohibit conversion of an accessory structure to an accessory dwelling if the only vehicular access is an alley.

- b. **Easton Ordinance:** The type of vehicular access is not specified. *No change recommended.*

9. **Front Door Access**

- a. **Recommendation:** An ADU should have a direct exterior access that is separate from the existing primary dwelling. Recommend that administrator has discretion to waive this requirement if the entrance does not go into or through the primary dwelling unit
- b. **Easton Ordinance:** Exterior access is not mentioned. *Recommend adding a provision regarding Front Door Access.*

10. **Non-conforming lots**

- a. **Recommendation:** To allow flexibility for an accessory dwelling on an existing lot of record with a non-conforming lot size and/or a non-conforming setback, allow an accessory dwelling so long as the ADU does not increase the non-conforming condition.
- b. **Easton Ordinance:** Easton generally allows for use of older non-conforming lots by right. Because ADU's are classified as an accessory structure, a non-conforming lot size would not prevent development of an ADU so long as the setback requirements are met. *No change recommended.*

11. **Short-Term Rentals**

- a. **Recommendation:** No short-term rental restrictions
- b. **Easton Ordinance:** Easton does not prohibit short-term rental of ADU's. The town requires operators of short-term rentals to obtain a rental license. *No change recommended.*

12. **APFO & Impact Fees**

- a. **Recommendation:** An ADU should not have to comply with the APFO Ordinance. Due to their small size, ADU's have not had noticeable impacts on public facilities.
- b. **Easton Ordinance:** An ADU is considered an accessory structure and does not have to comply with APFO and Impact Fee requirements. *No change recommended.*

(C) Building Code Issues. Most construction standards and utility requirements, such as fire sprinkler systems, and water and sewer service, are typically addressed in each jurisdiction's building or health and safety codes. These issues are typically not regulated in zoning code ordinances. In some cases, the construction standards are mandated by state law. You should be aware that certain building code requirements can add significantly to the cost of constructing an ADU, to the point that adding an ADU may become cost-prohibitive for some homeowners. The following issues can have significant impact on the cost of constructing an ADU.

13. **Fire Sprinkler Systems:** By current State law, ADU's are generally not required to have sprinkler systems if they are created within existing dwellings that do not have sprinkler systems. However, Maryland requires sprinkler systems to be installed in all ***newly constructed*** single-family and two-family dwellings, including ADU's. Maryland Building Performance Standards Regulations, Md. Code Ann. §9.12.51.05(B)(1)(d).
14. **Well & Septic:** To encourage ADU development, an ADU should be permitted to connect to the well and septic system for the primary dwelling unit if adequate capacity exists. Typically well and septic systems are regulated by the local health department. If local health departments require a separate system, we recommend that local jurisdictions should change their policy to allow joint use of existing well and septic systems where physically possible.
15. **Public Water & Sewer:** To encourage ADU development, wherever physically possible, an ADU should be permitted to be serviced by the same public water and sewer lines as the principal dwelling unit to unnecessary expense including additional tap fees, which can be very expensive.

(C) Summary recommendations for an ADU Ordinance for Easton. Many provisions of the existing accessory dwelling provisions comply with the new state law and best practices. A few aspects of the Easton ADU ordinance should be revised as follows:

1. **Maximum Size:** The maximum size of an ADU, whether attached or detached, should be revised to comply with the state law, that an ADU can be "no greater than 75% of the size of and subordinate in use to the primary single-family detached dwelling unit," or recommend increasing the maximum size to 1,200 sq. ft. for more flexibility in layout and room sizes.
2. **Owner Occupancy:** Recommend allowing the owner to occupy either the primary dwelling or the ADU.
3. **By-right Approval:** Amend the Easton ordinance to comply with the state law, allowing ADU's by right in any district that allows single unit detached residential development.
4. **Parking:** Recommend that no additional parking be required if there is adequate on street parking.

Ms. Lisa May
March 6, 2026

5. **Guide for Applicants:** We recommend developing an Accessory Dwelling Unit Fact Sheet that includes all zoning and other permit requirements in one place, as zoning requirements and other information on building and environmental permits and fees can be scattered throughout the city code.

Thank you for the opportunity to review the local ordinance. Please feel free to reach out if you have any questions.

Sincerely,



Teresa Bamberger

Encl. Easton ADU Definition
Easton ADU Supplemental Use Standards
Easton ADU Use Standards
Easton Rental License Application
ADU Guide for Local Jurisdictions

Ms. Lisa May
March 6, 2026

2. Or means that the connected items, conditions, provisions, or events apply separately or in any combination.

3. Either/or means that the connected items, conditions, provisions or events shall apply separately but not in combination.

I. The word includes does not limit a term to the specified examples, but is intended to extend the term's meaning to all other instances or circumstances of like kind or character.

SECTION 28 – 114 DEFINITIONS

In this Code, the following specific terms are used as defined unless otherwise apparent from the context. Any term not defined below shall be deemed to have the definition ascribed to it in the most recent edition of the Oxford English Dictionary.

Abutting – Having property or zoning lines in common.

Accessory Use or Structure - A structure or use that: a) is clearly incidental to and customarily found in connection with a principal building or use; b) is subordinate to and serves a principal building or a principal use; c) is subordinate in area, extent, or purpose to the principal building or principal use served; d) contributes to the comfort, convenience, or necessity of occupants, business, or industry in the principal building or principal use served; and e) is located on the same lot as the principal building or use served.

Accessory Dwelling Unit - A second dwelling unit either in or added to an existing single-family detached dwelling, or in a separate accessory structure on the same lot as the principal dwelling, for use as a complete, independent living facility with provision within the accessory unit for cooking, eating, sanitation, and sleeping. Such a dwelling is clearly accessory to the use of the main or principal dwelling.

Addition – Newly constructed area that increases the size of a structure.

Adjacent – A property abutting or directly across a street, highway, road, alley, watercourse or right-of-way.

Adult Day Care Center – A nonresidential center that:

- a. Serves the elderly, medically handicapped adults, or victims of Alzheimer's disease and related disorders;
- b. Meets the definitions in Health-General Article, § 14-201(b) or § 14-301(b), Annotated Code of Maryland; and

Supplemental Use Standards

The following supplemental use standards apply to the permitted uses listed in the “Supplemental Uses” table above and shall apply when the permitted use is allowed in the underlying zoning district.

Accessory Dwelling Unit (1.10)

- (1) If a permitted use in the underlying zoning district, one additional dwelling unit (accessory dwelling unit) as part of a primary dwelling unit may be permitted in the RCA provided the additional dwelling unit is served by the same sewage disposal system as the primary dwelling unit and:
 - (a) Is located within the primary dwelling unit or its entire perimeter is within 100 feet of the primary dwelling unit and does not exceed 900 square feet in total enclosed areas; or
 - (b) Is located within the primary dwelling unit and does not increase the amount of lot coverage already attributed to the primary dwelling unit.
- (2) An additional dwelling unit meeting all of the provisions of this section may not be subdivided or conveyed separately from the primary dwelling unit; and
- (3) The provisions of this section may not be construed to authorize the granting of a variance, unless the variance is granted in accordance with the variance provisions contained herein.

Existing institutional uses (2.10)

- (1) Existing institutional facilities, including those that directly support agriculture, forestry, aquaculture or residential development shall be allowed in R CAs.
- (2) Expansion of existing institutional facilities and uses in the R CA shall be subject to the non-conforming use provisions of this Chapter and the Grandfathering provisions in Part 8 and may require Growth Allocation.

New institutional uses (2.20)

- (1) New institutional facilities and uses, except those specifically listed shall not be

location and nature of which shall be indicated on plans necessary for site plan or building permit approval.

SECTION 28 – 1007 SUPPLEMENTAL USE STANDARDS

Certain uses may be permitted in the various zoning districts subject to specific development and/or performance standards as specified by this Ordinance and as determined by the Planner, the Town Engineer, the Board of Zoning Appeals, the Planning and Zoning Commission, and/or the Town Council. In instances where a standard references Planning and Zoning Commission approval, but where Planning and Zoning Commission review is not otherwise required, said approval authority shall be deemed to be vested in the Town Planner. Supplemental standards apply to traditional or planned developments. However, in planned developments, the Town Council may approve alternate methods of complying with any of these supplemental standards during the appropriate review process. These standards include:

28 – 1007.1 RESIDENTIAL USES

1. Specific residential uses listed below shall be subject to the following:

1. Agriculture

- a. All accessory structures, and pens for the raising of poultry or livestock (except pastures) for commercial purposes shall be located at least two hundred (200) feet from any lot line. When otherwise permitted, the keeping of livestock or poultry as pets or primarily for the needs of the residents of the principal structure on a lot, any accessory structure associated with such livestock or poultry shall adhere to the applicable setback for principal structures in the Zoning District.

2. Bed and Breakfast

- a. Any structure used as a Bed and Breakfast operation must meet all applicable fire, safety and health codes and regulations.
- b. Each Bed and Breakfast establishment must provide two (2) parking spaces plus one (1) additional space for each room which may be provided. The parking spaces are to be located on the property in such a manner as to minimize any adverse impact upon the appearance of the property and to minimize the destruction of shrubs and trees readily visible from a public way. In granting a Special Exception for a Bed and Breakfast establishment, the Board of

1 Appeals shall specify appropriate buffers to separate parking areas
2 from adjoining residential properties.
3

4 c. The structure in which the Bed and Breakfast operation takes place
5 shall be the principal residence of the owner of the property, or an
6 outbuilding located on the same property provided said outbuilding
7 satisfies all Building, Fire, and Safety Codes and Regulations for use
8 in this manner.
9

10 d. Meals for guests shall be limited to breakfast provided in an area of
11 the dwelling generally utilized by the resident family for the
12 consumption of food.
13

14 e. No person shall be a guest in a bed and breakfast operation for more
15 than 15 consecutive nights.
16

17 3. Cottage Food Business.
18

19 a. Cottage Food businesses shall operate in accordance with the
20 standards and requirements of the State of Maryland as established
21 in COMAR 10.15.03.02, 10.15.03.27
22

23 4. Day Care Facility, Family
24

25 a. Applicant shall meet the requirements of the Office of Child Care
26 Licensing and Regulation in the Department of Human Resources
27 of the State of Maryland, or its successor agency for Family Day
28 Care, including limits on the age of children, overall number of
29 children permitted, and requirements for outdoor recreation area.
30

31 b. The Town Planner/Board of Zoning Appeals may prescribe specific
32 conditions determined necessary to minimize effects of use on
33 neighboring properties given identification of concerns specific to a
34 particular site.
35

36 c. All such uses shall be located so as to permit the safe pickup and
37 delivery of all persons on this site.
38

39 d. This use shall be treated as an outright permitted use unless either of
40 the following circumstances occurs:
41

42 1. A Public Hearing is requested within seven (7) days of the
43 posting of the property with a Town-provided sign and the

1 placement of an advertisement concerning the application in
2 a newspaper of general circulation in the Town of Easton and
3 on the Town's website; or
4

5 2. The Town Planner recommends denial of the application.
6

7 In the event that either 1 or 2 above occurs, the application shall be treated
8 as a Special Exception and shall proceed in accordance with the standards
9 applying thereto as specified in Article XIII, Section 28 – 1303.5.B.
10

11
12 5. Garage or Yard Sales
13

14 a. In any district which permits yard or garage sales, each lot shall be
15 allowed to conduct no more than three (3) yard or garage sales events in
16 any one (1) calendar year. A yard or garage sales event shall have a
17 maximum duration of one (1) day. Each consecutive day that a yard or
18 garage sale extends shall constitute a separate event.
19

20 b. Signs shall be permitted under the provisions governing Temporary
21 signs.
22

23
24 6. Garage, Private or Shed
25

26 a. Detached garages or sheds may be located outside the building
27 envelope. They must meet side setback requirements except for sheds
28 that do not exceed ten feet in height which may be located in side yards
29 within three feet of the property line. They may not be constructed in
30 any front yard, except in the case of through lots in which case they may
31 be constructed in the non-access front yard.
32

33 b. Any garage, shed, or parking stall shall be setback a minimum of 15
34 feet from the centerline of any alley, if there is not an alley in the rear
35 of the property the required setback is zero feet.
36

37 c. Detached garages or sheds, together with a swimming pool (if one is
38 present), may occupy no more than 50% of the rear yard area.
39

40 7. Granny Flat/Accessory Dwelling Unit
41

42 a. Applicant shall have or obtain a Town of Easton Rental Housing
43 License for the rental unit.

- 1
2 b. One additional off-street parking space shall be provided for the
3 granny flat.
4
5 c. No more than one granny flat may be created on any one lot under
6 the terms of these provisions.
7
8 d. The principal residence associated with the application for a granny
9 flat must be occupied by the owner of the property.
10

11 8. Halfway/Recovery Houses
12

- 13 a. All Halfway/Recovery House subtypes (Small Halfway House,
14 Large Halfway House, and Recovery Residences) shall comply and
15 maintain compliance with all applicable State Regulations and
16 Licensing Requirements.
17

18 9. Homeless Shelter
19

- 20 a. The proposed homeless shelter must comply with all applicable
21 building, fire and safety and health codes and regulations.
22
23 b. Residents of the homeless shelter may be referred to the facility by
24 the Talbot County Department of Social Services or local law
25 enforcement officials, or other local service agencies.
26

27 10. Home Occupations
28

- 29 a. The applicant shall demonstrate that the occupation will be
30 conducted within the dwelling or accessory building and is clearly
31 secondary to the use of the dwelling for residential purposes. There
32 shall be no external evidence of business activity including
33 inordinate vehicular traffic, outside storage, noise, dust, fumes,
34 flammable materials, or other nuisances emitting from the premises.
35 No more than one ordinary vehicle per permitted home occupation,
36 which contain a sign or logo, may be maintained on the premises,
37 provided said vehicle is used in the daily operation of the business.
38 Not permitted, however, are vehicles other than those customarily
39 found in a residential neighborhood (i.e. cars, pick-ups, mini-vans,
40 Sport Utility Vehicles).
41
42 b. All employees shall be residents except that one full-time non-
43 resident employee may be on the premises if approved by the Board



Town of Easton

14 South Harrison Street
Easton, Maryland 21601
410-822-2525

APPLICATION FOR RENTAL LICENSE

Circle One
RENEWAL or NEW LICENSE

(For official use only)

License No. _____

Fee _____

App. Date _____

(Planning and Zoning Official) (Date)

(Code Enforcement Official) (Date)

Please Print

Rental Legal Address		Total Number of Buildings	Total Number of Units
	Easton, Maryland 21601		

Property Owner	Name(s)	Address	Telephone Number
	Email Address		

Rental Information	<u>Within Historic District</u> ☐ Yes ☐ No	<u>Type of Rental Unit</u> ☐ Single Family Dwelling ☐ Two Family Dwelling (Duplex) ☐ Multi-Family Dwelling	<u>Property Management / Agent</u> ☐ On-Site ☐ Off-Site ☐ Not Applicable

Property Management Agent	Name(s)	Address	Telephone Numbers
	Email Address		

If there is more than one rental building or unit at the above address, describe below the method used for building and unit identification.

The applicant understands that by making this application: (1) The above property shall be subject to the Town of Easton's Rental Housing Licensing and shall be subject to periodic inspections by the Code Enforcement Office to determine compliance with the applicable building code, property maintenance code or minimum livability code within the Town Code. (2) The Town will provide me and/or the tenant with at least 5 days notice prior to any interior inspection, and will accommodate reasonable scheduling modification, unless the inspection is necessary to prevent or resolve an emergency. (3) If an inspection is canceled for any reason after an agreed time, by the property owner or owner's agent, a \$50.00 re-inspection fee may be imposed. (4) In the event that the tenant does not consent to such an inspection or access on the agreed time, the Code Enforcement Office may apply to a Judge of the District Court or Circuit Court for Talbot County for an administrative search warrant to enter the property to conduct any inspection required by law. (5) That the information contained in the application is in compliance with all applicable covenants and or deed restrictions.

The applicant further agrees that if a license is issued to: (1) Provide contact information for the tenants; (2) Cooperate with such inspections by providing access to the property at an agreed time; (3) Assure that a property owner, owner's agent, or tenant over the age of 18 be present during the inspection; (4) Effective January 1st 2015 dwellings constructed prior to 1978 will need an inspection certificate for Lead Poisoning Prevention from Maryland Department of the Environment.

Owner/Agent

Date

Office Use Only

Number of Units: _____ x \$50.00 / Unit / Year	Total: \$ _____	☐ Cash ☐ Check No. _____
Received by: _____	Date: _____	Data Input By: _____

ACCESSORY DWELLING UNITS

A Guide for Local Implementation of Maryland 2025 HB 1466, SB 891

Table of Contents:

Summary of Maryland Accessory Dwelling Legislation	2
Recommended Model ADU Ordinance	4
ADU Ordinance - Required Provisions	7
ADU Ordinance - Optional Provisions	8
Examples of Existing ADU Ordinances in Maryland	12
ADU Ordinance – Other Resources	15

Sponsored by:



Summary of Maryland Accessory Dwelling Legislation

PURPOSE: The 2025 legislation seeks to address Maryland's estimated 96,000 housing unit shortage and housing affordability crisis by requiring local jurisdictions to adopt local laws allowing accessory dwellings. (Ref: Maryland House Bill 1466/Senate Bill 891, Effective October 1, 2025.)

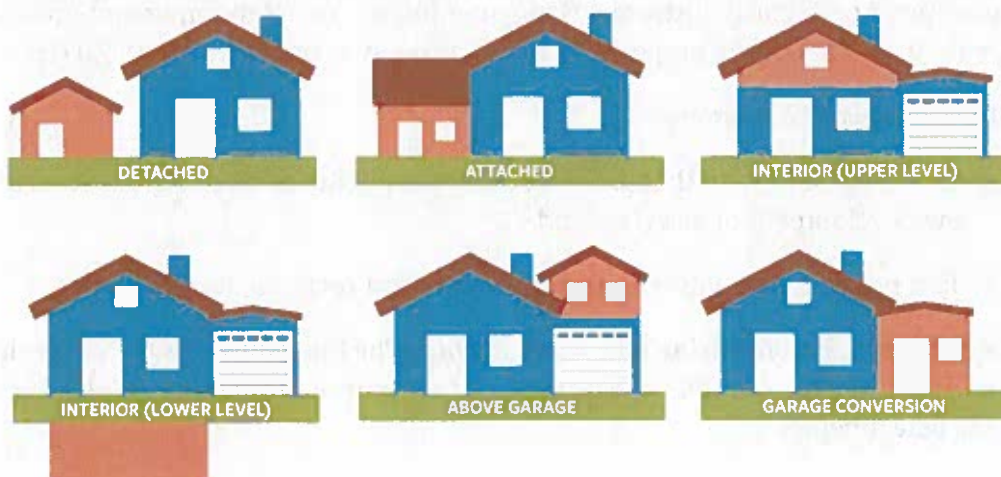
ADOPTION DATE: Each legislative body of a local jurisdiction (county or municipality) must adopt – by October 1, 2026 – a local law authorizing the development of accessory dwellings (“ADU’s”) in accordance with the bill.

The bill defines an ADU as:

“A secondary dwelling unit that is:

- ***on the same lot, parcel, or tract as a primary single-family detached dwelling unit and***
- ***not greater than 75% of the size of and subordinate in use to the primary single-family detached dwelling unit.”***

An ADU includes a structure that is within, separate from, or attached as an addition to, the primary detached dwelling structure.



ACCESSORY DWELLING UNIT PROVISIONS TO BE ADDRESSED BY LOCAL ZONING CODES:

A local law adopted under the bill **MUST**:

- provide for construction of ADUs that meet public health, safety, and welfare standards, including relevant building codes and adequate public facilities provisions;
- exclude the development of an ADU from the calculation of density and application of any residential growth limitation measures; and
- not establish setback requirements that exceed the existing accessory structure setback requirements from the side and rear lot lines.

A local law adopted under the bill **MAY**:

- establish standards for ADU safety;
- prohibit the full or partial conversion of an accessory structure as an ADU if the only vehicular access to the accessory structure is from an alley; and
- establish additional off-street parking requirements (provided a parking study is completed and a waiver process is established) that consider, among other things, the cost to construct off-street parking, and whether sufficient curb area exists along the front line of the property to accommodate on-street parking.

Restrictions on Use: A restriction on use (*for example* HOA bylaws or rules, a condition in a deed, a contract, or a security instrument) may not impose or act to impose an unreasonable limitation on the ability of the property owner to develop or offer for rent an ADU.

An unreasonable limitation:

- (1) includes a limitation that prohibits, either explicitly or by effect of the restrictions, the development of an ADU and
- (2) does not include a limitation on the short-term rental of an ADU.

Homeowners Association Voting and Assessments: The bill authorizes the governing body of an HOA to treat an ADU as a separate lot for purposes of voting on HOA matters and levying assessments.

Recommended Model ADU Ordinance

ORDINANCE NO. ____

AN ORDINANCE OF _____ (name of jurisdiction) TO ALLOW
AN ACCESSORY DWELLING ON LOT OF RECORD IN ANY ZONE THAT
ALLOWS A DETACHED SINGLE-UNIT DWELLING

WHEREAS, our community is experiencing a lack of housing, resulting in families and households of middle and moderate incomes finding housing prices and rents to be unaffordable; *and*

WHEREAS, our community has also determined that the housing crisis is creating difficulties for employers hoping to attract new employees to our community; *and*

WHEREAS, our community has also determined that the housing crisis is impacting the well-being of our residents, particularly lower-income and middle-income earners; *and*

WHEREAS, accessory dwellings offer a way to provide compact, relatively affordable housing in established neighborhoods with minimal impact to infrastructure and to supply new housing opportunities without added dispersed low-density housing; *and*

WHEREAS, accessory dwelling units provide families with options for intergenerational living arrangements that enable child or elder care and aging in place, and accessory dwelling units enable seniors to downsize, move into accessible units, or live with family or a caregiver while remaining in their communities; *and*

WHEREAS, accessory dwelling units can provide rental income to help a variety of residents, such as older homeowners on fixed incomes, first-time homebuyers, and low- and moderate-income homeowners; *and*

WHEREAS, our community can benefit from the creation of accessory dwellings on residential properties, which can provide employee housing, more affordable housing, housing for the aging, housing for young adults, and housing for multi-generational households on the same lot.

NOW, THEREFORE, based upon the foregoing, be it hereby ordered by the _____
(town council/county commissioners) _____ that the Zoning Code for
(name of jurisdiction) _____ be amended to allow Accessory
Dwellings as follows:

(Insert Zoning Code Section / Chapter Reference Number)

Definitions:

Accessory Dwelling. A second dwelling that is: (1) located on the same lot, parcel, or tract as a primary dwelling, and (2) has a gross floor area not greater than 75% of the size of the primary dwelling, and (3) is subordinate in use to the primary dwelling.

Primary Dwelling. A single-unit detached dwelling that is the principal structure on a single lot of record, and is the larger of the dwellings if there is an accessory dwelling located on the same lot.

(Insert Zoning Code Section / Chapter Reference Number)

“Accessory dwelling.” An accessory dwelling is a permitted use in any zone that permits a primary dwelling as a principal use, subject to the following conditions:

- A. The Zoning Administrator shall review all applications for an accessory dwelling and may approve such applications upon finding that the proposed accessory dwelling substantially complies with these conditions.
- B. A maximum of one accessory dwelling may be established on any lot with a primary dwelling as a principal use.
- C. The floor area of any accessory dwelling may be no more than 75% of the gross floor area of the principal dwelling. The calculation of the accessory dwelling floor area shall not include loft or attic space used solely for storage.
- D. An accessory dwelling shall contain no more than 2 bedrooms.
- E. An accessory dwelling shall not count as a dwelling unit for purposes of calculating housing density.
- F. An accessory dwelling shall meet public health, safety, and welfare standards, including relevant building codes and adequate public facilities provisions.
- G. An accessory dwelling is not required to comply with Adequate Public Facilities Ordinance requirements related to schools.

H. An accessory dwelling may be established within a principal dwelling or within an accessory structure, and shall maintain the following setbacks:

1. An accessory dwelling located within a principal dwelling, or attached to a principal dwelling along a common wall, must comply with building setbacks applicable to the principal dwelling.
2. An accessory dwelling that is not attached to the principal dwelling must comply with applicable accessory structure setbacks of the zoning district, however, in no case shall an accessory dwelling be setback from any property line less than 5 feet.
3. Mechanical equipment for an accessory dwelling may project into the required building setback.

I. Each accessory dwelling shall have its own separate exterior door providing ingress and egress.

J. An accessory dwelling must have the same street address (house number) as the primary dwelling.

K. Both the accessory dwelling and the principal dwelling shall be located on one lot in common ownership.

L. An accessory dwelling must be permanently attached to a foundation, or within a structure that is permanently attached to a foundation.

M. Parking.

1. No additional parking space is required for the accessory dwelling if it is created on a site with an existing house and on-street parking is permitted and adequate.
2. One additional parking space located on or within 100 feet of the lot is required for the accessory dwelling: 1) when none of the roadways in abutting streets can accommodate on-street parking; or 2) when the accessory dwelling unit is created at the same time as the principal dwelling.

N. An accessory dwelling is allowed on an existing lot of record with a non-conforming lot size and/or a non-conforming setback if the accessory dwelling does not increase the non-conforming setback.

ADU Ordinance - Required Provisions

Required Provisions	Allowed By Right	Allow Accessory Dwellings by right within any zone that permits single-unit detached residential development <i>Comment:</i> ADU's must be allowed on lots with <i>detached</i> single-family dwelling units. Some jurisdictions may want to consider allowing ADU's with attached (townhome), and duplex units, where adequate vehicular access and parking can be provided.
	No Density or Growth Restrictions	- A local jurisdiction may <u>not</u> regulate or restrict ADU's using: - Residential density restrictions. (For example, an accessory dwelling on a lot with a primary dwelling unit, shall <u>not</u> count as a dwelling unit for purposes of calculating housing density.) - Residential growth limitation measures <i>Comment:</i> An accessory dwelling is treated as an allowable accessory use or structure, associated with the primary residential structure.
	Must Comply with Safety & Building Codes	Must provide for construction of ADUs that meet public health, safety, and welfare standards, including relevant building codes and adequate public facilities provisions.
	Setbacks Same As Accessory Use Setbacks	May not require side or rear yard setbacks that are greater than the side and rear yard setbacks for accessory structures in the applicable zoning district. <i>Comment:</i> In determining setbacks for detached ADUs, many jurisdictions have used five feet as the minimum separation between the ADU structure and the property line so that the accessory dwelling structure does not have to meet building code standard fire-resistance rating requirements. Also, a five-foot setback option allows for more windows and flexibility in window placement.
	ADU Definition	An "Accessory Dwelling Unit" (ADU) is a secondary dwelling unit that is: (1) on the same lot, parcel, or tract as a primary single-family detached dwelling unit, and (2) has a gross floor area not greater than 75% of the size of the primary single-family detached dwelling unit. (3) is subordinate in use to the primary single-family detached dwelling unit. <i>Comment:</i> Definition is from MD 2024 HB 1466/SB 891

ADU Ordinance - Optional Provisions

Optional Provisions	Owner Occupancy	Options: ✓ Owner-occupancy is not required for either the primary dwelling or the accessory dwelling (<i>Recommended</i>) ☐ Primary dwelling must be owner-occupied ☐ Either the primary dwelling or the accessory dwelling must be owner-occupied Comment: PRO's: Owner-occupancy requirements are thought to ensure that property is better maintained and that the occupants are not disruptive to the neighborhood. An owner-occupancy requirement may be necessary to get local support. CON's: An owner-occupancy requirement will reduce the number of accessory dwellings constructed, can be difficult to track and enforce, and may hinder resale and financing. Owner-occupancy requirements will deter some homeowners from constructing accessory dwellings because it will reduce the pool of potential future buyers. If the homeowners were to move, they would not have the option of leasing the ADU and their primary residence to separate tenants. New lending rules from the Federal Housing Administration allow mortgage borrowers to qualify in part based on income generated by renting out an ADU only if it can be rented without restriction.¹ Owner-occupancy compromise: Colorado had required owner occupancy only at the time of permitting. This provision aimed to deter investor speculation while protecting owners from being unable to rent their properties if circumstances change after permitting or construction. Note that Colorado recently eliminated any owner-occupancy requirement.
	Parking	Options: ✓ Additional parking is not required if the principal dwelling unit has sufficient off-street parking, or adequate additional on-street parking is available within walking distance (500 feet) of the lot containing the accessory dwelling. (<i>Recommended</i>) ☐ One off-street parking space is required for an ADU ☐ One off-street parking space is required for each bedroom Comment: The cost and/or difficulty of complying with additional parking requirements for an ADU on an existing lot can often make the ADU cost prohibitive or physically impossible. Parking requirements should be as minimal as necessary to encourage ADU development. Recommend parking adequacy be staff-level review and approval.

Optional Provisions	Minimum Floor Area	Options: ☒ No minimum floor area (<i>Recommended</i>) ☐ Specify minimum floor area <i>Comment:</i> A minimum floor area can impose undue restrictions. A min. floor area of 800 sq. ft. would prevent a studio apartment above a 2-car garage, which could be as small as 400 sq. ft. Recommend no minimum floor area requirement, or alternatively a 400 sq. ft. min. floor area requirement.
	Maximum Floor Area	Options: ☒ Not greater than 75% of the gross floor area of the primary dwelling unit (per State law) (<i>Recommended</i>) ☐ A jurisdiction may set a maximum floor area that is less than 75%. For example, Carroll County requires that an ADU "shall have no more than 800 square feet of livable floor area or <u>one-third</u> of the total livable floor area of the principal dwelling unit, whichever is greater." <i>Comment:</i> A maximum floor area ensures the ADU is truly a subordinate or accessory use to the primary home.
	Bedrooms	Options: ☒ No more than 2 bedrooms are permitted in an ADU (<i>Recommended</i>) ☐ Only 1 bedroom is permitted in an ADU <i>Comment:</i> The number of bedrooms permitted may vary depending on minimum or maximum floor area permitted. Most jurisdictions permit no more than 2 bedrooms, to ensure the ADU is truly a subordinate or accessory use to the primary home. Also, limiting to no more than 2 bedrooms is appropriate given the recommendation to waive other requirements, such as off-street parking, impact fees, APFO compliance, separate water and sewer taps.
	Definitions for ADU Types	☐ Attached ADU ☐ Internal ADU ☐ Detached ADU <i>Comment:</i> These definitions may or may not be needed depending on other criteria imposed. For example, if setback requirements vary depending on whether an accessory dwelling is attached or detached, then definitions will be needed.

Optional Provisions	Approval Process	✓ An ADU that meets all zoning criteria, may be approved by staff without a public hearing. <i>(Recommended)</i> <i>Comment:</i> Allowing ADU's to be approved by staff-level review is highly recommended. The zoning code should be drafted to provide clear guidelines for staff, but allow some discretion given the wide variety of site conditions. Staff review is preferable to a Special Exception of Conditional Use Permit hearing, during which emotions (rather than facts) can unduly influence the review and approval process.
	Vehicular Access	Options: ✓ Not specify <i>(Recommended)</i> ☐ Require vehicular access from a public street <i>Comment:</i> Recommend not specifying the vehicular access for the accessory dwelling, and allow staff-level review and approval of adequate vehicular access. The State law allows, but does not require, a local jurisdiction to prohibit conversion of an accessory structure to an accessory dwelling if the only vehicular access is an alley.
	Access (Front Door)	Options: ✓ An ADU must have a direct exterior access that is separate from the existing primary dwelling. <i>Administrator has discretion to waive if the entrance does not go into or through the primary dwelling unit (Recommended)</i> ☐ No requirement for direct outside access <i>Comment:</i> As the ADU is intended to be a complete independent living unit, recommend that ADU's have a separate, direct exterior access.
	Non-Conforming Lots	✓ An accessory dwelling is allowed on an existing lot of record with a non-conforming lot size and/or a non-conforming setback if the accessory dwelling does not increase the non-conforming setback. <i>(Recommended)</i> <i>Comment:</i> This provision recognizes that many older, existing lots of record may not meet current zoning dimensional standards, and provides some flexibility to allow an ADU on a non-conforming lot.
	Fire Sprinkler Systems	<i>Comment:</i> Do not recommend addressing sprinklers in ADU Ordinance. By State law, ADU's are generally not required to have sprinkler systems if they are created within existing dwellings that do not have sprinkler systems. Maryland requires sprinkler systems to be installed in all newly constructed single-family and two-family dwellings, including ADU's. <i>Maryland Building Performance Standards Regulations, Md. Code Ann. §9.12.51.05(B)(1)(d).</i> Recommend checking with local building code officials.

Optional Provisions	APFO & Impact Fees	Options: ✓ An ADU does not have to comply with the APFO Ordinance ☐ An ADU must comply with APFO requirements that are proportionate to the size of the ADU relative to the size of the primary dwelling unit. (For example, if an ADU has 500 sq. ft. and the primary unit has 2,000 sq. ft., the APFO requirements will be 25% of what is required for the primary dwelling unit) ☐ An ADU must meet APFO requirements if constructed at the same time as the primary unit. <i>Comment:</i> It is important to keep in mind that ADU's will only be constructed on a small percentage of lots. In Portland, Oregon where ADU's have been permitted since 1981, only 2% of residential lots have an ADU.ⁱⁱ Where ADU's are permitted, it is reported that additional impacts of ADU's on public facilities have been minimal to non-existent. For example in Montgomery County, where ADU's have been permitted since 2014, they have experienced no noticeable impact from ADU's on school capacity.ⁱⁱⁱ Alternatively, the AARP Model State Act and Local Ordinance recommends impact fees be waived for units less than 750 sq. ft., and charged proportionate to the size of the primary unit for ADUs over 750 sq. ft.^{iv} Recognizing that ADU's have a very small overall impact on public facilities, Anne Arundel County eliminated APFO requirements for ADU's in 2023 per House Bill 6-23.
	Well and Septic	✓ An ADU may share the well and septic of the primary dwelling unit, if adequate capacity exists
	Public Water and Sewer	✓ An Attached or Internal ADU must be serviced by the same public water and sewer lines as the principal dwelling unit. A Detached ADU may be serviced by the same public water and sewer lines as the principal dwelling unit where feasible, subject to approval by the local water or sewer authority.
	Short-Term Rentals (rented for periods < 30 days)	Options: ✓ No short-term rental restrictions ☐ An ADU may not be used as a Short-Term Rental ☐ An ADU may only be used as a Short Term Rental if either the primary dwelling unit or the ADU is owner-occupied <i>Comment:</i> Recommend allowing ADU's to be used for short-term rentals, particularly in tourist areas, and to help homeowners by providing supplementary income. However, if a jurisdiction is concerned about property maintenance, noise, or inadequate parking, it may want to prohibit use of ADU's for short term rentals.

Examples of Existing ADU Ordinances in Maryland

NOTE: These ADU Ordinance examples are provided to give local jurisdictions that have not previously allowed ADU's a look at how other Maryland jurisdictions have regulated ADU's in their zoning codes in the past, and the type of issues other jurisdictions have found to be relevant. The 2025 State law took effect on October 1, 2025 and jurisdictions have until October 1, 2026 to comply with the new law. These examples are NOT ordinances that have been drafted or revised to comply with the 2025 state law, and are for general reference only.

Example	ANNAPOLIS, ANNE ARUNDEL COUNTY
	21.64.010 - Accessory dwellings. A. A maximum of one accessory dwelling unit may be established on any one lot. B. An accessory dwelling unit may be established within a principal structure or within an accessory structure. C. Each accessory dwelling unit shall have its own separate ingress and egress. D. The addition of an impervious surface shall not be allowed on any lot containing an accessory dwelling unit, unless: 1. The Department has determined that the proposed surface will be treated or managed; or 2. The equivalent coverage of impervious surface will be removed elsewhere on the property. E. The maximum size of any accessory dwelling unit that is not established within the existing footprint of the principal structure is eight hundred fifty square feet of livable space. F. A rental license for any accessory dwelling unit is required in accordance with <u>Chapter 17.44</u>. G. An accessory dwelling unit and principal structure on any one lot shall be in common ownership and the owner shall reside in either the accessory dwelling unit or the principal structure. (Ord. No. O-9-21, § I, 10-11-2021)

Example

CARROLL COUNTY:

- (6) Attached accessory dwelling units which are subject to the following:
 - a. An attached accessory dwelling must have direct access from the outside;
 - b. Only one attached accessory dwelling is permitted on any principal dwelling unit;
 - c. The property owner must occupy either the principal dwelling unit or the attached accessory dwelling unit on the property;
 - d. The maximum size of an attached accessory dwelling shall be 800 square feet of the livable floor area or one-third of the total livable floor area of the principal dwelling unit, whichever is greater;
 - e. The attached accessory dwelling unit shall have no more than 2 bedrooms;
 - f. The attached accessory dwelling unit must meet all applicable building construction and Maryland Department of Health and Mental Hygiene and MDE;
 - g. Two additional off street parking spaces must be provided for the attached accessory dwelling unit; and
 - h. Only one accessory dwelling unit (attached or detached) shall be permitted on a lot.
- (7) Detached accessory dwelling units, provided that the lot or parcel is eligible to be subdivided to separate the detached accessory dwelling and which are subject to the following:
 - a. Only one detached accessory dwelling unit is permitted on any lot or parcel. Buildings converted in accordance with § 158.070(D) shall be considered detached accessory dwelling units;
 - b. The property owner must occupy either the principal dwelling unit or the detached accessory dwelling unit on the lot or parcel;
 - c. The detached accessory dwelling unit must meet all applicable building construction and Maryland Department of Health and Mental Hygiene and MDE;
 - d. Two off street parking spaces must be provided for the detached accessory dwelling unit; and
 - e. Detached accessory dwelling units shall not be subject to any size limits.

Example

FREDERICK COUNTY:

§ 1-19-8.212 LIMITED ACCESSORY DWELLING UNITS IN THE RC, A, R1, R3, R5, R8, R12, R16, VC, MXD, PUD, AND MX DISTRICTS.

The following provisions shall apply to limited accessory dwelling units in the RC, A, R1, R3, R5, R8, R12, R16, VC, MXD, PUD, and MX districts.

- (A) Only 1 limited accessory dwelling unit ("ADU") may be created on a lot.
- (B) A limited accessory dwelling unit shall be allowed within single-family dwellings, in an accessory structure, or built as a separate accessory structure on a single-family lot.
- (C) The owner of the property must reside in the principal dwelling or in the accessory dwelling unit.
- (D) There must be at least 1 additional parking space provided for the limited accessory dwelling unit. On-street parking may be utilized to meet this requirement.
- (E) The limited accessory dwelling unit shall not exceed 1,000 square feet in size, excluding decks, porches, patios or other items that are not part of the primary footprint of the accessory dwelling unit. An accessory dwelling unit greater than 1,000 square feet shall be reviewed as a special exception under § 1-19-8.321.
- (F) A limited accessory dwelling unit located in an accessory structure or built as a separate accessory structure must comply with the accessory structure requirements of § 1-19-8.240(B).
- (G) ADUs are intended to serve ongoing housing needs of county residents. Short term rental of ADUs in the nature of extended stay hotels, Airbnbs, or seasonal temporary housing is not permitted.
- (H) The owner of the principal residence shall file an annual statement with the Zoning Administrator verifying that conditions under which the limited accessory dwelling unit was granted remain the same.
- (I) If the ownership of the lot changes, the subsequent owner must provide a statement as to the continued use and eligibility of the accessory dwelling unit.
- (J) If the Zoning Administrator, after consultation with appropriate County staff, determines that the limited accessory dwelling unit is not in compliance with the above provisions as well as all safety, health, and environmental standards, approval of the accessory dwelling unit may be revoked pursuant to § 1-19-2.210.

(Ord. 11-25-591, 10-27-2011; Ord. 11-28-594, 11-22-2011; Ord. 14-23-678, 11-13-2014; Bill No. 18-16, 8-21-2018; Bill No. 20-10, 7-21-2020)

ADU Ordinance – Other Resources

Other Resources	• <u>The ABCs of ADUs, A guide to Accessory Dwelling Units and how they expand housing options for people of all ages</u>, AARP, 2021 (containing many photo examples of ADU's) • <u>Accessory Dwelling Unit Policy Task Force Final Report</u>, May 31, 2024, Maryland Department of Planning. • <u>Accessory Dwelling Units, Model State Act and Local Ordinance</u>, ©2020-2021 by AARP, available at AARP.org/ADUs • <u>Expanding ADU Development and Occupancy: Solutions for Removing Local Barriers to ADU Construction</u>, ©2023 by AARP. • <u>Inventory-of-ADU-Ordinances-For Website.pdf</u>, Maryland Department of Planning. • <u>A Taxonomy of State Accessory Dwelling Unit Laws 2025 Mercatus Center</u>, George Washington University, Emily Hamilton and Kol Peterson, Aug. 2025.
-----------------	---

ⁱ A Taxonomy of State Accessory Dwelling Unit Laws 2025 | Mercatus Center, George Washington University, Emily Hamilton and Kol Peterson, Aug. 2025.

ⁱⁱ The ABCs of ADUs, A guide to Accessory Dwelling Units and how they expand housing options for people of all ages, AARP, 2021

ⁱⁱⁱ Accessory Dwelling Unit Policy Task Force, Final Report, May 31, 2024, Maryland Department of Planning, page 19.

^{iv} AARP – Accessory Dwelling Units: Model State Act and Local Ordinance, page 19.

AMENDED ORDINANCE NO. 861

**AN ORDINANCE OF THE TOWN OF EASTON AMENDING
CHAPTER 28 (ZONING) OF THE TOWN CODE**

INTRODUCED BY _____

WHEREAS, the Town of Easton is authorized by § 4-102 of the Land Use Article of the Maryland Annotated Code (the “Code”) to enact a comprehensive zoning ordinance, which ordinance is codified as Chapter 28 of the Code of the Town of Easton;

WHEREAS, the Town of Easton is authorized by § 4-204 of the Land Use Article of the Code and § 28-1401 of Chapter 28 of the Code of the Town of Easton to amend, supplement, change or repeal zoning regulations; and

WHEREAS, the Easton Town Council approved and enacted a comprehensively revised new Zoning Code which became effective on December 5, 2021; and

WHEREAS, the Maryland General Assembly enacted legislation, which was signed by the Governor, to establish regulations of Accessory Dwelling Units (ADU), including guidance and limitation as to the extent to which local government entities can regulate this use; and

WHEREAS, the Easton Planning and Zoning Commission considered the matter at a series of meetings and voted (3-1) as described in a letter transmitted to the Easton Town Council dated July 24, 2026, which include recommendations that the Town Council adopt a number of amendments to the Section 28-501 of the Zoning Code as contained in the document attached hereto as Exhibit A; and

WHEREAS, the Easton Town Council held a duly noticed public hearing on this Ordinance on August 17, 2026.

NOW, THEREFORE, the Town of Easton hereby ordains:

Section 1. The relevant sections of Chapter 28 of the Code of the Town of Easton are hereby repealed and reenacted with amendments to read as shown on the attached Exhibit A:

Section 2. In accordance with Article II, Section 9 of the Easton Town Charter, this ordinance shall become effective on the later of 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 yea 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: _____, 2026 _____

Megan JM Cook, Mayor

EFFECTIVE DATE: _____, 2026.

ATTACHMENT A

- (1) Amend the Table of Permitted Uses to make ADUs permitted by right in every zoning district in which Single Family Detached homes are permitted by right 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
1. RESIDENTIAL USES											
Household Living											
101	Accessory Dwelling Unit *	SE	SE	SE	SE	SE	--	--	--	--	Also permitted, via SE, in any Zoning District in association with an existing legal non-conforming Single Family Detached Structure or in an approved PUD, also via Special Exception.
106	Single Family Detached*	P	P	P	P	P	--	--	--	--	

- (2) Amend ~~our~~ the Supplemental Standard for what is presently listed as “Granny Flat/Accessory Dwelling Unit (ADU)” by striking the term Granny Flat, and adding new standards, as follows:

Section 28-1007 1 7:

Accessory Dwelling Unit (ADU):

- a. Applicant shall have or obtain a Town of Easton Rental Housing License for the rental unit.
- b. ~~One additional off-street parking space shall be provided for the granny flat.~~
- c. No more than one ~~granny flat~~ ADU may be created on any one lot under the terms of these provisions.
- d. ~~Either the principal residence associated with the application for or the an ADU~~ ~~granny flat~~ must be occupied by the owner of the property.

e. The ADU floor area ~~should~~ shall not be greater than 75% of the ~~gross floor area~~ footprint of the primary dwelling unit.

f. ADUs shall be excluded from the calculation of density and the application of any measures limiting residential growth that pertain to the lot, parcel, or tract proposed for the development of the accessory dwelling unit.

~~g. No more than 2 bedrooms are permitted in an ADU.~~

~~h. An ADU should have a direct exterior access that is separate from the existing primary dwelling. The Town Planner shall have discretion to waive this requirement if the entrance does not go into or through the primary dwelling unit~~

(3) Amend the definition of ADU to be consistent with the State Law. Our new definition would become:

Accessory Dwelling Unit (ADU) - A secondary dwelling unit that is:

- On the same lot, parcel, or tract as a primary single-family detached dwelling unit and
- Not greater than 75% of the size of and subordinate in use to the primary single-family detached dwelling unit.

AMENDED ORDINANCE NO. 861

**AN ORDINANCE OF THE TOWN OF EASTON AMENDING
CHAPTER 28 (ZONING) OF THE TOWN CODE**

INTRODUCED BY _____

WHEREAS, the Town of Easton is authorized by § 4-102 of the Land Use Article of the Maryland Annotated Code (the “Code”) to enact a comprehensive zoning ordinance, which ordinance is codified as Chapter 28 of the Code of the Town of Easton;

WHEREAS, the Town of Easton is authorized by § 4-204 of the Land Use Article of the Code and § 28-1401 of Chapter 28 of the Code of the Town of Easton to amend, supplement, change or repeal zoning regulations; and

WHEREAS, the Easton Town Council approved and enacted a comprehensively revised new Zoning Code which became effective on December 5, 2021; and

WHEREAS, the Maryland General Assembly enacted legislation, which was signed by the Governor, to establish regulations of Accessory Dwelling Units (ADU), including guidance and limitation as to the extent to which local government entities can regulate this use; and

WHEREAS, the Easton Planning and Zoning Commission considered the matter at a series of meetings and voted (3-1) as described in a letter transmitted to the Easton Town Council dated July 24, 2026, which include recommendations that the Town Council adopt a number of amendments to the Section 28-501 of the Zoning Code as contained in the document attached hereto as Exhibit A; and

WHEREAS, the Easton Town Council held a duly noticed public hearing on this Ordinance on August 17, 2026.

NOW, THEREFORE, the Town of Easton hereby ordains:

Section 1. The relevant sections of Chapter 28 of the Code of the Town of Easton are hereby repealed and reenacted with amendments to read as shown on the attached Exhibit A:

Section 2. In accordance with Article II, Section 9 of the Easton Town Charter, this ordinance shall become effective on the later of 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 yea 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: _____, 2026 _____

Megan JM Cook, Mayor

EFFECTIVE DATE: _____, 2026.

ATTACHMENT A

- (1) Amend the Table of Permitted Uses to make ADUs permitted by right in every zoning district in which Single Family Detached homes are permitted by right 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
1. RESIDENTIAL USES											
Household Living											
101	Accessory Dwelling Unit *	SE	SE	SE	<u>SE</u>	SE	--	--	--	--	<i><u>Also permitted, via SE, in any Zoning District in association with an existing legal non-conforming Single Family Detached Structure or in an approved PUD, also via Special Exception.</u></i>
106	Single Family Detached*	P	P	P	P	P	--	--	--	--	

- (2) Amend ~~our~~ **the** Supplemental Standard for what is presently listed as “Granny Flat/Accessory Dwelling Unit (ADU)” by striking the term Granny Flat, **and adding new standards**, as follows:

Section 28-1007 1 7:

Accessory Dwelling Unit (ADU):

- a. Applicant shall have or obtain a Town of Easton Rental Housing License for the rental unit.
- b. ~~One additional off-street parking space shall be provided for the granny flat.~~
- c. No more than one ~~granny flat~~ **ADU** may be created on any one lot under the terms of these provisions.
- d. **Either** the principal residence associated with the application for ~~or the an ADU~~ **granny flat** must be occupied by the owner of the property.

- e. *The ADU floor area shall not be greater than 75% of the ~~gross floor area~~ footprint of the primary dwelling unit.*
- f. *ADUs shall be excluded from the calculation of density and the application of any measures limiting residential growth that pertain to the lot, parcel, or tract proposed for the development of the accessory dwelling unit.*

(3) Amend the definition of ADU to be consistent with the State Law. Our new definition would become:

Accessory Dwelling Unit (ADU) - A secondary dwelling unit that is:

- *On the same lot, parcel, or tract as a primary single-family detached dwelling unit and*
- *Not greater than 75% of the size of and subordinate in use to the primary single-family detached dwelling unit.*

NOTE - Language in the existing Zoning Code proposed to be struck is shown in ~~strike-through~~ and language proposed to be added to the Zoning Code is shown in **Bold., Italic, and underlined text.**

ORDINANCE NO. 863

AN ORDINANCE OF THE TOWN OF EASTON ADOPTING A TEMPORARY MORATORIUM ON THE APPLICATION FOR, APPROVAL OF, CONSTRUCTION OF, EXPANSION OF, PROCESSING OF, OR ISSUANCE OF BUILDING PERMITS FOR THE OPERATION OF A DATA CENTER WITHIN THE TOWN OF EASTON FOR A PERIOD OF TWELVE (12) MONTHS PENDING CONSIDERATION AND ADOPTION OF REVISED ZONING ORDINANCE PROVISIONS AND SUCH OTHER LEGISLATION AS THE TOWN COUNCIL MAY CONSIDER ADVISABLE TO PROMOTE THE PUBLIC HEALTH, SAFETY AND WELFARE

INTRODUCED BY _____

WHEREAS, the Town of Easton is authorized by *Maryland Annotated Code*, Local Government Article §5-202 to enact such ordinances as it deems necessary in order to assure the good government of the municipality, and to protect the health, comfort and convenience of the citizens of the municipality; and

WHEREAS, the Town of Easton is authorized by *Maryland Annotated Code*, Local Government Article §5-213 to enact and administer a zoning ordinance, which ordinance is Chapter 28 of the Easton Town Code (the “Zoning Ordinance”); and

WHEREAS, the Town of Easton is authorized by *Maryland Annotated Code*, Land Use Article §4-102 to develop and adopt zoning restrictions to promote the health, safety, morals or general welfare of the community, including the location and use of buildings, signs, structures and land; and

WHEREAS, the Town requires time to ensure that the appropriate study and desired public input can be obtained on the potential impacts of emerging technologies commonly

known as “data processing” centers, “data mining” centers or “data centers” (collectively, “Data Centers”), including, but not limited to: existing and future local energy demands; negative impacts to the surrounding environment, including wetlands, streams, rivers, flood plains, or environmentally sensitive areas; negative impacts to public health and peaceful enjoyment of Town residents; negative impacts to parks and recreational facilities; the visual impact on surrounding properties; and appropriate measures to mitigate such impacts before establishing effective and enduring textual amendments to the Zoning Ordinance and other legislation related to Data Centers; and

WHEREAS, pursuant to Senate Bill 116, the potential environmental, energy, and economic impacts of Data Center development in the State of Maryland are also under review by the State through an ongoing multiagency assessment as enacted by the General Assembly of Maryland, with a final report due on or before September 1, 2026; and

WHEREAS, the Town’s Code currently does not contain regulations regarding Data Centers; and

WHEREAS, the acceptance and processing of applications and/or site plans and/or issuance of other zoning approvals or business licenses for Data Centers, before appropriate study of the matter, obtaining desired public input, and consideration and approval of meaningful and effective Town ordinances and regulations governing the matter, would frustrate the Town’s ability to protect the health, safety, and welfare of the residents and visitors to the Town and be adverse to the orderly business development of the Town; and

WHEREAS, the Town Council has determined that a temporary moratorium, for a term of twelve (12) months, is necessary and in the interest of the present and future residents of the Town whose health, safety and well-being may be prejudiced by the unregulated operation of Data Centers within the Town; and

WHEREAS, the Town Council has determined that a temporary moratorium for a term of twelve (12) month is a reasonable length of time to study, receive input and adopt any revisions to the Zoning Ordinance and other legislation necessary; and

WHEREAS, the Easton Planning and Zoning Commission considered the matter at its _____ meeting and has recommended that the Town Council approve this Ordinance.

NOW, THEREFORE, the Town of Easton hereby ordains that:

Section 1. For the purposes of this ordinance, the term “Data Center” shall mean “a facility used primarily for the storage, management, processing, mining and transmission of digital data, which houses computer or network equipment, systems, servers, appliances, and other associated components related to digital data storage and operations.”

Section 2. A moratorium on the application for, consideration of, approval of, construction of, expansion of, processing of, or issuance of permits for Data Centers, is hereby imposed for a period of twelve (12) months.

Section 3. During the moratorium, the Town (including the Town Planner’s office, the Building Department, the Planning and Zoning Commission, the Board of Appeals, the Town staff, and the Town Council) shall not process, consider, review, or approve any

application, permit, license, or other approval under the Town Zoning Ordinance for Data Centers.

Section 4. The moratorium shall apply to applications currently pending before the Town, as well as, applications filed after the effective date of this Ordinance.

Section 5. This moratorium is adopted to allow sufficient time for the Town to accomplish the following:

- a. Receive public input;
- b. Consider any revisions to the Zoning Ordinance;
- c. Consider what, if any, other legislation is appropriate to regulate Data Centers;
- d. Obtain expert advice and assistance as necessary;
- e. Obtain such other studies and reports as necessary to identify and address the impact of Data Centers; and
- f. Consider all such other matters as the Town Council, Planning and Zoning Commission, and Town staff deem appropriate.

Section 6. The Town Council shall have and reserves the right to extend or modify this moratorium on Data Centers for such additional period or periods and on such terms and conditions as it deems necessary for the health, safety and welfare of the citizens of the Town of Easton.

Section 7. If any section, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the

remaining portions of this Ordinance, which can be given effect without the invalid section, subsection, sentence, clause or phrase, and to that end, all provisions of this Ordinance are hereby declared to be severable.

Section 8. 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 yea 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.

ORDINANCE NO. 864

AN ORDINANCE OF THE TOWN OF EASTON AMENDING THE TOWN OF
EASTON ZONING ORDINANCE TO CREATE THE USE DATA CENTER
AND TO PROVIDE SUPPLEMENTAL STANDARDS ASSOCIATED WITH
THE USE

INTRODUCED BY _____

WHEREAS, the Town of Easton is authorized by Maryland Land Use Article §4.01 *et seq.* to enact and administer a zoning ordinance, which ordinance is Chapter 28 of the Easton Town Code; and

WHEREAS, the Town of Easton is authorized by Maryland Land Use Article §§4.04 and 4.05 to amend, supplement, modify or repeal sections of the zoning ordinance; and

WHEREAS, the Town Council recognizes the potential significant planning, zoning, property and secondary effects surrounding or arising from the location and operation of Data Centers; and

WHEREAS, the Town's current Zoning Ordinance makes no specific or particular provisions for Data Centers and does not provide for it as a specific use; and

WHEREAS, the Town is considering adopting Ordinance 863, which would place a moratorium on Data Centers; and

WHEREAS, the purpose of the moratorium is to prohibit Data Centers to ensure that the Town has sufficient time to conduct the appropriate study and receive desired public input before establishing effective and enduring textual amendments to the Comprehensive Plan, Zoning Ordinance and/or other regulations of the Town, as may be necessary; and

WHEREAS, in order to ensure that Data Centers do not circumvent the purpose for the moratorium by locating as a permitted use in the Town, the Town Council wishes to amend the

Zoning Ordinance to preclude such a possibility during the moratorium period; and

WHEREAS, the Easton Planning and Zoning Commission considered the matter at its _____ meeting and has recommended that the Town Council approve this Ordinance.

NOW, THEREFORE, the Town of Easton hereby ordains that the sections of the Town of Easton Zoning Code (Chapter 28 of the Town Code) set forth below be amended as hereinafter provided (Language to be deleted from the existing Ordinance is indicated in ~~striketrough~~ format and language to be added is indicated by **highlighted** text):

Section 1: Article I, Section 28-114, definitions, is hereby amended by adding the following new definition of the use “Data Center:”

Data Center - a facility used primarily for the storage, management, processing, mining and transmission of digital data, which houses computer or network equipment, systems, servers, appliances, and other associated components related to digital data storage and operations.”

Section 2: Article II, Section 201, Table 2.1 is hereby amended to add the use Data Center, as follows:

Miscellaneous/ Combination/ Hybrid Uses

Uses	A-1	R-7A	R-10A	R-10M	CB	CG	CL	BC	I	G/I	NOTES
Agriculture*	P	P	P	P	--	--	P	P	P	P	
Buildings in excess of height or size limitations	--	--	--	--	--	--	SE	--	--	SE	
Cannabis Related Uses											

Cannabis Dispensary*	--	--	--	--	SE	SE	--	--	--	--	
Cannabis Growing Facility*	--	--	--	--	--	--	--	SE	SE	--	
Cannabis on-site consumption establishment*	--	--	--	--	--	--	--	--	--	--	
Cannabis Processing Facility*	--	--	--	--	--	--	--	SE	SE	--	
Data Center*	--	--	--	--	--	--	--	--	--	--	
Donation Bins*	--	--	--	--	SE	SE	SE	SE	SE	--	
Donation Center*	--	--	--	--	SE	SE	SE	SE	SE	--	

Section 3. Article X, Subsection 1007.A is amended to add the following new Supplemental Standard (the existing sections shall be renumbered accordingly) as follows:

(3) Data Center

a. The Easton Town Council enacted a moratorium on Data Centers on _____, 2026 pursuant to Ordinance Number 863 for the purpose of establishing appropriate rules and regulations regarding this use. This moratorium is expected to expire on _____ unless extended by the Council.

b. During the life of this moratorium including any extension thereto, no applications for Data Centers shall be accepted or processed by the Town of Easton.

Section 4. 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 yea 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.

ORDINANCE NO. 865

AN ORDINANCE OF THE TOWN OF EASTON CLOSING MOTON STREET, A PUBLIC STREET OF THE TOWN OF EASTON, AND AUTHORIZING THE EXECUTION AND DELIVERY OF A QUITCLAIM DEED OR OTHER INSTRUMENT OF CONVEYANCE BY THE TOWN OF THE BED OF MOTON STREET TO BUILDING AFRICAN AMERICAN MINDS, INC. BUT RETAINING A UTILITY EASEMENT OVER MOTON STREET

INTRODUCED BY _____

WHEREAS, Building African American Minds, Inc. (“BAAM”) has requested that the Town Council close Moton Street, a public street of the Town of Easton. BAAM owns the three parcels surrounding Moton Street being 21 Jowite Street (Map 105, Parcel 1365), 31 Jowite Street (Map 104, Parcel 1366, and 406 Moton Street (Map 104, Parcel 1367B). The small portion of Moton Street that is still a public street acts solely as a driveway to 406 Moton Street and parking for 21 Jowite Street and 31 Jowite Street, all of which are owned by BAAM. There is no other public purpose for that section of Moton Street. Moton Street is shown on a plat entitled, “TOWN OF EASTON, MARYLAND MAP SHOWING BRICKYARD PROEPRTY – PARCEL 1 AND ADJACENT STREETS” dated November 1984, prepared by Brent K. Spicer, Surveyor. (the “Plat”). A copy of the plat is attached hereto as Exhibit “A” to this Ordinance.

WHEREAS, the portion of Moton Street shown as “To BE CLOSED” on the Plat was closed by the Town Council by Ordinance 544 (E-54) on September 21, 1987, leaving only the portion of Moton Street from the part closed to the intersection with Jowite Street as still open as a public street;

WHEREAS, the Town has no public need or purpose for Moton Street as a public

road. The Town does have utilities located in the bed of the road and wishes to reserve an easement for utility purposes. There is a public benefit in the Town not maintaining Moton Street when it essentially serves one private entity. There is no purpose for the public to use Moton Street except to access BAAM's properties, which it can continue to do if BAAM owns and maintains Moton Street.

NOW, THEREFORE, the Town of Easton hereby ordains as follows:

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

Section 2. Pursuant to Article II, Section 17-A(3) of the Charter of the Town of Easton and Section 5-204(c)(3) of the Local Government Article of the Annotated Code of Maryland, Moton Street is closed as a public street of the Town of Easton, and the Mayor is hereby authorized to execute and deliver a quitclaim deed to the bed of said street to BAAM but reserving an easement for water, sewer, electric, gas, and the provision of a cable communication and community antenna television system over the entire length of Moton Street.

Section 3. The Town Clerk is authorized to place proper legal notice in the Easton Star Democrat of the proposed conveyances at least 20 days prior to the execution of the deeds to BAAM. The Town Engineer is authorized to post appropriate signage notifying the public of the impending closure of Moton Street.

Section 4. 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 yea 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

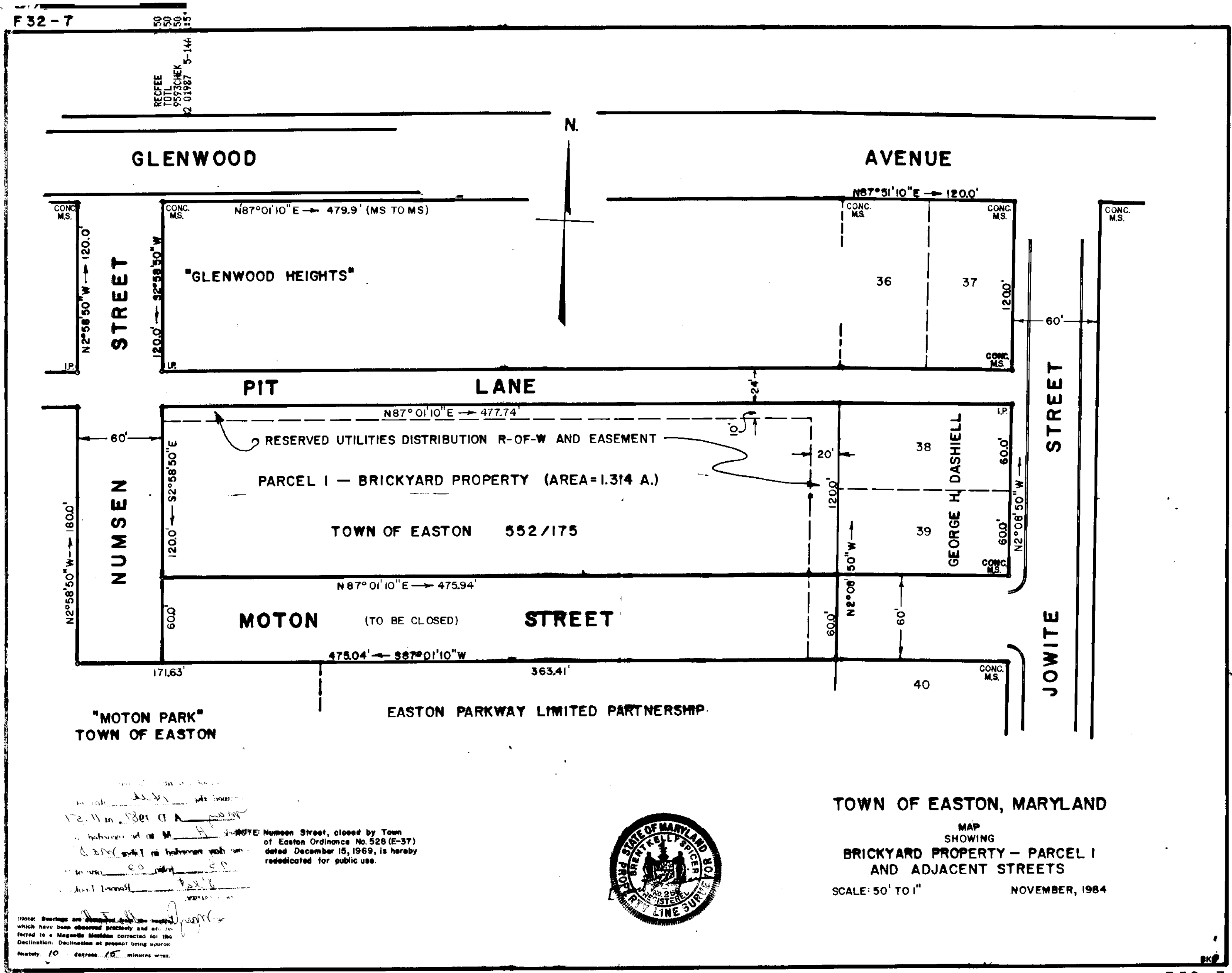
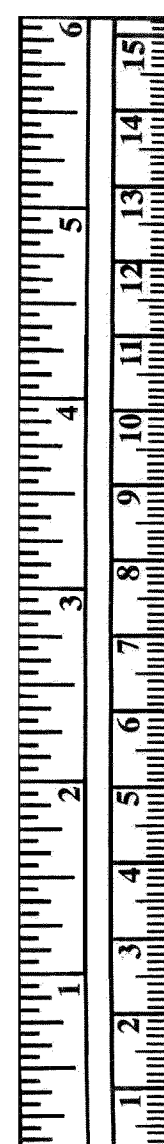
APPROVED:

Date: _____
Megan J. M. Cook, Mayor

EFFECTIVE DATE: _____, 2026.

EXHIBIT "A"

"TOWN OF EASTON, MARYLAND MAP SHOWING BRICKYARD
PROEPRTY – PARCEL 1 AND ADJACENT STREETS" dated November 1984, prepared
by Brent K. Spicer, Surveyor. A copy of the plat is on file at the Town Office.



F 32 - 7