



**TALBOT COUNTY DEPARTMENT OF PLANNING AND ZONING**  
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**Talbot County Historic Preservation Commission**

<b>Meeting Minutes -FINAL</b>
<b>Date: 05/ 14/2018</b>
<b>Location: Conference Room #1 - Department of Planning and Zoning – 215 Bay Street, Easton, MD</b>

<b>HPC Members</b>		
<b>Name</b>	<b>Attended</b>	<b>Comments</b>
Ronald Mitchell	+	Arrived after 3 PM
Marsha Kacher	+	
Dorothy Fenwick	+	
Victor MacSorley		
Robert Mueller	+	
Cindy Schmidt	+	
Janice Pifer	+	

<b>Staff and Guests</b>
Miguel Salinas, Martin Sokolich and Doug Reedy, Talbot County Department of Planning and Zoning

<b>Agenda and Notes</b>
<b>Call to order – 3:00 p.m.</b>
<b>I. Roll Call</b>
<b>A. Attendance</b> <i>as shown above</i>
<b>B. Review minutes from April 9, 2018 meeting</b> Corrections: Old Business, site visit was for Otwell (not Mt .Misery). Motion of approval by Janice, seconded by Robert, approved by all in attendance.
<b>II. Old Business</b>
<b>A. Site Visit Report</b> Miller House, no update on the exterior condition from previous year.
<b>B. Monthly Finance Report</b> As of May, most expenditures have been for postage and printing. Other expenses related to the MHT Grant Work and will be reimbursed.

**III. New Business**

**A. Flood Mitigation Assistance, Doug Reedy**

Doug presented information on how existing Federal programs can be utilized to assist with mitigation measures for historic properties. FHA mortgage insurance includes a post mortgage escrow fund that covers a range of mitigation, conservation and modernization that may be applied to historic structures through low interest loans. The program was expanded in 2017 to properties outside the special flood hazard area. Also historic structures are exempted from the substantial improvement requirements in the County Floodplain management ordinance.

Properties surveyed through the County's recent survey project would be a logical audience for this mitigation assistance information. It is possible to leverage this information in media outreach for the HPC.

**B. Town of Easton Port Street Planning Update**

Lynn Thomas, Easton's Planning Director, also teaches Applied Planning at Salisbury University. Port Street has been a focus in the Town through the past few years. Recently, the Town has developed a zoning overlay for parts of the corridor and applied it to several developed parcels near the waterfront.

Further zoning amendments are being discussed to meet future redevelopment plans. A Transfer of Development Rights zone within the Port Street district is one possibility. The historic character within the zone is to be considered in future plans, though it is not recommended as a new historic district. Many questions remain open until property owners bring forward some plans for redevelopment.

**C. Next Visit**

The Anchorage 5/23/2108.

**IV. Open Floor**

**A. Additional HPC Responsibilities and Powers**

The HPC discussed moving to a more proactive preservation stance. Will propose to Council additional responsibility to nominate properties or districts to become Historic Districts beyond the current HPC role of making recommendations to Council. Demolition by neglect should also be addressed.

**B. Grant Opportunities and Deadlines**

Current State programs will require 1:1 matching funds and compete statewide for awards. Independent fundraising presents the best near term opportunity for the TCHPC agenda.

**Adjourn**

Motion to close the meeting made at 4:22 p.m. HPC adjourned.