

Application Attachments

1. Part B – Letters from other Funding Sources – Commitment/ Denial Letters
2. Part C – Community Letters of Support
3. Part D – Local Planning and Growth Management –
 - I. Applicable sections from Talbot County and Town of Easton Comprehensive Plans
 - II. Zoning Map
 - III. Site/location maps
 - IV. Arts and Entertainment District
 - V. Opportunity Zone
 - VI. Sustainable Community
 - VII. Heritage Area
 - VIII. 2020 Census Data Map
 - IX. Limited English Proficiency Determination
 - X. Priority Funding Area Map
4. Part J – SDAT Real Property Data Search
5. Part L – National Flood Hazard Layer FIRMette

Additional Application Attachments

6. Public Review of Application – County Council Agenda and Copy of webpage showing link to application associated with public hearing
7. For All Seasons Mission and Vision, Bylaws and 501(c)3 documentation
8. Clearinghouse Submission – Copy of Documents and Email
 - a. Copy of Clearinghouse recommendations MD20230203-0089 associated with USDA funding request.
9. FY2023 Financial Statement - For All Seasons, Inc.
10. Photographs – Photos of building site and interior
11. Cost Estimates
12. Scope of Work Plans showing proposed renovation areas
13. Letter of Interest – Copy of FAS original Letter of Interest to Talbot County Council for FY2025
14. Waiver of Financial Threshold Requirement from DHCD

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Bond Initiatives

[Funding](#) [Documents](#)

Sponsors [All](#)

Showing 1 to 1 of 1 entries (filtered from 434 total entries)

Project Name	Status	House Sponsors	Senate Sponsors	County	Amount Requested	Senate Initiative	House Initiative	Other Funding	Total Funding
For All Seasons - Mental Health Facility	Introduced	Grinnel	Mauiz	Talbot	\$300,000	\$100,000			\$100,000

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<https://mgaleg.maryland.gov/mgawebsite/Budget/BondInitiatives>

Part B

STATE OF MARYLAND

Lawrence Hogan Jr., Governor

Boyd K. Rutherford, Lt. Governor



Capital Improvements Authorized

by the

**General Assembly
1999 through 2022**

**DEPARTMENT OF BUDGET & MANAGEMENT
JULY 2022**

TALBOT COUNTY

S.F. 2016 A grant from the Energy-Water Infrastructure Program to Easton Utilities for the Easton Wastewater Treatment Plant photo voltaic array project in Talbot County. 3,000,000

Total Authorized - Easton Wastewater Treatment Plant \$4,289,650

Fairbanks Landing

S.F. 2020 A grant from the Waterway Improvement Program to replace decking at Fairbanks Landing. 60,000

Total Authorized - Fairbanks Landing \$60,000

Family Support Center

M.C.C.B.L. 2010 A grant equal to the lesser of (i) \$10,000 or (ii) the amount of the matching fund provided, to the County Council of Talbot County for the acquisition, planning, design, and construction of the Family Support Center, located in Easton. The matching fund may consist of real property or in kind contributions. 10,000

Total Authorized - Family Support Center \$10,000

For All Seasons - Mental Health Facility Repairs

M.C.C.B.L. 2022 A grant to the Board of Directors of For All Seasons, Inc. for the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of a mental health facility, including roof and HVAC system replacement. 300,000

Total Authorized - For All Seasons - Mental Health Facility Repairs \$300,000

For All Seasons Mid Shore Center for Human Services

M.C.C.B.L. 2006 Provide a grant equal to the lesser of (i) \$50,000 or (ii) the amount of the matching fund provided, to the Board of Directors of For All Seasons, Inc. for the acquisition, planning, design, construction, renovation, reconstruction, and capital equipping of the Talbot Business Center to be converted into the For All Seasons Mid Shore Center for Human Services, located in Easton. The matching fund may consist of funds expended prior to the effective date of this Act. 50,000

Total Authorized - For All Seasons Mid Shore Center for Human Services \$50,000

Frederick Douglass Memorial

M.C.C.B.L. 2005 A grant equal to the lesser of (i) \$100,000 or (ii) the amount of the matching fund provided, to the Town of Easton for the design and construction of a monument to the life and legacy of Frederick Douglass, to be located in Easton, subject to the requirement that the matching fund be provided by June 1, 2011. The matching fund may include real property, in kind contributions, or funds expended prior to the effective date of this Act. 100,000

NOTE: As amended by Chapter 455, Acts of 2007 to change the matching fund requirements and extend the time on the availability of funds to June 1, 2009. Further amended by Chapter 707, Acts of 2009 to extend the time that the grantee has to provide the matching fund from June 1, 2009 to June 1, 2011 and to change the grant recipient from the Frederick Douglass Memorial Action Coalition to the Town of Easton.

Total Authorized - Frederick Douglass Memorial \$100,000

Glebe Park Drive Industrial Park

G.F. 2014 A grant from the Hazardous Substance Clean-up Program to try and locate the source of chlorinated solvent contamination found in the groundwater beneath several properties in a business park complex in Easton, MD. 19,924

Total Authorized - Glebe Park Drive Industrial Park \$19,924

Glebe Road Hazardous Substance Clean-up

G.F. 2021 A grant from the Hazardous Substance Clean-up Program to conduct remedial activities at Glebe Road in Talbot County. 100,000

Total Authorized - Glebe Road Hazardous Substance Clean-up \$100,000

Honeymoon Bridge

S.F. 2008 A grant from the Waterway Improvement Program to the Town of St. Michaels to replace the footbridge and adjacent existing boat slips at Honeymoon Bridge. 50,000

Total Authorized - Honeymoon Bridge \$50,000

From: [Haynie, Deborah \(Van Hollen\)](#)
To: [Lauren Weber](#)
Subject: FY24 CDS Notification - Senate Bill
Date: Wednesday, August 2, 2023 9:53:16 AM

Dear Lauren Weber –

I am writing to let you know that unfortunately funding for your request for Congressionally Directed Spending (CDS) for **Regional Mental Health Center** was not included in the FY24 Labor, Health and Human Services, and Education Appropriations bill. The Senator continues to believe that your project would have been a good use of federal taxpayer funds and would have served Marylanders well.

You are encouraged to reapply when the FY25 CDS request process begins in early 2024. You will receive a notification from me in early 2024 with information on how to apply.

Should you have any questions please feel free to reach out anytime.

Sincerely,
Deb

Part B

From: [Haynie, Deborah \(Van Hollen\)](#)
To: [Lauren Weber](#)
Subject: Your Congressionally Directed Spending Request - FY23
Date: Thursday, June 16, 2022 4:20:34 PM

Dear Beth Anne –

Thank you for submitting a request for Congressionally Directed Spending to our office. Unfortunately your request was not forwarded to the Appropriations Committee for review. This was the result of one of several factors including but not limited to eligibility, applicability, amount requested, or lack of availability of matching funds.

We greatly appreciate hearing from you and the great work you are doing here in Maryland. Please feel free to contact me should you have any follow-up questions about your application. We will be sure to notify you next spring when the FY24 process begins (assuming we are allowed to make CDS requests next year).

Sincerely,
Deb

Deborah J. Haynie
Policy Advisor
Office of Senator Chris Van Hollen
110 Hart Senate Office Building
Washington, DC 20510
202-224-4654



June 1, 2024

Department of Housing and Community Development
Division of Neighborhood Revitalization
7800 Harkins Road
Lanham, MD 20706

Dear DHCD CDBG Program Officers –

Please accept this letter supporting For All Seasons, Inc.'s request for CDBG funding to upgrade and renovate their existing headquarters in Easton/Talbot County. This project will build the capacity of our local, rural mental health system to meet the changing needs of our population. For All Seasons continues to grow and needs more space for their clinical work, Rape Crisis Center, professional development and community use. Their planned renovations will help to maximize the space in their current facility at 300 Talbot St. in Easton, and to upgrade systems, interior and exterior building needs to be able to continue to meet the behavioral health needs of our community.

Investments made toward these initiatives will go a long way to make sure that kids and families in our region have access to a range of evidence-based therapies, and highly trained professional experts to help them navigate life's challenges. Having adequate office space for clinical behavioral health treatment means more efficient and effective service provision for the region.

Our family foundation has long supported For All Seasons' work and will continue to do so. We believe that For All Seasons is on the right track by stepping up to improve its existing facility today for tomorrow's needs – with increased staffing and increased responsibility for the future workforce, as well as trying new and innovative ways to provide general mental health and wellness education for all. We have faith in their ability to execute this important work and will partner with other stakeholder to ensure that For All Seasons continues to receive the local community support that it needs.

Thank you for your consideration,

Sincerely,

A handwritten signature in black ink, appearing to read "Kathy Bosin".

Kathy Bosin
Dock Street Foundation



Part C

The Local Management Board for Talbot County
c/o County Manager's Office
South Wing – Courthouse
11 North Washington Street
Easton, MD 21601
Phone: 410-770-6870

6 June 2024

Maryland Department of Housing and Community Development
Division of Neighborhood Revitalization
7800 Harkins Road
Lanham, MD 20706

Dear DHCD CDBG Program Officers:

This letter is submitted in support of the Community Development Block Grant (CDBG) funding request from For All Seasons, Inc.

In my role as Executive Director of Talbot County's Local Management Board, I recognize community-based behavioral health providers as vital to a health care system that is responsive to all of the needs of a regional population. Talbot Family Network has collaborated with For All Seasons for many years to ensure a continuum of healthcare for Eastern Shore residents.

The COVID pandemic has intensified the mental health crisis and our rural community support systems are challenged to keep up with the demand. Local data indicates increased needs across the lifespan with a noticeable uptick in younger children presenting with mental health challenges and youth presenting with more complex concerns. We support For All Seasons' intention to invest in developing a system that facilitates clinical expertise for community-based providers.

It is an honor to write in support of For All Seasons' request for continued investment into its Talbot County facility that will provide ongoing clinical services to our community.

Talbot Family Network will continue working with For All Seasons and all other community-based providers to ensure a healthy, thriving community on the Eastern Shore.

Sincerely,

A handwritten signature in black ink, appearing to read "Nancy Andrew".

Nancy Andrew
Executive Director

Part C



June 6, 2024

Department of Housing and Community Development
Division of Neighborhood Revitalization
7800 Harkins Road
Lanham, MD 20706

Dear DHCD CDBG Program Officers –

Please accept this letter supporting For All Seasons' request for Community Development Block Grant (CDBG) funding to renovate and upgrade their headquarters at 300 Talbot Street, Easton MD.

As the Co-founder, inaugural chair, Treasurer, and trans/nonbinary support group facilitator for Delmarva Pride Center, I can attest that For All Seasons is a critically important lifeline to the rural Mid-Shore and citizens of Talbot County. Delmarva Pride Center is a community service organization dedicated to creating a positive environment inclusive of all sexual orientations and gender identities. As one of only four physical support centers throughout Maryland, we support, educate, connect, organize, and provide outreach to Eastern Shore LGBTQIA+ residents, their allies and the community at large.

We have worked with For All Seasons to ensure that our Pride Center members and allies who need psychiatric, mental health and rape crisis support get that support when they need it. We also appreciate For All Seasons' embrace of our organization as an important part of the Eastern Shore's nonprofit and support community. For All Seasons understands that all people, regardless of their sexual orientation or gender identity, need and deserve respect and equal treatment. Their trauma expertise has helped many members of our community to survive, heal and thrive.

One of the most important things about For All Seasons' headquarters in Easton is its accessibility to all. Centrally located in the Hill neighborhood with access available by car and foot, the facility is a welcoming beacon to everyone. Renovations to this building will go a long way to preserving and expanding access to services right where people live, work and play. We appreciate that funding to renovate the structure will make the highest and best use of their building and will allow the organization to focus on what it does best – serve all of the regions citizens with the best professional behavioral health services possible.

Delmarva Pride Center

7401 Ocean Gateway, PO Box 1478

Easton, MD 21601

As a partner organization, we support this request for CDBG funding. We know that in today's times, perhaps more than ever, having a neighborhood-based behavioral health treatment facility helps to make Easton the strong and safe community that it is – for everyone. The facility upgrades For All Seasons will make will ensure people from all communities will have access to behavioral health treatment long into the future.

Sincerely,

A handwritten signature in blue ink that reads "Tina Grace Jones". The signature is fluid and cursive, with the first name "Tina" being the most prominent.

Tina Grace Jones (she/her)
Co-founder and Treasurer
Delmarva Pride Center
board@delmarvapridecenter.com
443-786-2885

Chapter 4 Community Services and Facilities



Vision

Talbot County provides services that effectively meet the County's changing needs and are consistent with planned land use patterns.

Through thoughtful planning and the integration of programs, valuable community services and facilities enhance the quality of life in Talbot County.

The County, in coordination with nonprofit organizations, in incorporated towns and designated growth areas, strives to provide affordable housing opportunities to meet local needs. Successful plans and an emphasis on strategic growth contribute to keeping housing costs affordable. The County has programs in place requiring that adequate facilities and services are maintained and are not overwhelmed by new development. The County employs methods that assure the cost of development is borne by the developer.

All County residents find ample opportunities for recreation and relaxation in our park system. The Department of Parks and Recreation is attentive to the needs of County residents and offers a wide variety of programs and well-maintained facilities.

Population centers have conveniently located neighborhood parks with amenities for family-oriented activities. Larger community parks are connected by a greenway network including walking and biking trails. Waterfront parks and many public landings provide access to our miles of Bay and river shoreline.

Goals

Provide an equitable and resilient system of public facilities and services including emergency services, police protection, schools, healthcare, social services, housing, libraries and other services that effectively meet community needs and are consistent with land use plans.

Develop policies, initiate and support programs, acquire funding and form strategic partnerships to help alleviate substandard housing conditions.

Provide opportunities to accommodate a variety of housing densities, types, sizes and costs to meet existing and future needs.

Maintain and enhance the system of parks and recreation facilities based upon residents' needs.

I. Introduction

The availability, affordability and quality of community services are important indicators of the County's quality of life. Planning for community facilities and services should take into account current community needs, as well as projected changes in both the needs of the community and anticipated growth.

Community services and facilities are provided to Talbot County residents by local and state government, public/private ventures, and the private sector.

The demographic trend is an increase in the population of older and retired citizens, especially in the more distant and rural areas of the county. The towns of Easton and Trappe are expected to be the County's major growth areas in the coming years.

Demands for community services are changing along with demographic shifts. By 2030, the demand for schools and outdoor recreation may decrease, while the need for easily accessible services such as libraries, healthcare and emergency services are likely to increase.

County owned facilities are funded mainly through the Capital Improvements Program (CIP). Public schools are funded from local, state, federal and private revenue sources.

The community services and facilities discussed in this Plan element include: government offices, public safety, hazard mitigation, education, libraries, healthcare, social services, housing, parks and recreation, and solid waste management. Public sewer and water utilities are discussed separately in the Natural Resource Conservation chapter.

Countywide Community Service and Facility Policies

- 4.1** Public facilities and services intended to meet countywide needs should be centrally located. Likewise, facilities and services intended to serve local community needs should be located within the community.
- 4.2** Public facilities and services should be scaled to the needs of the area they are designed to serve.
- 4.3** The County should seek regional solutions to providing community services or facilities when demonstrated to be cost effective. Rural areas of the County should be provided facilities and services which match rural needs. Planned growth areas around towns should be provided a level of facilities and services matched to needs that are more intensive.
- 4.4** County public facility and service improvements should be efficiently coordinated with capital improvements. All planned major public facilities shall be prioritized and scheduled as part of a Comprehensive Five Year Capital Improvements Program.
- 4.5** Wherever possible, existing County and town public facilities should be expanded rather than creating new facilities. The County should provide adequate space for various county offices and facilities.
- 4.6** New development projects should not be approved or built in areas of the County where infrastructure and services such as roads, sewer service or fire protection are not adequate to accommodate the increased demand. Exemptions to this policy may be considered in the event that a developer bears the cost to improve such facilities.
- 4.7** The costs of new or expanded community facilities and services should be equitably and proportionally shared by all those who will benefit from the improvements.
- 4.8** The County should seek State coordination to assist with the establishment of effective public facilities for new development.

selected a site north of Easton and adjacent to the County Community Center. Over 225 acres were annexed into the Town in order to provide public utilities for a complete medical campus. The Shore Regional Health Medical Center facilities on the Eastern Shore were combined in 2013 to form University of Maryland Shore Medical Center (UMSMC). The University of Maryland Shore Medical Center took possession of the parcels in October, 2015, setting in motion a schedule to improve the site. Under the terms of the hospital property settlement, UMMS will commence planning and design of an acute care hospital within 5 years. If construction is not substantially completed within 15 years, the County has the legal authority to require the hospital to convey the property back to the County.

The University of Maryland Shore Center at Easton currently employs over 1,900 people, including a medical staff of over 200 attending, consulting and associate staff members, and a corps of over 500 volunteers.

The healthcare industry in Talbot County accounted for all growth in the education and health services sector between 2005 and 2011. Employment expanded by 436 jobs or 14.3 percent in this period, supported in large measure by the presence of Shore Health System.

B. Community Health and Assistance

The County Health Department is the local agency of the Maryland Department of Health and Mental Hygiene. The department provides all County residents with a wide array of family health programs and services. Program areas include adult health and family services, clinical services, developmental disabilities and veteran's services. Areas of concern include communicable disease control services including immunizations, monitoring the spread of diseases, and testing and treatment for tuberculosis, sexually transmitted diseases and AIDS.

C. Environmental Health

The Office of Environmental Health is responsible for the enforcement of State regulations as delegated by the Maryland Department of the Environment and the Department of Health and Mental Hygiene.

Services include septic system and well site inspections, licensure and inspection of restaurants, seafood operations and other food processing facilities, outdoor air quality monitoring, and rabies surveillance and control.

The Office works in cooperation with the County Department of Planning and Zoning on approval and inspection of septic systems and regulation of conditions in trailer parks, foster homes, labor camps and day care facilities.

D. Special Needs Populations

Special needs populations include low income residents, the elderly, disabled residents and the homeless.

1. Social Services

The Department of Social Services is an agency of the State of Maryland, and is located at 301 Bay Street in Easton. The office provides a wide variety services, including adult protective services and social services, child and family support services, medical and in-home assistance and the SNAP (food stamp) program.

In the last reporting year (2009), the agency dispersed over \$2.7 million in Supplemental Nutrition Assistance Program (SNAP) assistance and more than \$2 million in foster care payments.

2. Senior Services

Upper Shore Aging, Inc. operates the Talbot County Senior Center in Easton, providing a range of onsite and home-based services.

The facility houses rooms for exercise and fitness, wellness, education, crafts, and games. It has a media room and dining room. The Senior Information and Assistance service

provides information about services, Medicare and Medicaid application assistance and referrals to other agencies.

The Senior Center also manages the Meals on Wheels program that delivered 17,126 meals to Talbot County residents in fiscal year 2013 and more than 19,000 in 2014. The Center served residents 3,940 congregate meals in its dining room in fiscal year 2013 and anticipates an increase of 1,000 meals in 2014.

Hambleton Village in St. Michaels is a 24 unit development owned and operated by the Upper Shore Aging Housing Corporation, serving low-income elderly residents.

3. Homeless Services

The Neighborhood Services Center (NSC) in Easton has operated a transitional homeless shelter since 1991. The NSC's Ridgeway House provides customers with case management, life skills training, job search information, budgeting, resume building and basic computer skills. The facility can shelter up to six adults (3 females and 3 males) for 30 days. Stays may be extended for residents who are close to achieving self-sufficiency.

The Talbot Interfaith Shelter (TIS) was established in 2009 to provide safe, temporary shelter to those who lack adequate housing and to raise awareness for the issues of homelessness. Until 2014, TIS provided shelter to a modest number of persons through the winter season in one of a consortium of area religious facilities.

More recently, TIS has worked to better address their clients' needs by acquiring and establishing a permanent shelter in the Town of Easton for homeless families and individuals. The six-bedroom, six-bath building is designed to house and feed up to 12 people in an easily accessible, well-maintained and secure environment. The organization has developed a strategic plan to provide a range of integrated

services and to that end they have hired part-time staff and developed partnerships with other community organizations.

4. Mental Health Services

In addition to the Talbot County Department of Health, mental health services are accessible through Veterans Outpatient Clinics, a Talbot County Program for Public School Students, and the Memory Center of Bayleigh Chase (formerly William Hill Manor).

The Mental Health Association in Talbot County (MHATC) is a non-profit organization that promotes mental wellness and behavioral health with education and advocacy. Programs include Mental Health First Aid, a training program that teaches the signs and symptoms of mental disorders and provides tools to respond to a psychiatric crisis; the Kids on the Block Puppet Troupe, staging interactive performances to children on such topics as problem solving, feelings and school safety; and a distinguished speakers program.

5. Substance Abuse Services

Talbot Partnership is dedicated to motivating the community on issues pertaining to substance abuse prevention. The Partnership envisions a community free of the abuse of alcohol, tobacco and other drugs where youth and adults lead healthy, safe and productive lives.

Since its inception in 1991, Talbot Partnership has developed programs and activities such as Guiding Good Choices, Safe Homes, drug-free workplace training, Teen Court, Youth Coalition and First Night Talbot. The organization is supported in part by the Talbot County Council.

The 2013 Maryland Youth Risk Behavior Survey (YRBS), part of the US Centers for Disease Control and Prevention's Youth Risk

Behavior Surveillance System (YRBSS), found alcohol use, the most frequently abused substance by teens, decreased by 25% for 12th graders and 18% for 10th graders, compared to data from 2007.

In the same report, marijuana use by high school seniors declined by 33% while 10th graders use remained nearly the same as in 2007. Cigarettes use by both 12th and 10th graders decreased 39% from the 2007, though the use of smokeless tobacco by 10th graders more than doubled.

Heroin abuse was reported on the rise in Talbot County and throughout the state. Heroin is an extremely addictive drug that can be injected, inhaled by snorting or sniffing, or smoked. It is easy to overdose on heroin. The YRBS survey queried whether teens had ever used heroin and found reported abuse by 12th graders increased by 41% and 10th graders rose by 70% compared to 2007.

Talbot County Sheriff's Office regards heroin and opiate addiction a community health issue as well as a criminal matter. Deputies are trained in the use of Narcan, a heroin overdose-reversing medication. Drug addiction is seen as an element of many crimes the Sheriff investigates.

Talbot County Narcotics Task Force is comprised of the County Sheriff's Office, the Maryland State Police, the St. Michael's Police Department, the Easton Police Department, the Trappe Police Department and the Oxford Police Department. The Task Force conducts investigations into the importation and distribution of wholesale quantities of

marijuana and heroin into the Talbot County area.

Substance Abuse Services in Talbot County include:

- Eastern Shore Crisis Response and Resource Helpline
- Eastern Shore Psychological Services
- Talbot County Health Department
- Talbot Partnership
- Talbot Tip Line 410-820-4003
- Talbot County Liquor Inspector
- Talbot Parent Coalition

VII. Housing

A. Workforce Housing

Some current or prospective County residents who are fully employed have difficulty obtaining housing to meet their needs due to a shortage of safe, affordably priced rental or for-purchase housing. Local housing costs may exceed the incomes of workers in instances of limited housing supply or strong competition that drives up purchase prices. Challenges also include difficulty in obtaining financing.

Early in 2015, the Talbot County Council appointed the first Affordable and Workforce Housing Commission as an advisory body to explore the availability of affordable and workforce housing in Talbot County.

The Commission is to offer insight and guidance to the Council on development of affordable and workforce housing initiatives, programs, funding and/or legislation.

In April, 2015 the Affordable and Workforce

Healthcare and Social Service Policies

4.13 Talbot County shall continue to support its healthcare and social service agencies in order to maintain and improve community resilience and foster community health.

- Increase the safety of the neighborhood by putting more eyes on the street.

LAND USE GOALS AND OBJECTIVES

Goal: To limit the geographic outward expansion of the Town of Easton.

Objectives:

- ✓ Reaffirm the Urban Growth Boundary around the Town defining the ultimate geographic size of Easton.
- ✓ Work in association with Talbot County and various land preservation organizations to secure easements and other long-term protection devices on properties along and in close proximity to the Urban Growth Boundary on the County side of the line.
- ✓ Limit annexation in the six-year planning period to only those areas that will “clean-up” the existing Town boundary.
- ✓ Explore incentive annexation to gain control of land on the town’s border and to implement a strict pattern which will guide growth in the future.
- ✓ Slow the demand for more land by increasing the density of future residential areas. At a minimum, the “Smart Growth” Priority Funding Area net density of 3.5 units per acre should be achieved in these developments.
- ✓ Consider implementation of an Adequate Public Facilities Ordinance (APFO) to assure the availability of public services is sufficient to meet the resulting needs of growth.
- ✓ Follow a Capital Improvement Program which will allow the Town to provide a rational basis for implementing improvements and increase funding opportunities.

Goal: To achieve a more balanced and integrated mix of land uses within the Town.

Objectives:

- ✓ Develop future areas of the Town in a series of well-defined connected neighborhoods. Such neighborhoods should contain an integrated mix of residential, neighborhood-scale commercial, civic, and open space uses.
- ✓ Begin to “retro-fit” developed subdivisions within the Town by adding much greater flexibility to add neighborhood-scale retail, civic and open space elements to existing residential subdivisions.
- ✓ Amend the Town’s Zoning Ordinance to change the focus from regulation by building use, to building type and site impact.

Goal: To improve the appearance of all aspects of development in the Town of Easton.

Objectives:

- ✓ Continue to refine and work with Design Standards that ensure that Easton stands out as a unique place rather than looking like “Anyplace USA.”
- ✓ Utilize the Town’s Forest Conservation Account and other sources to add landscaping along heavily traveled corridors.
- ✓ Use the Special Exception review process to impose design improvements as a condition of approval.
- ✓ Explore options to expedite permit approvals for permitted uses if extraordinary design improvements are included.
- ✓ Develop an Urban Forestry Plan to expand the Town’s tree canopy.

tourism development. Easton is particularly rich in several of these themes, including Colonial and Early National History, Religion, African American Heritage and Small Town Life. Support of ESHI by the Town can only increase the local tourism economy. According to the Management Plan:

Stories of the Chesapeake Heritage Area has offered a significant new way to bind the region as a whole. It has stimulated effective regional cooperation to preserve community character and historic resources, and to undertake economic development relating to tourism, the arts, agriculture, and maritime industries. Residents and officials recognize that heritage tourism and preservation are key factors in economic sustainability, bringing increased prosperity, increased property values, new jobs, more entrepreneurs and economic diversity, community pride and care, and revitalized downtown cores that are vibrant and alive.

The Town of Easton is part of the Stories of the Chesapeake Heritage Area and thus obviously supports its mission and goals. Cultural tourism has the potential to play a major role in the future economic development of the Town.

ECONOMIC DEVELOPMENT GOALS AND OBJECTIVES

GOAL: To nurture a healthy and diverse local economy in Easton.

OBJECTIVES:

- ✓ Promote tourism by making Easton a vacation and leisure time destination.
- ✓ Continue to provide Town funding for Economic Development.
- ✓ Work with Talbot County to develop a training program to ensure that Easton's workers are adequately prepared for our job market and that Easton's businesses can hire workers with the proper training.

- ✓ Encourage the diversification of Easton's industrial base and work to reuse existing underutilized industrial and commercial buildings.
- ✓ Prepare for emerging technologies such as computers, telecommunications, and medical/biotechnology by ensuring that the necessary infrastructure is in place to support these industries.
- ✓ Work to retain and expand existing businesses and industries.
- ✓ Work with Eastern Shore Heritage Inc. to help promote Easton as a destination for heritage tourism as part of the Stories of the Chesapeake Heritage Area.
- ✓ Revise Easton's Zoning Map to ensure that there is an adequate supply of land zoned for the types of businesses we are seeking to attract and evaluate the standards of the Ordinance to ensure that the mapped zoning districts allow these uses.
- ✓ Provide the infrastructure necessary to attract desirable businesses and enable our existing businesses to grow and prosper. This should include the wide-scale availability of broadband internet service which is in the process of being made available throughout the Eastern Shore. Town/EUC officials should do whatever is necessary to ensure that this project is completed to fruition here in Easton.

GOAL: To maintain and, where necessary, recreate a vital Downtown.

OBJECTIVES:

- ✓ Protect the historic character of Easton and support projects and efforts which enhance that character.
- ✓ Support projects that implement the Downtown Plan for Infill Development.

- ✓ Seek grant funding for Town projects recommended in the Downtown Plan for Economic Development.
- ✓ Reinvigorate the Main Street Easton Board of Directors and associated committee structure.
- ✓ Publicize the availability of State and federal tax credits for Historic Preservation and the use of Maryland Smart Codes as a means to rehabilitate historic structures.
- ✓ Encourage national franchises that meet an unfilled need to locate in Downtown Easton.
- ✓ Discourage national franchises that will directly compete with existing locally owned and operated businesses from locating in Downtown Easton.
- ✓ Encourage infill development and commercial rehabilitation and redevelopment in the Downtown as the top priority for future commercial development. The next priority involves redevelopment of those shopping centers located in close proximity to the Town Center followed by those more removed from Downtown. The final and least desirable priority is for new development on Greenfield sites located remote from the Downtown.

GOAL: To work cooperatively with Talbot County to provide an efficient Economic Development Program.

OBJECTIVES:

- ✓ Coordinate the goals and activities of Easton's Economic Development Program with those of the Talbot County Economic Development Commission and the County Tourism Board in order to avoid duplication of effort.

- ✓ Support Talbot County's Economic Development policy of targeting Environmental Technology companies.
- ✓ Work with Talbot County on Economic Development issues of mutual interest, including the development of a collaborative marketing strategy.

GOAL: To strengthen the government services segment of the Downtown Easton economy.

OBJECTIVES:

- ✓ Locate all future Town of Easton governmental services (with the exception of Public Works Facilities) in the Downtown.
- ✓ Encourage Talbot County to locate future County governmental offices in the Downtown.
- ✓ Initiate discussions with the State to locate a State Government multi-service center in Downtown Easton.

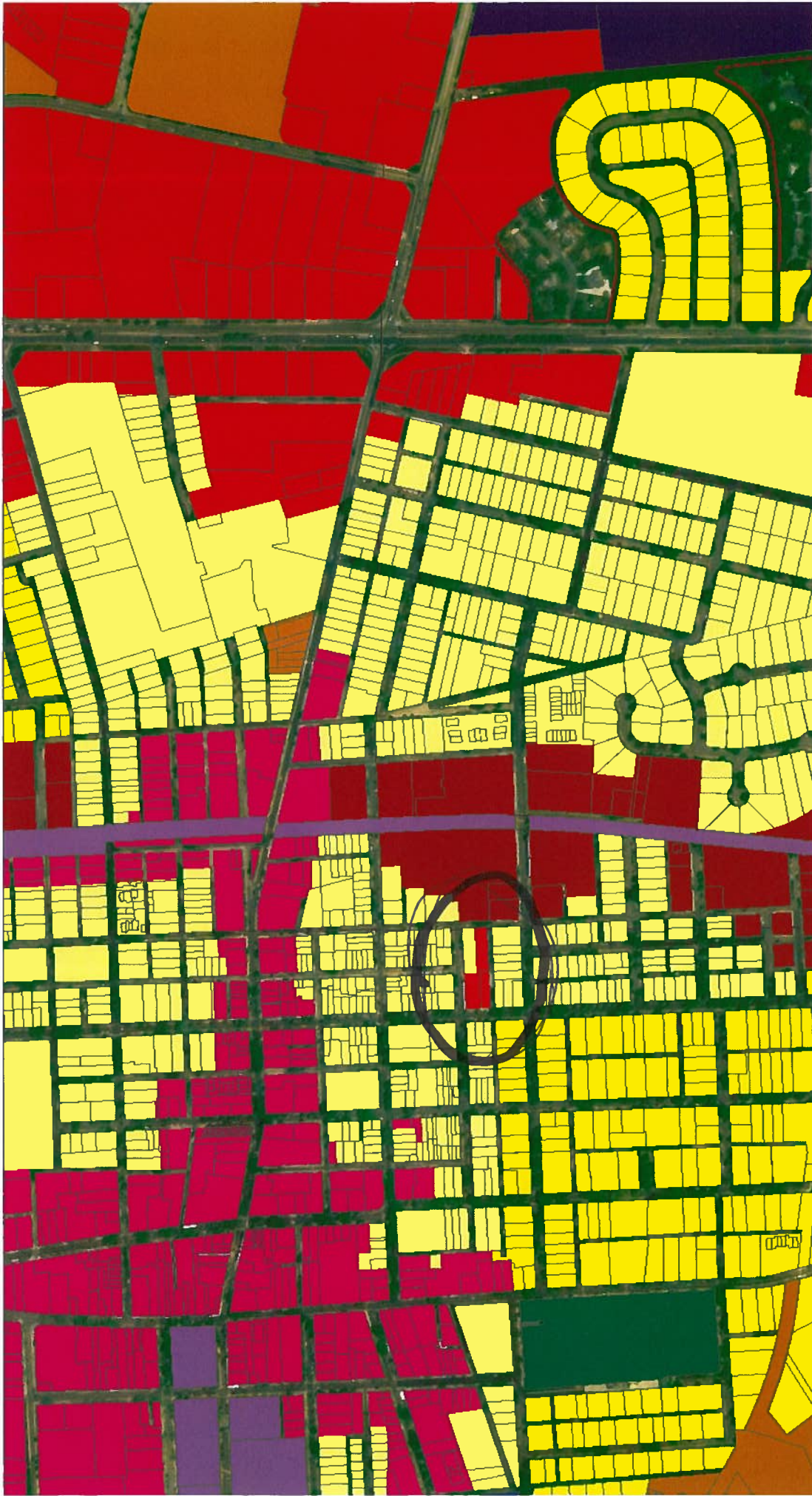
For all seasons

4.9.08



Project located in South Eastern

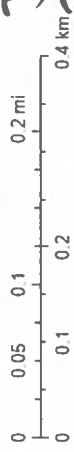
ArcGIS Web Map



1/4/2024, 7:07:44 PM

- ning
- BC
- CG
- CG
- GI
- HC
- I
- MXW
- HC
- PUD
- R10A
- R7A
- Easton Parcels
- Easton Municipal Boundary

1:6,954



VITA, Esri, HERE, Garmin, GeoTechnologies, In
 Intermap, USGS, EPA, MD IMAP, DoIT, Maxar

FAKI D-II



Legend

State Boundary Mask

State Boundary Mask



Parcel Boundaries

Parcel Boundaries



High Resolution Imagery 2014-2016

Six Inch Imagery 2014-2016

Part D - III

300ft

-76.0702 38.7731 Degrees



HART D-IV

Legend

State Boundary Mask

State Boundary Mask

Parcel Boundaries

Parcel Boundaries

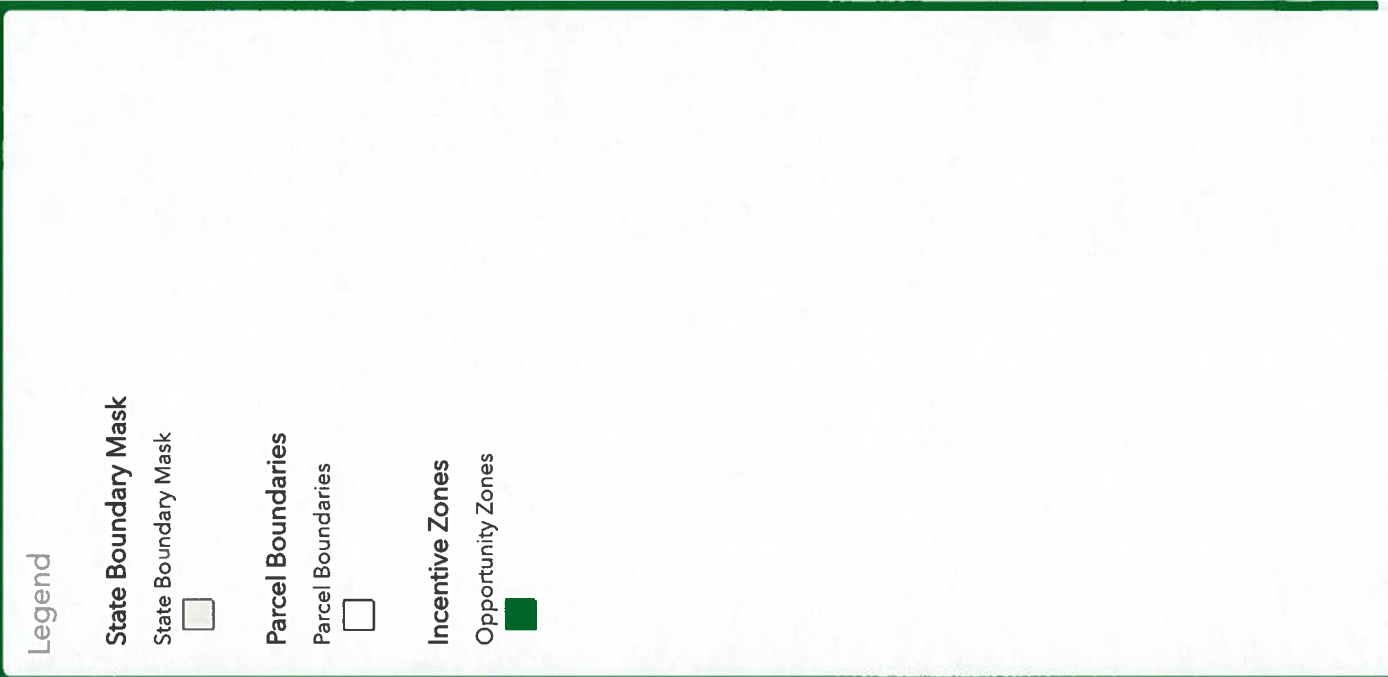
Incentive Zones

Arts and Entertainment Districts





Find address or place



Legend

State Boundary Mask

State Boundary Mask



Parcel Boundaries

Parcel Boundaries



Incentive Zones

Opportunity Zones



PART D-IV

300ft

-76.0700 38.7724 Degrees

PART D-VI



Find address or place



Legend

State Boundary Mask

State Boundary Mask



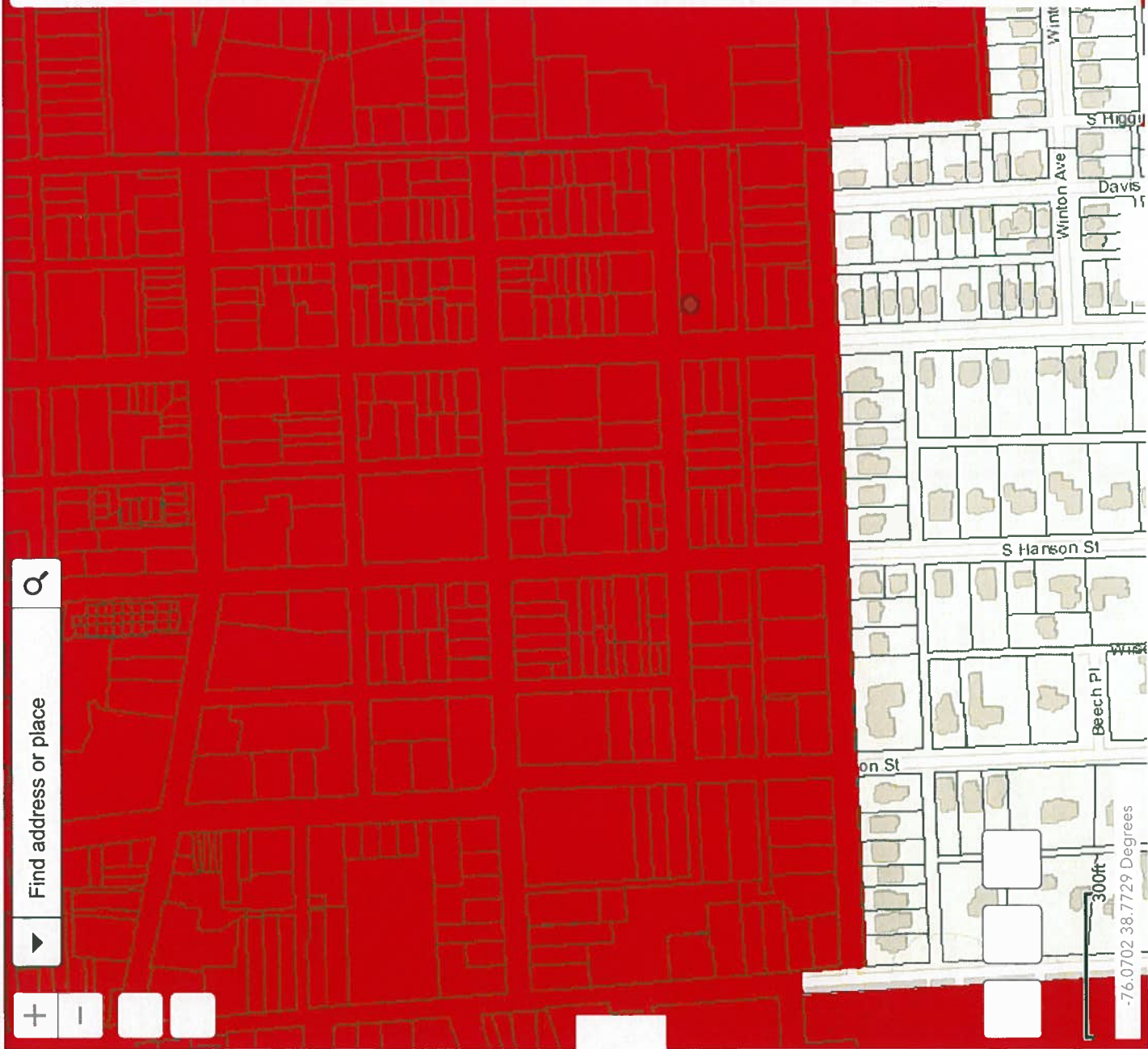
Parcel Boundaries

Parcel Boundaries



Incentive Zones

Sustainable Communities



300ft

-76.0702 38.7729 Degrees



Find address or place



Legend

State Boundary Mask
State Boundary Mask

Parcel Boundaries
Parcel Boundaries

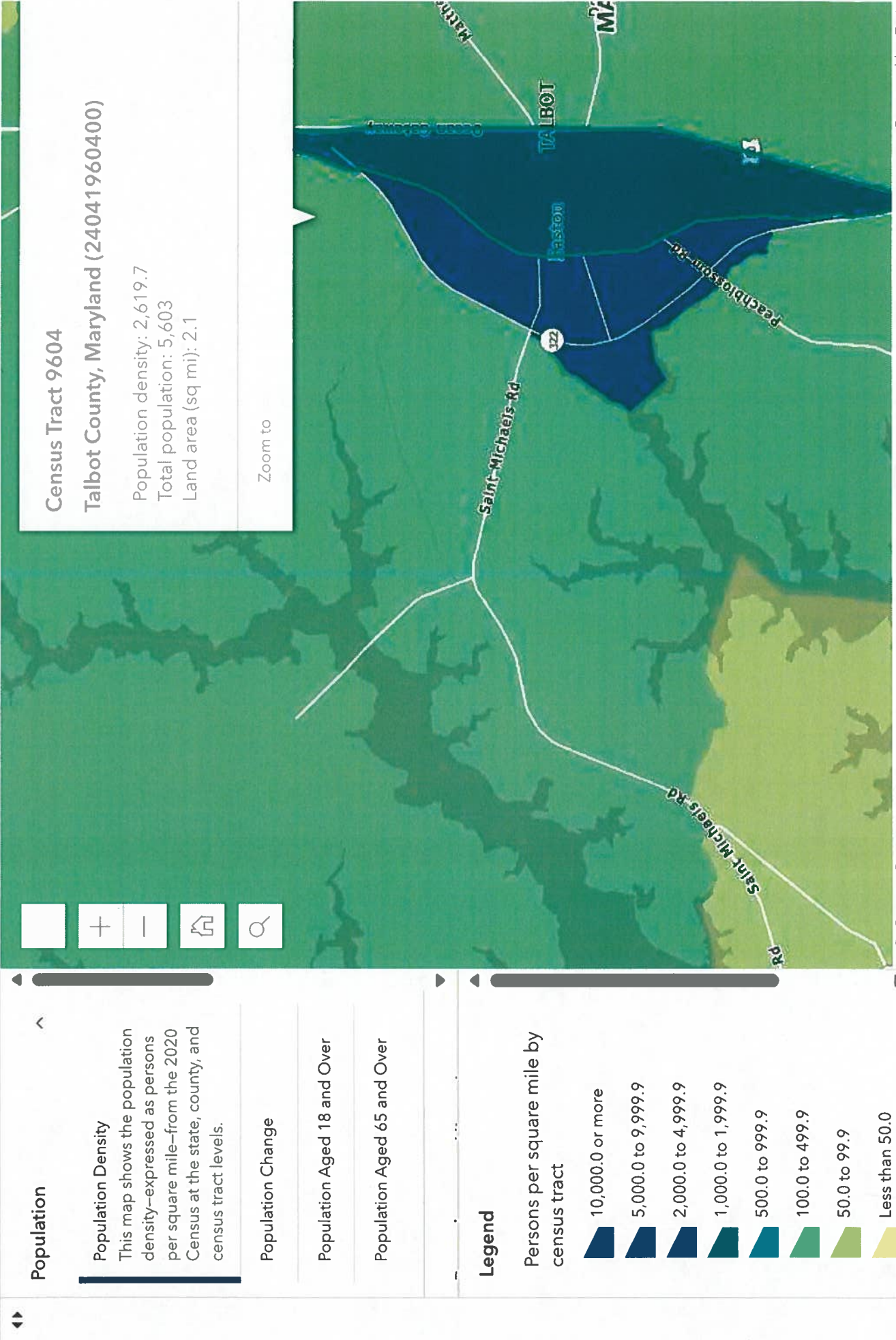
Incentive Zones
Heritage Areas



300ft

-76.0704 38.7724 Degrees

2020 Census Demographic Data Map Viewer



Population

Population Density

This map shows the population density—expressed as persons per square mile—from the 2020 Census at the state, county, and census tract levels.

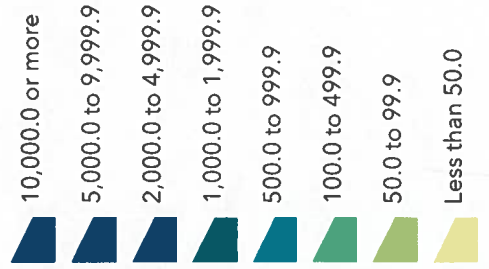
Population Change

Population Aged 18 and Over

Population Aged 65 and Over

Legend

Persons per square mile by census tract



Census Tract 9604

Talbot County, Maryland (24041960400)

Population density: 2,619.7

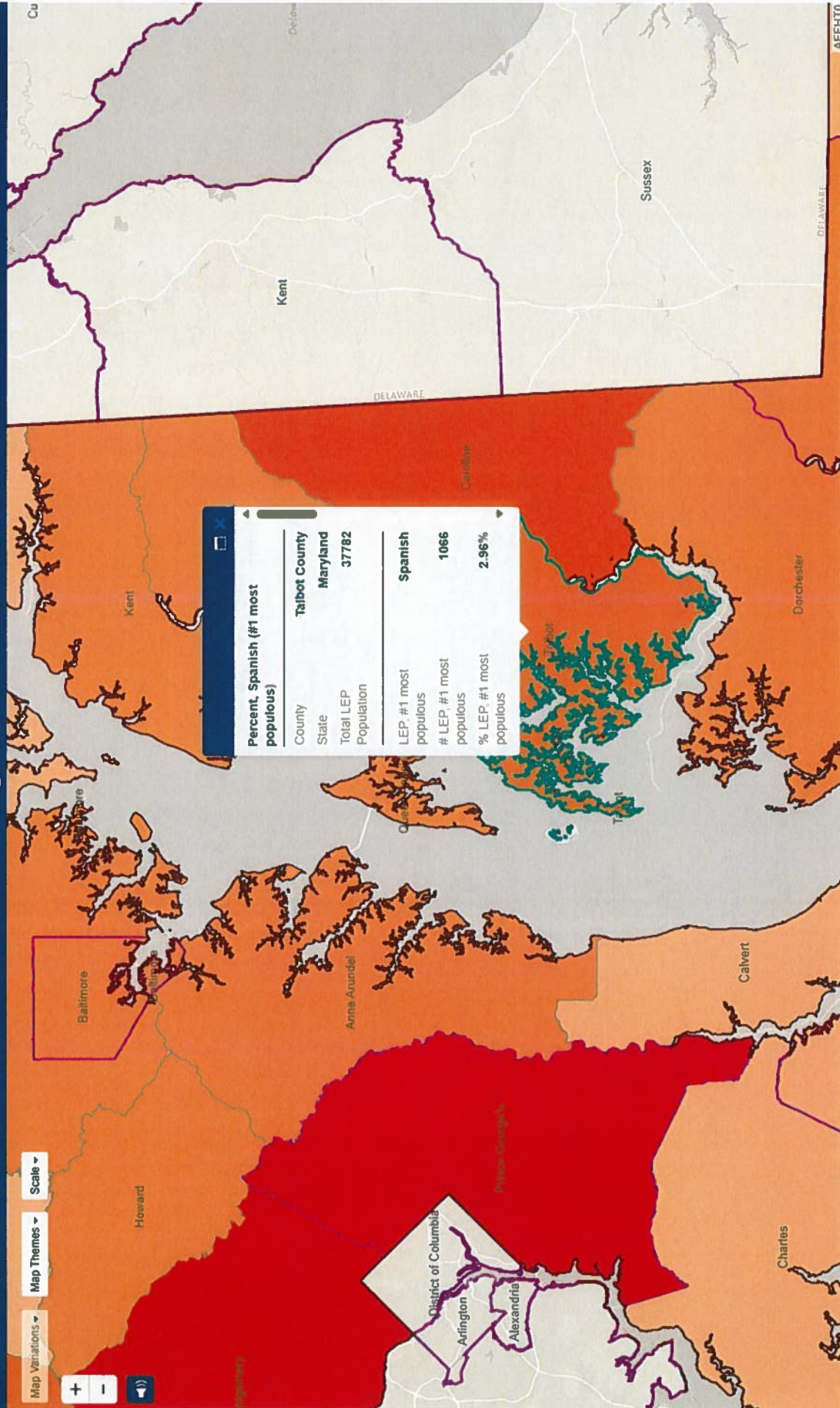
Total population: 5,603

Land area (sq mi): 2.1

Zoom to

PART D - VIII

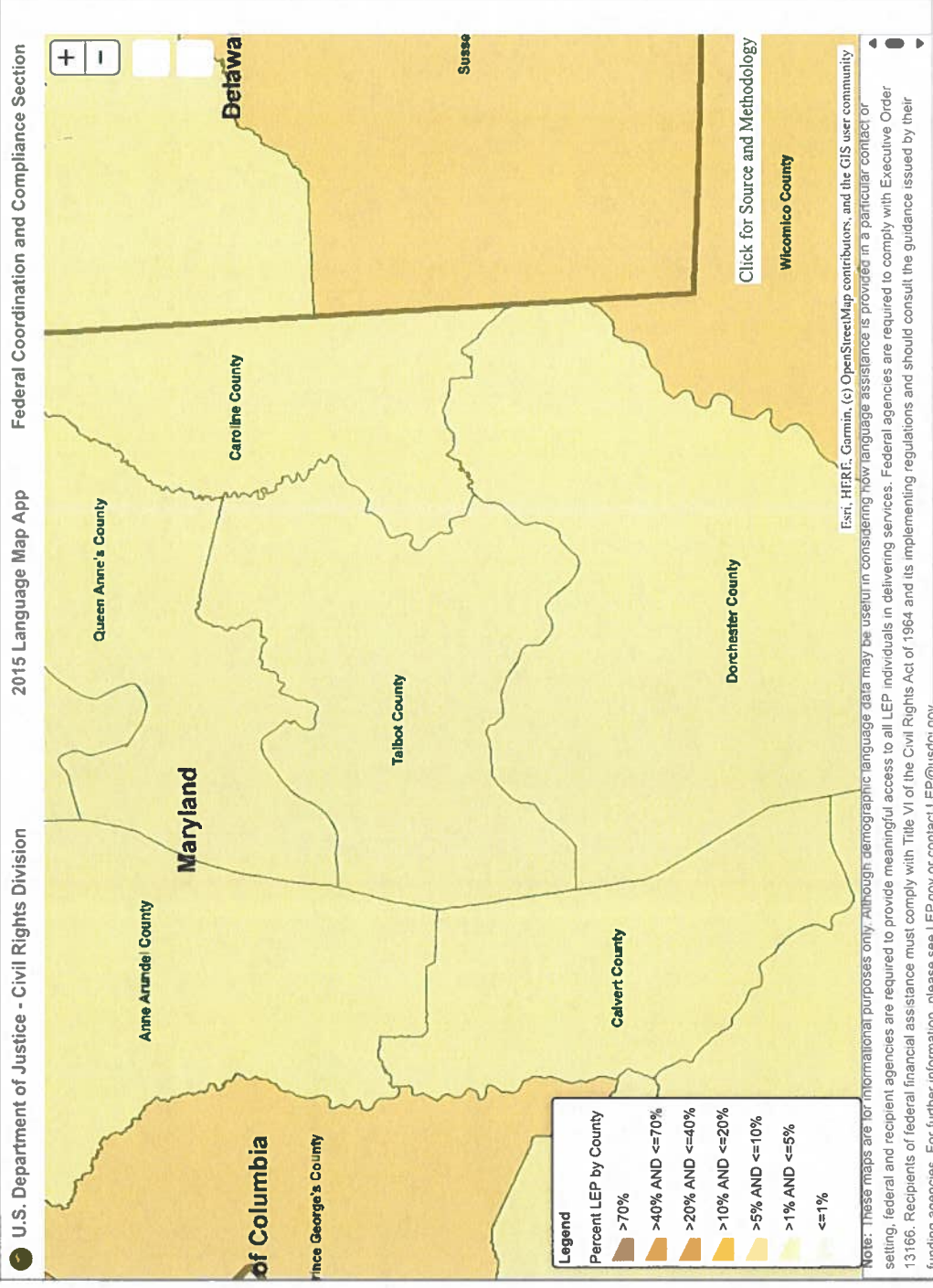
AFFIRMATIVELY FURTHERING FAIR HOUSING



Limited English Proficiency Determination

[Home / Data and Language Maps](#)

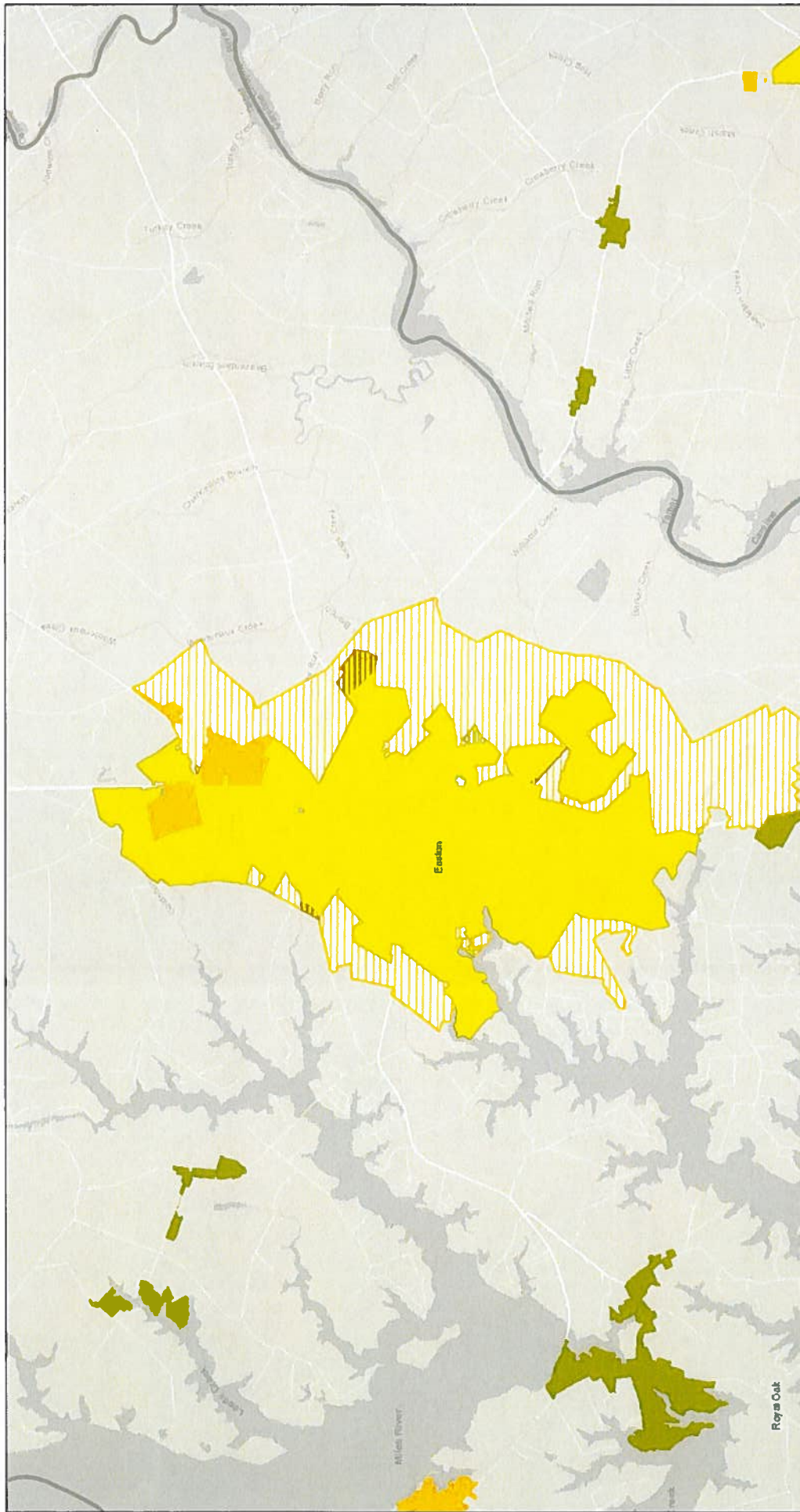
2015 Language Map App



[Return to top](#)

[About the Site](#)

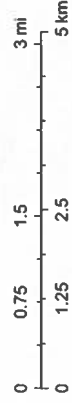
Priority Funding Area Map



May 14, 2024

- MD Counties
- Municipalities
- Municipal PFA
- Municipal PFA Comment Area
- Annexed but not PFA

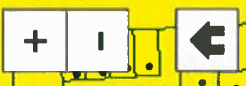
1:86,479



MD IMAP, MDP, SDAT, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community



Draw



(1 of 2)

Priority Funding Areas

Jurisdiction TALB

State Eligible YES

Zoom to

Legend

Parcel Points



Rural Villages

Rural Villages



Parcel Boundaries

Parcel Boundaries



Municipalities

Municipalities

Municipal PFA

Municipal PFA Comment Area

Annexed but not PFA

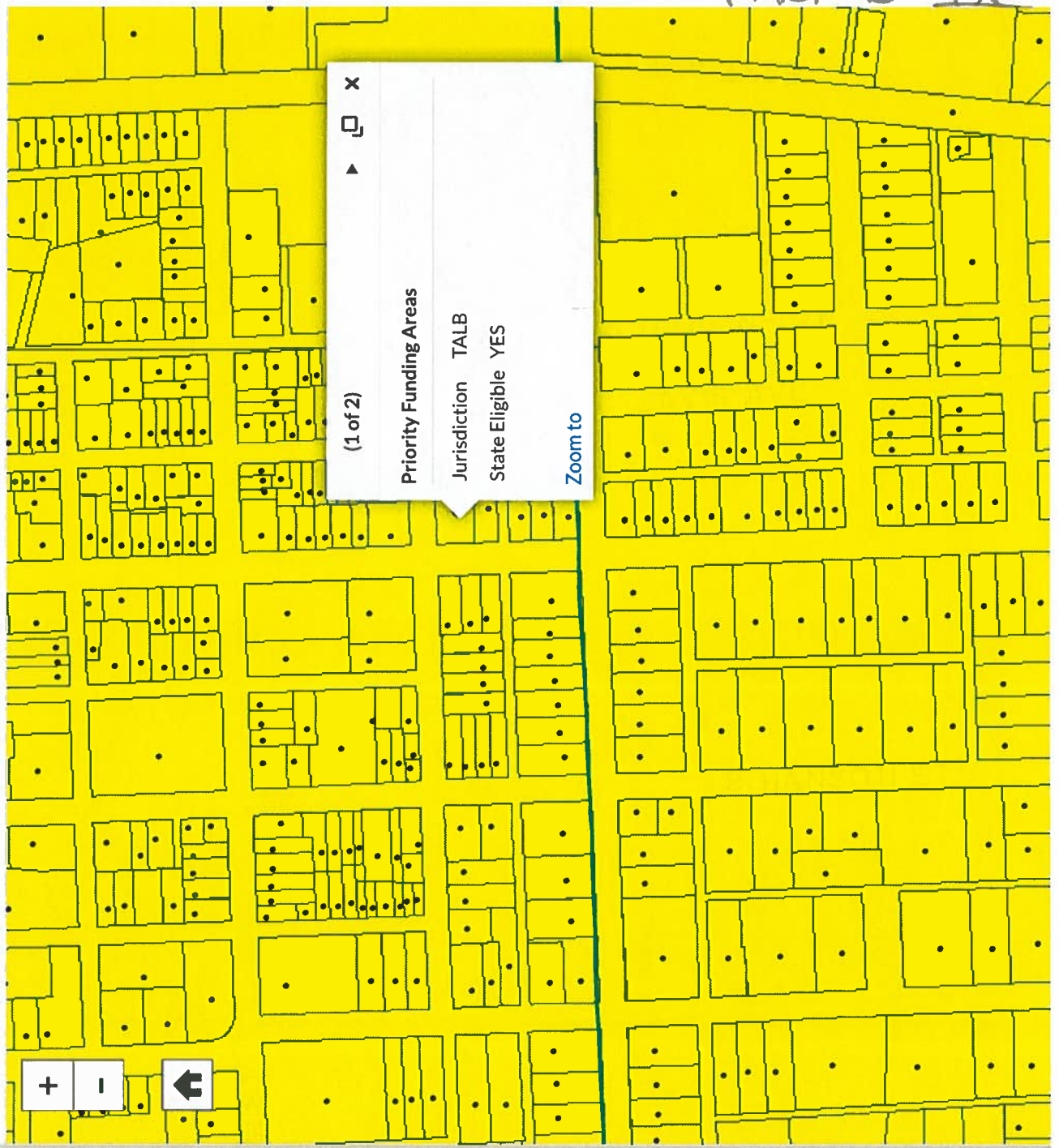
Priority Funding Areas

Priority Funding Areas

Heritage Area in Locally Designated Growth Areas

PFA

PFA Comment Area



Part J

Real Property Data Search ()
Search Result for TALBOT COUNTY

[View Map](#) [View GroundRent Redemption](#) [View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 01 Account Number - 006827

Owner Information

Owner Name: FOR ALL SEASONS INC Use: EXEMPT COMMERCIAL
Principal Residence: NO
Mailing Address: 300 TALBOT ST Deed Reference: /01511/ 00250
EASTON MD 21601-3525

Location & Structure Information

Premises Address: 300 TALBOT ST Legal Description: LOT 25,938 SQ FT
EASTON 21601-0000 E/S S AURORA ST
EASTON

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0104 000EA 1874 10500.21 0000 2022 Plat Ref:

Town: EASTON

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
1957 15,500 SF 25,938 SF

StoriesBasementType ExteriorQualityFull/Half Bath GarageLast Notice of Major Improvements
OFFICE BUILDING / C4

Value Information

	Base Value	Value As of 01/01/2022	Phase-in Assessments	
			As of 07/01/2023	As of 07/01/2024
Land:	225,900	225,900		
Improvements	1,181,100	1,057,400		
Total:	1,407,000	1,283,300	1,283,300	1,283,300
Preferential Land:	0	0		

Transfer Information

Seller: KANEW, INC.	Date: 01/17/2007	Price: \$1,970,000
Type: NON-ARMS LENGTH OTHER	Deed1: /01511/ 00250	Deed2:
Seller: GRISWOLD, JAMES R	Date: 06/07/1989	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /00670/ 00696	Deed2:
Seller: KANEW, INC.	Date: 06/07/1989	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /00670/ 00694	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2023	07/01/2024
County:	860	1,283,300.00	1,283,300.00
State:	860	1,283,300.00	1,283,300.00
Municipal:	860	1,283,300.00	1,283,300.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

National Flood Hazard Layer FIRMette



76°43'4"W 38°46'31"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

<p>SPECIAL FLOOD HAZARD AREAS</p> <ul style="list-style-type: none"> Without Base Flood Elevation (BFE) Zone A, V, A99 With BFE or Depth Zone AE, AO, AH, VE, AP Regulatory Floodway 	
<p>OTHER AREAS OF FLOOD HAZARD</p> <ul style="list-style-type: none"> 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X Future Conditions 1% Annual Chance Flood Hazard Zone X Area with Reduced Flood Risk due to Levee. See Notes. Zone X Area with Flood Risk due to Levee Zone D 	
<p>OTHER AREAS</p> <ul style="list-style-type: none"> NO SCREEN Area of Minimal Flood Hazard Zone X Effective LOMRS Area of Undetermined Flood Hazard Zone D 	
<p>GENERAL STRUCTURES</p> <ul style="list-style-type: none"> Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall 	
<p>OTHER FEATURES</p> <ul style="list-style-type: none"> Cross Sections with 1% Annual Chance Water Surface Elevation Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature 	
<p>MAP PANELS</p> <ul style="list-style-type: none"> Digital Data Available No Digital Data Available Unmapped 	



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/20/2024 at 3:58 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

HART L