



**Talbot County Planning Commission
Final Decision Summary**

Wednesday, April 20, 2022 at 9:00 a.m.
Talbot County Community Center, Wye Oak Room
10028 Ocean Gateway, Easton, Maryland 21601

Archived audio and video stream of the meeting is available at:

[Talbot County Meeting Videos - Talbot County, Maryland](https://www.talbotcountymd.gov)
(talbotcountymd.gov)

Attendance:

Commission Members:

Phillip “Chip” Councill, Chairman
Michael Strannahan, Vice Chairman
Paul Spies
Lisa Ghezzi
William Boicourt

Staff:

Miguel Salinas, Planning Officer
Brennan Tarleton, Assistant Planning Officer
Elisa Deflaux, Planner II
Lance Young, Planning Commission Counsel
Mike Mertaugh, Assistant County Engineer
Ray Clarke, County Engineer

1. Call to Order—Commissioner Councill called the meeting to order at 9:00 am.

2. Decision Summary Review—

March 2, 2022- The Commission Ghezzi noted the following correction to the draft decision summary:

- a. Lines- 55-77: The sequence of the meeting was changed. Lines -55-71 starting with “3. Old Business...” should move to Line 223
- b. Before lines 66-71: Commissioner Ghezzi recommends that a summary of the Planning Officer’s recommendation be included before this section noting the Motion and Vote.
- c. Additionally, before lines 66-71 and after summary of the Planning Officer’s recommendation noted in the bullet pint above: Chair Coucnell (recording at hour:minute:second 2:49:00 asked that a summary of all the comments and concerns re Resolution 313 just discussed by all five of Planning Commissioners be included.
- d. Line 79- insert “4 New Business”
- e. Line 80- change “b” to “a”
- f. Line 97- for clarification requested by Chairman Councill, replace “it was” with “the Special Exception is”.
- g. Line 128- change “c” to “b”
- h. Line 172- change “d” to “c”

- 54 i. Line 182- change “e” to “d”
- 55 j. Line 224- change “4” to “5”
- 56 k. Lines 224-227- Correction- Commissioner Ghezzi moved that the Planning
- 57 Commission make a recommendation to the County Council to withdraw
- 58 Resolution 308; in effort to move forward for all parties involved that hopefully
- 59 there is a compromise to be reached or at least to be discussed moving forward as
- 60 suggested by Resolution 313 as amended. Commissioner Strannahan seconded the
- 61 motion

62

63 **Commissioner Boicourt moved to approve the March 2, 2022 Decision Summary**
 64 **with amendments. Commissioner Ghezzi seconded the motion.**

65

66	<u>Vote</u>	5-0
67	FOR:	0- Councill, Strannahan, Boicourt, Ghezzi, Spies
68	AGAINST:	0
69	ABSTAIN:	0
70	ABSENT:	0

71

72 Staff will to work with Commissioner Ghezzi on amendments.

73

74 **3. Old Business—** None

75

76 **4. New Business**

77

- 78 **a. Applicant:** Extreme Enterprises, LLC
- 79 **File No.:** Appeal # 21-1721
- 80 **Agent:** Ryan Showalter, MDSW
- 81 **Request:** Recommendation to the Board of Appeals for a Special Exception
- 82 to permit a Product Recycling use on the property.
- 83 **Location:** 7140 Barkers Landing Rd, Easton, MD 21601
- 84 **Zoning:** Map 43, Grid 10, Parcel 74; Zone: AC

85

86 Recommendation to the Board of Appeals for a Special Exception – The applicant is
 87 seeking a recommendation from the Planning Commission to the Board of Appeals for
 88 Special Exception approval to operate a repurposing facility on a 10.88-acre portion of the
 89 90.233 acre parcel owned by Extreme Enterprises, LLC and is currently being used for a
 90 mining operation and off road outdoor recreation uses. The applicant intends to use 8.65
 91 acres on the east side of the parcel for product recycling and stockpiling of materials and
 92 share the 2.23-acre entry access with the mining operation and the off-road outdoor
 93 recreation use. The applicant intends to construct an open sided 80’ x 200’ pole building
 94 for material storage.

95

96 **Staff Presentation:**
 97 Elisa Deflaux, Planner II

98

99 **Applicant Presentation:**

100 Allen Bryan, Owner / Operator Extreme Enterprises
101 Ryan Showalter, MCallister, Detar Showalter & Walker (MDSW)
102 Sean Callahan, Lane Engineering

103
104 **Public Comment**— None
105

106 **Commissioner Boicourt moved that the Planning Commission make a favorable**
107 **recommendation to the Board of Appeals for approval of the Special Exception #**
108 **21-1721 for Extreme Enterprises, LLC, subject to the staff conditions.**
109 **Commissioner Strannahan seconded the motion. The motion carried unanimously.**
110

111	<u>Vote</u>	5-0
112	FOR:	0- Councill, Strannahan, Boicourt, Ghezzi, Spies
113	AGAINST:	0
114	ABSTAIN:	0
115	ABSENT:	0

- 116
- 117 **b. Applicant:** Talbot County
- 118 **File No.:** Resolution 315
- 119 **Request:** Consideration of consistency with the Talbot County
- 120 Comprehensive Plan
- 121 **Project:** CWSP Amendment - Town of Easton’s Glebe Wastewater
- 122 Treatment Plant: A resolution to amend the Talbot County
- 123 Comprehensive Water and Sewer Plan for the purpose of adding or
- 124 modifying the Talbot County Capital Project for Fiscal Years 2023
- 125 and 2024 to add a new capital project in the amount of \$8.6 million
- 126 for the purpose of replacing the Town of Easton’s Glebe Water
- 127 Treatment Plant with upgraded technology

128
129 Property owner Talbot County, (applicants) filed a request for an Amendment to the
130 Talbot County Comprehensive Water and Sewer Plan for the purpose of adding or
131 modifying the Talbot County Capital Projects for Fiscal Years 2023 and 2024 to add new
132 capital projects in the amount of \$8.6 million for the purpose of replacing the Town of
133 Easton’s Glebe Water Treatment Plant with upgraded technology.
134

135 **Staff Presentation:** Ray Clarke, County Engineer
136 Brennan Tarleton. Assistant Planning Officer
137

138 **Public Comment**—None
139

140 **Commissioner Spies moved that the Planning Commission certify Resolution 315 to**
141 **be consistent with the 2016 Talbot Comprehensive Plan and the seven relevant**
142 **standards in accordance with Environment Article § 9-506 (a) (1) of the Maryland**
143 **Annotated Code. Commissioner Boicourt seconded the motion.**
144

145	<u>Vote</u>	5-0
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146 FOR: 0- Councill, Strannahan, Boicourt, Ghezzi, Spies
147 AGAINST: 0
148 ABSTAIN: 0
149 ABSENT: 0

150
151 **c. Applicant:** Talbot County
152 **File No.:** Resolution 316
153 **Request:** Consideration of consistency with the Talbot County
154 Comprehensive Plan
155 **Project:** CWSP Amendment - Force Main and Vacuum Sensors: A
156 resolution to amend the Talbot County Comprehensive Water and
157 Sewer Plan for the purpose of adding or modifying the Talbot
158 County Capital Projects for Fiscal years 2023 and 2024 to add a
159 new capital project in the amount of \$800,000 for force main
160 pressure sensors and vacuum sensors for the Region I – Unionville,
161 Tunis Mills, and Copperville, Region II – Royal Oak, Newcomb,
162 and Bellevue and Region II – Martinghman Sewer Service Areas
163

164 Property owner Talbot County, (applicants) filed a request for an Amendment to the
165 Talbot County Comprehensive Water and Sewer Plan (CWSP) for the purpose of adding
166 or modifying the Talbot County Capital Projects for Fiscal Years 2023 and 2024 to add a
167 new capital project in the amount of \$800,000 for force main pressure sensors and
168 vacuum sensors for the Region I - Unionville, Tunis Mills, and Copperville, Region II –
169 Royal Oak, Newcomb, and Bellevue and Region II - Martingham Sewer Service Areas.
170

171 **Staff Presentation:** Ray Clarke, County Engineer
172 Brennan Tarleton. Assistant Planning Officer
173

174 **Public Comment**—None
175

176 Commissioner Councill stated for the Record: The Public Works Advisory Board
177 reviewed and recommended the County Council adopt Resolution 316
178

179 **Commissioner Spies moved that the Planning Commission certify Resolution 316 to**
180 **be consistent with the 2016 Talbot Comprehensive Plan and the seven relevant**
181 **standards in accordance with Environment Article § 9-506 (a) (1) of the Maryland**
182 **Annotated Code. Commissioner Strannahan seconded the motion.**
183

184 Vote 5-0
185 FOR: 0- Councill, Strannahan, Boicourt, Ghezzi, Spies
186 AGAINST: 0
187 ABSTAIN: 0
188 ABSENT: 0
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190 **d. Applicant:** Talbot County
191 **File No.:** Resolution 317

192 **Request:** Consideration of consistency with the Talbot County
193 Comprehensive Plan
194 **Project:** CWSP Amendment - Region II Emergency Generator: A
195 resolution to amend the Talbot County Comprehensive Water and
196 Sewer Plan for the purpose of adding or modifying the Talbot
197 County Capital Project for Fiscal Years 2023 and 2024 to add a
198 new capital project in the amount of \$360,000 for a new
199 emergency generator for the region II – Martingham sewer service
200 area and Martingham water system
201

202 Property owner Talbot County, (applicants) filed a request for an Amendment to the
203 Talbot County Comprehensive Water and Sewer Plan (CWSP) for the purpose of adding
204 or modifying the Talbot County Capital Projects for Fiscal Years 2023 and 2024 to add a
205 new capital project in the amount of \$360,000 for a new emergency generator for the
206 Region II – Martingham sewer service area and Martingham water system.
207

208 **Staff Presentation:** Ray Clarke, County Engineer
209

210 **Public Comment-**None
211

212 **Commissioner Strannahan moved that the Planning Commission certify Resolution**
213 **317 to be consistent with the 2016 Talbot Comprehensive Plan and the seven**
214 **relevant standards in accordance with Environment Article § 9-506 (a) (1) of the**
215 **Maryland Annotated Code. Commissioner Boicourt seconded the motion.**
216

217	<u>Vote</u>	5-0
218	FOR:	0- Councill, Strannahan, Boicourt, Ghezzi, Spies
219	AGAINST:	0
220	ABSTAIN:	0
221	ABSENT:	0
222		

223 ***Please note that sequence of the meeting was changed and 4e was heard after 4f***
224

225 **e. Applicant:** Talbot County
226 **File No.:** Resolution 318
227 **Request:** Consideration of consistency with the Talbot County
228 Comprehensive Plan
229 **Project:** CWSP Amendment - Elimination of Septic Systems - Bar Neck
230 and Fairbank: A resolution to amend the Talbot County
231 Comprehensive Water and Sewer Plan for the purpose of adding or
232 modifying the Talbot County Capital Project for Fiscal Years 2023
233 and 2024 to add a new capital project in the amount of \$2.190
234 million to eliminate septic systems in the villages of Bar Neck and
235 Fairbank by extending sewer service from the Region V
236 (Tilghman) wastewater system
237

238 Property owner Talbot County, (applicants) filed a request for an Amendment to the
239 Talbot County Comprehensive Water and Sewer Plan (CWSP) for the purpose of adding
240 or modifying the Talbot County Capital Projects for Fiscal Years 2023 and 2024 to add a
241 new capital project in the amount of \$2.19 million to eliminate septic systems in the
242 villages of Bar Neck and Fairbank by extending sewer service from the Region V
243 (Tilghman) wastewater system.

244
245 **Staff Presentation:** Ray Clarke, County Engineer

246
247 **Public Comment—** Bill Anderson, Public Works Advisory Board

248
249 **Commissioner Spies moved that the Planning Commission certify Resolution 318 to**
250 **be consistent with the 2016 Talbot Comprehensive Plan and the seven relevant**
251 **standards in accordance with Environment Article § 9-506 (a) (1) of the Maryland**
252 **Annotated Code. Commissioner Strannahan seconded the motion.**

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254

<u>Vote</u>	5-0
FOR:	0- Councill, Strannahan, Boicourt, Ghezzi, Spies
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

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260 ***Please note that sequence of the meeting was changed and 4e was heard after 4f***

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262 **f.**

Applicant:	Talbot County
File No.:	Resolution 319
Request:	Consideration of consistency with the Talbot County Comprehensive Plan
Project:	CWSP Amendment - Region V ENR Upgrades and Elimination of Septic Systems: A resolution to amend the Talbot County Comprehensive Water and Sewer Plan for the purpose of adding or modifying the Talbot County Capital Projects for Fiscal Years 2023 and 2024 to add a new capital project in the amount of \$43,688,300 for the Region V (Tilghman) wastewater system Enhanced Nutrient Removal (ENR) upgrades and eliminating septic systems in and around the villages of Sherwood, Wittman, McDaniel, and Claiborne by extending sewer from the Region V (Tilghman) wastewater system

277
278 Property owner Talbot County, (applicants) filed a request for an Amendment to
279 the Talbot County Comprehensive Water and Sewer Plan (CWSP) for the purpose
280 of adding or modifying the Talbot County Capital Projects for Fiscal Years 2023
281 and 2024 to add a new capital project in the amount of \$43,688,300 for the
282 Region V (Tilghman) wastewater system Enhanced Nutrient Removal (ENR)
283 upgrades and eliminating septic systems in and around the villages of Sherwood,

284 Wittman, McDaniel, and Claiborne by extending sewer from the Region V
285 (Tilghman) wastewater system

286
287 **Staff Presentation:** Ray Clarke, County Engineer

288
289 **Public Comment—** Bill Anderson, Public Works Advisory Board

290
291 **Commissioner Boicourt moved that the Planning Commission certify Resolution 319**
292 **to be consistent with the 2016 Talbot Comprehensive Plan and the seven relevant**
293 **standards in accordance with Environment Article § 9-506 (a) (1) of the Maryland**
294 **Annotated Code. Commissioner Spies seconded the motion.**

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<u>Vote</u>	5-0
FOR:	0- Councill, Strannahan, Boicourt, Ghezzi, Spies
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

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302 **g. Applicant:** Talbot County
303 **File No.:** Resolution 320
304 **Request:** Consideration of consistency with the Talbot County
305 Comprehensive Plan
306 **Project:** CWSP Amendment - Region I Grinder Pumps: A resolution to
307 amend the Talbot County Comprehensive Water and Sewer Plan to
308 add or modify the Talbot County Capital Project for Fiscal Years
309 2023 and 2024 to add a new capital project in the amount of
310 \$800,000 for individual grinder pumps in the region I (Unionville,
311 Tunis Mills, Copperville) sewer service area

312
313 Property owner Talbot County, (applicants) filed a request for an Amendment to the
314 Talbot County Comprehensive Water and Sewer Plan (CWSP) for the purpose of adding
315 or modifying the Talbot County Capital Projects for Fiscal Years 2023 and 2024 to add a
316 new capital project in the amount of \$800,000 for individual grinder pumps in the Region
317 I (Unionville, Tunis Mills, Copperville) sewer service area.

318
319 **Staff Presentation:** Ray Clarke, County Engineer

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322 **Public Comment—**None

323
324 **Commissioner Strannahan moved that the Planning Commission certify Resolution**
325 **320 to be consistent with the 2016 Talbot Comprehensive Plan and the seven**
326 **relevant standards in accordance with Environment Article § 9-506 (a) (1) of the**
327 **Maryland Annotated Code. Commissioner Spies seconded the motion.**

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<u>Vote</u>	5-0
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330 FOR: 0- Councill, Strannahan, Boicourt, Ghezzi, Spies
331 AGAINST: 0
332 ABSTAIN: 0
333 ABSENT: 0
334

- 335 **h. Applicant:** Talbot County
336 **File No.:** Resolution 321
337 **Request:** Consideration of consistency with the Talbot County
338 Comprehensive Plan
339 **Project:** CWSP Amendment - Region V Sewer Collection System
340 Improvements: A resolution to amend the Talbot County
341 Comprehensive Water and Sewer Plan for the purpose of adding or
342 modifying the Talbot County Capital Project for Fiscal Years 2023
343 and 2024 for the purpose of adding a new capital project in the
344 amount of \$1.5 million for sewer collection system improvements
345 for the Region V (Tilghman) sanitary district
346

347 Property owner Talbot County, (applicants) filed a request for an Amendment to the
348 Talbot County Comprehensive Water and Sewer Plan (CWSP) for the purpose of adding
349 or modifying the Talbot County Capital Projects for Fiscal Years 2023 and 2024 to add a
350 new capital project in the amount of \$1.5 million for sewer collection system
351 improvements for the Region V (Tilghman) sanitary district.
352

353 **Staff Presentation:** Ray Clarke, County Engineer
354
355

356 **Public Comment—None**
357

358 **Commissioner Spies moved that the Planning Commission certify Resolution 321 to**
359 **be consistent with the 2016 Talbot Comprehensive Plan and the seven relevant**
360 **standards in accordance with Environment Article § 9-506 (a) (1) of the Maryland**
361 **Annotated Code. Commissioner Boicourt seconded the motion**
362

363 Vote 5-0
364 FOR: 0- Councill, Strannahan, Boicourt, Ghezzi, Spies
365 AGAINST: 0
366 ABSTAIN: 0
367 ABSENT: 0
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371 **i. Applicant:** Talbot County
372 **File No.:** Resolution 322
373 **Request:** Consideration of consistency with the Talbot County
374 Comprehensive Plan

375 **Project:** CWSP Amendment – Kemp: A resolution to amend the Talbot
376 County Comprehensive Water and Sewer Plan for the purpose of
377 reclassifying and remapping certain real property located on
378 Unionville Road, Easton, Maryland, shown on Tax Map 24, as
379 Parcel 129, from Unprogrammed to “S-1” Immediate Priority
380 Status

381
382 Property owner Robert L. Kemp, Jr. and Richard C. Kemp, (applicants) filed a request for
383 an Amendment to the Talbot County Comprehensive Water and Sewer Plan for a change
384 of Priority Status to reclassify and remap certain real property shown on Tax Map 24 as
385 Parcel 129. This change is proposed to be from un-programmed to an "S-1" immediate
386 priority status. The property is currently undeveloped. The County Engineer confirmed
387 the feasibility of public sewer extension and requested the Office of Law to prepare a
388 Resolution for the County Council’s consideration of introduction. The Resolution states
389 that the connection to public sewer will not increase the number of allocations for public
390 sewer and as a result of the reallocation of the sewer connection from Map 24, Parcel
391 118, Lot 11A to Map 24, Parcel 129. Sewer service for the property will be provided
392 from the Region II Wastewater Treatment Plant in St. Michaels with an allocation of one
393 (1) Equivalent Dwelling Unit (EDU) of sewer capacity with a peak flow limited to two
394 hundred fifty (250) gallons per day per EDU.

395
396 **Staff Presentation:** Ray Clarke, County Engineer

397
398 **Public Comment—**None

399
400 **Commissioner Spies moved that the Planning Commission certify Resolution 322 to**
401 **be consistent with the 2016 Talbot Comprehensive Plan and the seven relevant**
402 **standards in accordance with Environment Article § 9-506 (a) (1) of the Maryland**
403 **Annotated Code. Commissioner Boicourt seconded the motion**

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405

<u>Vote</u>	5-0
FOR:	0- Councill, Strannahan, Boicourt, Ghezzi, Spies
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

410
411 **j. Applicant:** Talbot County (**Postponed by Applicant**)
412 **File No.:** Resolution 323
413 **Request:** Consideration of consistency with the Talbot County
414 Comprehensive Plan
415 **Project:** CWSP Amendment - Kirkham Station: A resolution to amend the
416 Talbot County Comprehensive Water and Sewer Plan for the
417 purpose of reclassifying and remapping certain real property
418 located on St. Michaels Road (Maryland Route 33), Easton,
419 Maryland and shown on Tax Map 33 as Parcels 38 and 105 from
420 Unprogrammed to “S-1” Immediate Priority Status

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- k. Applicant:** Talbot County
- File No.:** Resolution 324
- Request:** Consideration of consistency with the Talbot County Comprehensive Plan
- Project:** CWSP Amendment - Stevenson and McEachern: A resolution to amend the Talbot County Comprehensive Water and Sewer Plan for the purpose of reclassifying and remapping certain real property located at 26491 Royal Oak Road (Maryland Route 329), Royal Oak, Maryland and shown on Tax Map 41 as Parcel 156 and certain real property located on Royal Oak Road (Maryland Route 329), Royal Oak, Maryland and shown on Tax Map 41 as Parcel 233, Lot 1 from Unprogrammed to “S-1” Immediate Priority Status

Applicants and property owners, Jimmy F. McEachern (P. 156) and Thomas H. Stevenson et al (P. 233, Lot 1), filed a request for an Amendment to the Talbot County Comprehensive Water and Sewer Plan for a change of Priority Status to reclassify and remap certain real properties located at 26491 Royal Oak Road, Easton, Maryland, 21601 and Undeveloped Lot 1 to the southeast of 26491 Royal Oak Road. The parcels are shown on Tax Map 41 as Parcel 156 and 233, respectively. Parcel 156 consists of 2.473 acres and Parcel 233 consists of 3.84 acres. This change is proposed to be from unprogrammed to an "S-1" immediate priority status. The property, 26491 Royal Oak Road is currently served by an on-site sewage disposal system. The County Engineer confirmed the feasibility of public sewer extension and requested the Office of Law to prepare a Resolution for the County Council’s consideration of introduction. The Resolution states that the connection to public sewer provides a long-term solution to address anticipated future failures on the current system for Map 41, Parcel 156. Sewer service for the properties will be served from the Region II Wastewater Treatment Plant in St. Michael’s with an allocation of one (1) Equivalent Dwelling Unit (EDU) of sewer capacity per each request with a peak flow limited to two hundred fifty (250) gallons per day per EDU for each parcel.

Staff Presentation: Brennan Tarleton. Assistant Planning Officer

Public Comment—Leslie Stevenson, property owner

Commissioner Spies moved that the Planning Commission certify Resolution 324 to be consistent with the 2016 Talbot Comprehensive Plan and the seven relevant standards in accordance with Environment Article § 9-506 (a) (1) of the Maryland Annotated Code. Commissioner Strannahan seconded the motion.

<u>Vote</u>	<u>4-1</u>
FOR:	0- Councill, Strannahan, Ghezzi, Spies
AGAINST:	0
ABSTAIN:	1- Boicourt
ABSENT:	0

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- I. Applicant:** Talbot County
- File No.:** Resolution 325
- Request:** Consideration of consistency with the Talbot County Comprehensive Plan
- Project:** CWSP Amendment – Stockhausen: A resolution to amend the Talbot County Comprehensive Water and Sewer Plan for the purpose of reclassifying and remapping certain real property located at 26383 Royal Oak Road (Maryland Route 329), Easton, Maryland and shown on Tax Map 41 as Parcel 214 from Unprogrammed to “S-1” Immediate Priority Status

Property owner Lawrence C. and Carole R. Stockhausen, (applicants) filed a request for an Amendment to the Talbot County Comprehensive Water and Sewer Plan for a change of Priority Status to reclassify and remap certain real property located at 26383 Royal Oak Road, Easton, Maryland, 21601 and shown on Tax Map 41 as Parcel 214. This property is 19.82 acres +/- . This change is proposed to be from un-programmed to an "S-1" immediate priority status. The property was served by an on-site sewage disposal system, until the residence was demolished in March 2022. The Stockhausen’s intend to build a new residence on the property. The County Engineer confirmed the feasibility of public sewer xtension and requested the Office of Law to prepare a Resolution for the County Council’s consideration of introduction. The Resolution states that the connection to public sewer provides a long-term solution to address anticipated future failures of a septic system. Sewer service for the property will be served from the Region II Wastewater Treatment Plant in St. Michael’s with an allocation of one (1) Equivalent Dwelling Unit (EDU) of sewer capacity with a peak flow limited to two hundred fifty (250) gallons per day per EDU

Staff Presentation: Brennan Tarleton. Assistant Planning Officer

Public Comment— None

Commissioner Spies moved that the Planning Commission certify Resolution 325 to be consistent with the 2016 Talbot Comprehensive Plan and the seven relevant standards in accordance with Environment Article § 9-506 (a) (1) of the Maryland Annotated Code. Commissioner Boicourt seconded the motion.

Vote	5-0
FOR:	0- Councell, Strannahan, Ghezzi, Spies, Boicourt
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

Please note that sequence of the meeting was changed and 4P was heard after 4M

513 **m. Applicant:** Talbot County
514 **File No.:** Resolution 326
515 **Request:** Consideration of consistency with the Talbot County
516 Comprehensive Plan
517 **Project:** CWSP Amendment - Preserve at Wye Mills Wastewater Treatment
518 Plant: A resolution to amend the Talbot County Comprehensive
519 Water and Sewer Plan to authorize Talbot County, Maryland's
520 acquisition of the wastewater treatment plant serving the Preserve
521 at Wye Mills with the wastewater treatment plant being located at
522 Rustling Oaks Drive, Wye Mills, Maryland 21679, described as
523 Tax Map 01, Parcel 98.
524

525 Property owner Talbot County, (applicants) filed a request for an Amendment to the
526 Talbot County Comprehensive Water and Sewer Plan (CWSP) to authorize Talbot
527 County, Maryland's acquisition of the wastewater treatment plant serving the Preserve at
528 Wye Mills with the wastewater treatment plant being located at Rustling Oaks Drive,
529 Wye Mills, Maryland 21679, described as Tax Map 01, Parcel 98.
530

531 **Staff Presentation:** Brennan Tarleton. Assistant Planning Officer
532 Ray Clarke, County Engineer
533

534 **Public Comment—** None
535

536 **Commissioner Spies moved that the Planning Commission certify Resolution 326 to**
537 **be consistent with the 2016 Talbot Comprehensive Plan and the seven relevant**
538 **standards in accordance with Environment Article § 9-506 (a) (1) of the Maryland**
539 **Annotated Code. Commissioner Boicourt seconded the motion.**
540

541 Vote 4-1
542 FOR: 0- Strannahan, Ghezzi, Spies, Boicourt
543 AGAINST: 0
544 ABSTAIN: 1- Councill
545 ABSENT: 0
546

547 **n. Applicant:** Talbot County
548 **File No.:** Resolution 327
549 **Request:** Consideration of consistency with the Talbot County
550 Comprehensive Plan
551 **Project:** CWSP Amendment - Lakeside - Wastewater Treatment - Section
552 1, Phase 1: A resolution to amend the Talbot County
553 Comprehensive Water and Sewer Plan for the purposes of
554 providing that start-up wastewater treatment for Phase 1, Section 1
555 of the Lakeside Project and its treated effluent shall at least meet
556 Enhanced Nutrient Removal Standards and further providing that
557 connection to the existing Trappe Wastewater System is
558 conditioned in part upon the existing system not having any

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outstanding Maryland Department of the Environment enforcement actions, consent orders, or violations

Resolution 327 (Resolution), introduced by Council member Price, proposes to amend the Plan regarding the connection of the start-up phase of the Lakeside project to the existing Trappe WWTP. More specifically, the amendment states that the start-up wastewater treatment for the Lakeside Project and its treated effluent shall at least meet ENR standards, whether provided by a modular ENR Membrane BIO-Reactor (MBR) WWTP or other technology, capable of operating at the initial development flow rates, or by a direct connection to the existing Trappe WWTP. In addition, connection to the existing Trappe WWTP is subject to the existing Trappe WWTP not having any outstanding MDE enforcement actions, consents, orders, or violations.

Staff Presentation: Miguel Salinas, Planning Officer

Public Comment— Ryan Showalter, MDSW

Commissioner Boicourt moved that the Planning Commission certify Resolution 327 to be consistent with the 2016 Talbot Comprehensive Plan and the seven relevant standards subject to the addition of language at the end of the sentence requiring that the existing Trappe Wastewater system meet Enhanced Nutrient Removal Standards. Commissioner Ghezzi seconded the motion.

Vote	4-1
FOR:	0- Strannahan, Ghezzi, Boicourt, Councill
AGAINST:	0
ABSTAIN:	1- Spies
ABSENT:	0

- o. Applicant:** Talbot County
- File No.:** Resolution 328
- Request:** Consideration of consistency with the Talbot County Comprehensive Plan
- Project:** CWSP Amendment - Amendment Procedures: A resolution to amend the Talbot County Comprehensive Water and Sewer Plan to revise Chapter Three – Amendment Procedures

Chapter 3 (Amendment Procedures) of the Plan sets forth the procedures for amendments. Applications for and amendment for the priority classification of water and sewer service and planning areas and for extension or installation of water and/or sewer utilities are submitted to the controlling authority of the publicly owned treatment works for processing prior to being received for introduction by resolution of the County Council on the first convening legislative day of December, March, June, or September. The Resolution proposes to amend the Plan for the purpose of providing that the application procedures set forth in

605 Chapter 3 shall not apply to CWSP amendments initiated by the County, which
606 may be introduced on any legislative day with the calendar year.

607
608 **Staff Presentation:** Ray Clarke, County Engineer
609 Miguel Salinas, Planning Officer
610

611 **Public Comment—** None
612

613 **Commissioner Spies moved that the Planning Commission certify Resolution 328 to**
614 **be consistent with the 2016 Talbot Comprehensive Plan and the seven relevant**
615 **standards in accordance with Environment Article § 9-506 (a) (1) of the Maryland**
616 **Annotated Code. Commissioner Strannahan seconded the motion.**
617

618	<u>Vote</u>	<u>5-0</u>
619	FOR:	0- Strannahan, Ghezzi, Boicourt, Councill, Spies
620	AGAINST:	0
621	ABSTAIN:	0
622	ABSENT:	0

623
624 ***Please note that sequence of the meeting was changed and 4P was heard after 4M***
625

626 **p. Applicant:** Historic Bed-and-Breakfast George Brooks House, Rolles Range
627 Road, St. Michaels, Maryland
628 **File No.:** C-723
629 **Request:** Text Amendment
630 **Project:** The applicant proposes to amend the text of § 190-33.3, Talbot
631 County Code, to allow an increase in the number of bedrooms a
632 Bed-and-Breakfast is permitted to have. The text amendment
633 would also allow historic Bed-and-Breakfasts in the Critical Area
634 to utilize existing on-site structures to provide guest rooms.
635

636 **Staff Presentation:** Miguel Salinas, Planning Officer
637

638 **Applicant Presentation:** William Workman, Owner/ Operator, Gerge Brooks House
639 Brendan Mullaney, MDSW
640

641 **Public Comment—** None
642

643 **Commissioner Ghezzi moved that the Planning Commission continue Text**
644 **Amendment C-723 at the June 1, 2022 Planning Commission meeting.**
645 **Commissioner Boicourt seconded the motion.**

646	<u>Vote</u>	<u>5-0</u>
647	FOR:	0- Strannahan, Ghezzi, Boicourt, Councill, Spies
648	AGAINST:	0
649	ABSTAIN:	0
650	ABSENT:	0

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- q. Applicant:** 6670 Cedar Cove, LLC- **Postponed**
- File No.:** C-724
- Request:** Text Amendment
- Project:** The applicant proposes to add a new land use and definition for "Rural Retreat" to § 190-78, Talbot County Code, permit such use in the RC zoning district (§ 190-25.2.D) and to include performance and parking standards associated with the use (§ 190-29 and § 190-41.3, Table V-6).

5. Discussion Items— None

6. Staff Matters— None

7. Work Sessions— None

8. Commission Matters —

- a. Kirkham Station is currently on the May 4, 2022 Planning Commission Agenda. Miguel Salinas and Brennan Tarleton will not be in attendance for that meeting.
- b. The County Council will be making a decision on the Solar Energy Moratorium. Miguel Salinas is meeting with the Planning Commission regarding research for the Text Amendment

9. Adjournment— Commissioner Councill adjourned the meeting at 1:45 pm.