



Talbot County Planning Commission
Final Decision Summary
Wednesday, February 1, 2023 at 9:00 a.m.
Bradley Meeting Room
11 N. Washington Street, Easton

Archived audio of the meeting is available at:

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

Attendance:

17 <u>Commission Members:</u>	23 <u>Staff:</u>
18 Phillip “Chip” Councill, Chairman	24 Elisa Deflaux, Planner II
19 William Boicourt	25 Andy Meehan, Commission Attorney
20 Paul Spies	26 Jennifer Collins, Administrative Assistant
21 James Corson	

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

2. **Decision Summary Review**

- a. January 4, 2023—The Commission noted the following corrections to the draft decision summary:
- Line 80; correct agent “Chris Waters”

Commissioner Spies moved to approve the January 4, 2023 as amended.
Commissioner Corson seconded the motion.

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

3. **Old Business**

- a. **Applicant:** **Marc Duffy-Postponed to March 1, 2023**
File No: SP636
Agent: Chris Waters, Davis Bowen and Friedel
Request: Major Site Plan—Construction of driveway and equipment to

51 support the operation of an aquaculture oyster farm
52 Waiver – Alternate Landscape Plan
53 **Location:** 8311 Diamondback Cove Rd, Easton, MD 21601
54 Tax Map 33, Grid 08, Parcel 081
55 **Zoning:** RC/CAO
56

57 **4. New Business**
58

59 **a. Applicant:** Troy and Joi Miller
60 **Agent:** N/A
61 **File No.:** MVAR-23-1
62 **Request:** Recommendation to the Planning Officer to approve Minor
63 Variance for attached porch in the setback
64 **Location:** 21454 Coopertown Rd, Tilghman, MD 21671
65 Tax Map 44A, Grid 00, Parcel 215
66 **Zoning:** VM
67

68 The applicants are seeking a recommendation from the Planning Commission for minor
69 variance of the 25’ front setback from Coopertown Rd to 22’ for a 224 square foot addition to
70 an existing residence for the purpose of adding an unheated front porch. The current residence
71 exists approximately 30’ at its closest point to Coopertown Rd. Should the Planning
72 Commission recommend approval of the Minor Variance, staff recommends the following
73 conditions
74

- 75 1. The applicant shall make an application to the Office of Permits and Inspections,, and
76 follow all rules, procedures, and construction timelines as outlined regarding new
77 construction.
78
- 79 2. The applicant shall commence construction of the proposed improvements within
80 eighteen (18) months from the date of the Planning Office’s “Notice to Proceed”.
81

82 **Staff Presentation:**
83 Elisa Deflaux, Planner II
84

85 **Applicant Presentation:**
86 Troy and Joi Miller
87

88 **Public Comment:** None
89

90 **Commissioner Corson moved that the Planning Commission recommend to the**
91 **Planning Officer approval of Minor Variance # MCAV-23-1 for Troy and Joi Miller**
92 **at 21454 Coopertown Rd, Tilghman, MD 21671; subject to staff conditions.**
93 **Commissioner Boicourt seconded the motion.**
94

95 **Vote** 4-0
96 **FOR:** 4- Councill, Boicourt, Spies, Corson

97 **AGAINST: 0**
98 **ABSTAIN: 0**
99 **ABSENT: 0**

100
101 **5. Discussion Items**-None

102
103 **6. Discussion Items**-None

104
105 **7. Work Sessions**

106
107 **a.** Joint work session with the Public Works Advisory Board on February 1, 2023 at
108 1:00 p.m. in the Bradley meeting Room to discuss goals and objectives, scope of
109 work and information collected from the recent meetings with the Town's for the
110 Comprehensive Water and Sewer Plan Update

111
112 **8. Commission Matters**-None

113
114 **9. Adjournment**– Commissioner Councill adjourned the meeting at 9:10 am.