



**Talbot County Planning Commission**  
**Final Decision Summary**

Wednesday, July 6, 2022 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:**

Commission Members:

Phillip “Chip” Cuncell, Chairman  
Michael Strannahan, Vice Chairman  
Lisa Ghezzi  
William Boicourt, via teleconference  
Paul Spies

Staff:

Brennan Tarleton, Acting Planning Officer  
Elisa Deflaux, Planner II  
Bryce Yelton, Planner II  
Ray Clarke, County Engineer  
Mike Mertaugh, Assistant County Engineer  
Andy Meehan, Commission Attorney

**\*\*Please note that sequence of the meeting was changed. In reference to the video the order was as follows:**

**4A ,4D,4F,4B,4C Discussion, Staff Matters, Work Sessions, Commission Matters  
Break, 4F,4E**

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

**2. Decision Summary Review**—

June 1, 2022-

**Commissioner Strannahan moved to approve the June 1, 2022 Decision Summary.**

**Commissioner Strannahan seconded the motion.**

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

June 15, 2022- The Commission noted the following correction to the draft decision summary:

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a. William Boicourt was not in attendance.

**Commissioner Strannahan moved to approve the June 15, 2022 Decision Summary with amendments. Commissioner Spies seconded the motion.**

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

**3. Old Business – None**

**4. New Business**

- a. Applicant:** Marc Duffy
- File No.:** SP636
- Agent:** Chris Waters, Davis Bowen and Friedel
- Request:** Major Site Plan—Construction of driveway equipment to support the operation of an aquaculture oyster operation  
Waiver- Landscaping
- Location:** 8311 Diamondback Cove Rd, Easton, MD 21601  
Tax Map 33, Grid 08, Parcel 081
- Zoning:** RC/CAO

The applicant is seeking Planning Commission approval of a Major Site Plan to occupy 3,158 square feet of total permanent disturbance area, both inside and outside of the 200 foot shoreline development buffer (Buffer) to install a 6’ wide cart path, two (2) 10’ x 10’ setting tanks, a 5’ x 5’ pump house, and a 3’ x 20’ nursery to operate an oyster aquaculture operation. Staff recommends the following conditions:

1. The applicant shall comply with and address all outstanding issues and TAC comments from the June 8, 2022 meeting.
2. The applicant shall take all of the required steps and acquire all necessary approvals, including any additional waivers necessary, required for a Site Plan and Landscaping Plan as spelled out in the Talbot County Code.
3. The applicant will obtain all State Permits required to commence the oyster aquaculture use prior to Final Site Plan approval.

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

**Applicant Presentation:**  
Chris Waters, Davis Bowen and Friedel  
Marc Duffy, Property Owner

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**Public Comment:**  
Wayne and Josephine Shaner  
Michael and Virginia Borner  
Chris Drummond, Chris Drummond Law Office  
David Welch

**Commissioner Ghezzi moved to continue #SP 636 Major Site Plan for Marc Duffy until the applicant addresses the concerns of the Planning Commission, staff and the community. Commissioner Spies seconded the motion.**

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

- b. Applicant: Talbot County**
- Request:** A Resolution to amend the Talbot County Water and Sewer Plan for the purpose of adding and modifying the Talbot County Capital Project for fiscal years 2023 and 2024 to add a new capital project in the amount of \$1.5 million for the construction of a new south well for the Town of Easton.

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

**Public Comment—** None

**Commissioner Spies moved to certify Resolution 330 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>5-0</u>
FOR:	5- Councell, Strannahan, Boicourt, Ghezzi, Spies
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

- c. Applicant: Talbot County**
- Request:** A Resolution to amend the Talbot County Water and Sewer Plan for the purpose of reclassifying and remapping two parcels of Real Property located at 29659 Matthewstown Rd (MD Route 328). Easton MD Shown on Tax

145 Map 26 as Parcel 45 and located on Camac Street, Easton MD, Shown on Tax  
146 Map 26 as Parcel 186, from “W-2” and “S-2”, Planned water and sewer service in  
147 3 to 5 years, to “W-1” and “S-1”, immediate priority status  
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149 **Staff Presentation:**

150 Ray Clarke, County Engineer  
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152 **Public Comment:**

153 Brett Ewing, Lane Engineering  
154 Lynn Thomas, Town of Easton  
155 Sharon VanEmburch, Town of Easton  
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157 **Commissioner Spies moved to certify Resolution 331 to be consistent with the**  
158 **2016 Talbot Comprehensive Plan and the seven relevant standards in**  
159 **accordance with Environment Article § 9-506(a)(1) of the Maryland**  
160 **Annotated Code. Commissioner Strannahan seconded the motion.**  
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162	<u>Vote</u>	5-0
163	FOR:	5- Councill, Strannahan, Boicourt, Ghezzi, Spies
164	AGAINST:	0
165	ABSTAIN:	0
166	ABSENT:	0

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168 **d. Applicant: Talbot County Country Club c/o Willard Parker**

169 **File No.: TEXT-1**

170 **Request:** A Bill to Amend the Talbot County Code Section 190-78 "Terms  
171 Defined" to add a definition of the term "Country Club" and Section 190- 48.3 to  
172 add a new Subsection "F. Expansion of the uses and structures of a country club  
173 in the RC District"  
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175 **Staff Presentation:**

176 Bryce Yelton, Planner II  
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178 **Applicant Presentation:**

179 Willard Parker, Parker Counts  
180 Steve Carns, Board of Governors current president  
181 Rob McWilliams, General Manager  
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183 **Public Comment— None**  
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185 **Commissioner Strannahan move that the Planning Commission recommend**  
186 **to the County Council approval of the Country Club text amendment.**  
187 **Commissioner Ghezzi seconded the motion.**  
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189	<u>Vote</u>	5-0
190	FOR:	5- Councill, Strannahan, Boicourt, Ghezzi, Spies

191 AGAINST: 0  
192 ABSTAIN: 0  
193 ABSENT: 0

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195 **Commissioner Strannahan moved that the Planning Commission certify that**  
196 **the Country Club amendment is consistent with the 2016 Talbot**  
197 **Comprehensive Plan and accordance with the Talbot County Code.**  
198 **Commissioner Spies seconded the motion.**

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200 Vote 5-0  
201 FOR: 5- Councill, Strannahan, Boicourt, Ghezzi, Spies  
202 AGAINST: 0  
203 ABSTAIN: 0  
204 ABSENT: 0

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206 **e. Applicant: Ryan Showalter**  
207 **File No.: TEXT-3**

208 **Request:** A Bill to amend the Talbot County Code Sections 190-  
209 15 "Critical Area Overlay District (CAO)," 190-31 "Marine Uses," 190-33  
210 "Accessory uses," and 190-78 "Terms defined" regarding erosion control  
211 measures, piers and riparian structures"

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213 **Staff Presentation:**

214 Brennan Tarleton, Acting Planning Officer

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216 **Applicant Presentation:**

217 Ryan Showalter, Mcallister Detar Showalter & Walker  
218 Chris Moore, Weems Brothers, Inc

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220 **Public Comment**—Bruce Armistead, Armistead, Lee, Rust & Wright

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222 **Based on the discussions between the Commission, the applicant and staff, the**  
223 **Commission unanimously agreed and gave direction to the applicant to work**  
224 **with staff and the Commission attorney to revise the proposed language based**  
225 **on the discussions within this meeting.**

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227 **f. Applicant: Talbot County**

228 **Request:** Consideration of amended language to the Talbot County  
229 Code Section 190-32.4 "Solar Energy Systems".

230 **Staff Presentation:**

231 Brennan Tarleton, Acting Planning Officer

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233 **Public Comment**

234 John Forgash, Sol Harvest Energy  
235 Bruce Armistead, Armistead, Lee, Rust & Wright  
236 Ryan Showalter, McAllister, Detar, Showalter & Walker

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Carole Bean, Eastern Shore Land Cnservancy

The Commission discussed the proposed language with the applicant, community members, staff and legal counsel. The Commission requested changes to the proposed language. Application was continued until 2:00 pm. Andy Meehan, Commission Attorney provided a revised draft of the proposed language.

**Commissioner Ghezzi moved to accept the revised proposed language and recommend to the County Council that the amended language is consistent with the 2016 Talbot Comprehensive Plan and the Talbot County Code**

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

**5. Discussion Items**

- a. The Commission requested that staff look into and evaluate possible revisions to Chapter 190 to possibly add cottage industry standards to the aquaculture land use classification; or potentially adding aquaculture to the cottage industry uses classification.
- b. The County Water and Sewer Plan update contract

**6. Staff Matters—**

- a. Staff has two current open positions that they are actively looking to fill.

**7. Work Sessions— None**

**8. Commission Matters — None**

**9. Adjournment—** Commissioner Councill adjourned the meeting at 4:05 pm.