



Talbot County Planning Commission
Decision Summary
Wednesday, June 7, 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/MeetingVideos)
(talbotcountymd.gov)

Attendance:

17 <u>Commission Members:</u>	22 <u>Staff:</u>
18 Phillip “Chip” Councill, Chairman	23 Brennan Tarleton, Planning Officer
19 Michael Strannahan, Vice Chairman	24 Bryce Yelton, Assistant Planning Officer
20 James Corson	25 Mike Mertaugh, Assistant County Engineer
21	26 Rebecca Guay, Commission Attorney
	27 Andy Meehan, Commission Attorney

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

2. Decision Summary Review

- a.** May 3, 2023 —The Commission noted the following corrections to the draft decision summary:
- Line 39; Correction: Commissioner Strannahan seconded the motion

Commissioner Strannahan moved to approve the May 3, 2023 as amended.
Commissioner Corson seconded the motion.

Vote 3-0
FOR: 3- Councill, Strannahan, Corson
AGAINST: 0
ABSTAIN: 0
ABSENT: 2-Boicourt, Spies

*** Please note that sequence was changed at the meeting. The sequence was 4a then 3a. (4b postponed by applicant).**

3. Old Business-

- a. Applicant: 5001 SHR, L.C**

52 **File No:** **CC-22-1**
53 **Agent(s):** Ryan Showalter, MDSW
54 Brett Ewing, Lane Engineering, LLC.
55 **Request:** The applicant is seeking a recommendation from the Planning to
56 the County Council for the granting of supplemental growth
57 allocation from Talbot County for the purpose of reclassifying
58 approximately 65.977 acres of land located in the Critical Area,
59 designated as Resource Conservation Area to be reclassified as
60 Intensely Developed Area.
61 **Location:** Oxford Road, Easton, Maryland
62 Tax Map 42, Grid 4, Parcel 57
63 **Zoning:** R-10A
64

65 Chairman Councill stated that there are only three members of the Planning Commission
66 in attendance today. The absent Planning Commissioner members will review the
67 written and verbal public comments prior to the July 2023 Planning Commission
68 meeting.
69

70 **Staff Presentation:**
71 Brennan Tarleton, Talbot County Planning Officer
72

73 **Applicant Presentation:**
74 Ryan Showalter, MDSW
75 Brett Ewing, Lane Engineering, LLC.
76

77 **Public Comment:**
78 Alan Girard, Chesapeake Bay Foundation
79 Thomas Ledvina, Papermill Crossing HOA
80 Tim Springer
81 Bob Greenlee
82 Alexandra Myers
83 Dan Watson
84 Robert Camozzo
85 Chris Koch
86 Ronald Frei
87 Harry Slaughter
88 Owen Bailey, Eastern Shore Land Conservancy
89 Tony Newell
90 James Wilcox
91 Dennis Rosen
92 Bruce Gordon
93 Reginald Taylor
94 William Anderson
95 Tom Alspach, Talbot Reservation Alliance
96 Sam Mc Elroy
97 Marjory Hardy- Sheldon

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Commissioner Strannahan moved that the Planning Commission table the supplemental growth allocation application, #CC-22-1 until the July 2023 Planning Commission meeting. The record will remain open. Commissioner Corson seconded the motion.

Vote 3-0
FOR: 3- Councill, Strannahan, Corson
AGAINST: 0
ABSTAIN: 0
ABSENT: 2-Boicourt, Spies

4. New Business

- a. Applicant: Department of Planning and Zoning**
- Staff: Anne Roane, Planner III**
- Request: Recommendation to the County Council**
- Project: Maryland Agricultural Land Preservation Foundation (MALPF) easement applications for fiscal year 2024**

Staff Presentation:
Anne Roane, Planner III

Public Comment: None

Commissioner Strannahan moved that the Planning Commission move into close session to discuss real estate matters regarding the Maryland Agricultural Land Preservation Foundation (MALPF) easement applications and to seek additional legal advice. Commissioner Corson seconded the motion.

Vote 3-0
FOR: 3- Councill, Corson, Strannahan
AGAINST: 0
ABSTAIN: 0
ABSENT: 2-Boicourt, Spies

Commissioner Strannahan moved that the Planning Commission return to open session. Commissioner Corson seconded the motion.

Vote 3-0
FOR: 3- Councill, Corson, Strannahan
AGAINST: 0
ABSTAIN: 0
ABSENT: 2-Boicourt, Spies

143 Commissioner Strannahan moved that the Planning Commission recommend to the
144 Talbot County Council approval of the presented list of Maryland Agricultural
145 Land Preservation Foundation (MALPF) easement applications for fiscal year 2024.
146 Commissioner Corson seconded the motion.
147

148 **Vote** 3-0
149 **FOR:** 3- Councill, Corson, Strannahan
150 **AGAINST:** 0
151 **ABSTAIN:** 0
152 **ABSENT:** 2-Boicourt, Spies
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154 **b. Applicant:** 25879 Royal Oak LLC -Postponed
155 **File No.:** SUB-23-2
156 **Agent:** Brett Ewing, Lane Engineering
157 **Request:** Preliminary Major Subdivision
158 **Location:** 7048 Thorneton Rd, Easton MD 21601
159 Tax Map 40, Parcel 179
160 **Zoning:** VH
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162 **5. Discussion Items** – None
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164 **6. Staff Matters** – None
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166 **7. Work Sessions** –None
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168 **8. Commission Matters**– Introduction of Rebecca Guay. Ms. Guay will be the Planning
169 Commission attorney.
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171 **9. Adjournment**– Commissioner Councill adjourned the meeting at 11:05 am.