



**Talbot County Planning Commission**  
**Final Decision Summary**  
Wednesday, May 3, 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>	23 <u>Staff:</u>
18 Phillip “Chip” Councill, Chairman	24 Brennan Tarleton, Planning Officer
19 Michael Strannahan, Vice Chairman	25 Bryce Yelton, Planner II
20 Paul Spies	26 Ray Clarke, County Engineer
21 James Corson	27 Andy Meehan, Commission Attorney
22	28 Jennifer Collins, Administrative Assistant

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

**2. Decision Summary Review**

- a.** April 5, 2023—The Commission noted the following corrections to the draft decision summary:
- Line 245; Correct typo, remove the word “he”

**Commissioner Corson moved to approve the April 5, 2023 as amended.**

**Commissioner Strannahan seconded the motion.**

**Vote            3-0**

**FOR:            3- Councill, Strannahan, Corson**

**AGAINST:    0**

**ABSTAIN:    0**

**ABSENT:     2-Boicourt, Spies**

**3. Old Business- None**

**4. New Business**

- a. Applicant:** Talbot County \*POSTPONED

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**Request:**        **Resolution 338-** A resolution to amend the Talbot County Comprehensive Water and Sewer Plan (CWSP) for consistency with discharge permit No. 19-DP-3460, issued by the Maryland Department of the Environment on October 27, 2022 and to require that any future expansion of the new Lakeside waste water treatment plant shall require an amendment to the CWSP.

**Commissioner Strannahan moved that the Planning Commission table Resolution 338, Commissioner Corson seconded the motion.**

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

- **Commissioner Spies arrived**

**b. Applicant:**    **Talbot County**  
**Request:**        **Resolution 339** – A resolution to amend the Talbot County Comprehensive Water and Sewer Plan to reclassify and remap certain real properties in and around the villages of Bar Neck and Faribank from Unporgrammed to “S-1” immediate priority status for sewer service from the Region V (Tilghman) wastewater system.

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

**Commissioner Corson moved that the Planning Commission recommend to the Talbot County Council approval of Resolution 339; subject to staff conditions. Commissioner Strannahan seconded the motion.**

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

**c. Applicant:**    **Town of Easton**  
**Request:**        **Resolution 342** – A resolution concerning the proposed annexation by the Town of Easton, Maryland (The “Town”) of certain real property located on the northside of Port Street at Easton Point, consisting of 4.743 acres of land and 0.156 acres of land, more or less (collectively, the “Properties”), finding that the Properties’ proposed rezoning from Talbot County’s Limited Industrial (“LI”)

98 zoning to the Town’s Mixed-use Waterfront (“MXW”) zoning  
99 upon their annexation will result in substantially different use or  
100 substantially higher density, exceeding 50%, than could be granted  
101 for proposed development under the County’s LI zoning, and  
102 waiving the five-year hold in accordance with § 4-416 of the Local  
103 Government Article of the Annotated Code of Maryland.

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105 **Staff Presentation:**

106 Brennan Tarleton, Planning Officer

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108 **Applicant Presentation:**

109 Sharon Van Emburgh

110 Lynn Thomas. Town of Easton Planner

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112 **Commissioner Spies moved that the Planning Commission recommend to the Talbot**  
113 **County Council approval of Resolution 342; subject to staff conditions.**

114 **Commissioner Corson seconded the motion.**

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116 **Vote 4-0**

117 **FOR: 4- Councill, Spies, Corson, Strannahan**

118 **AGAINST: 0**

119 **ABSTAIN: 0**

120 **ABSENT: 1- Boicourt**

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122 **5. Discussion Items-**

123 **a.** The supplemental growth allocation for Poplar Hill will be on the June 7, 2023  
124 Planning Commission agenda.

125 **b.** Staff will update the Planning Commission on Resolution 338

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127 **6. Staff Matters** –Bryce Yelton has accepted the Assistant Planning Officer position

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129 **7. Work Sessions** –None

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131 **8. Commission Matters**– None

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133 **9. Adjournment**– Commissioner Councill adjourned the meeting at 9:32 am.