



**Talbot County Planning Commission  
Final Decision Summary**

Wednesday, May 5, 2021 at 9:00 a.m.  
Virtual Meeting

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

<http://www.talbotcountymd.gov/index.php?page=minutes-3>

**Attendance:**

Commission Members:

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

Staff:

Miguel Salinas, Planning Officer  
Brennan Tarleton, Assistant Planning Officer  
Ray Clarke, County Engineer

**1. Call to Order**—Commissioner Councill called the meeting to order at 9:00 a.m. Commissioner Councill explained there were only (4) four members of the Commission present and that a tie vote is considered a negative vote. He stated that any applicant may choose to withdraw their application until the next month without penalty.

**2. Decision Summary Review**—

March 3, 2021 —**Postponed by Commission**  
April 7, 2021— **Postponed by Commission**

**3. Old Business**— None

**4. New Business**

**a. Applicant:** Talbot County —**Postponed at Applicant’s Request**

**Res. No.:** 299

**Request:** Consideration of consistency with the Talbot County Comprehensive Plan

**Project:** Resolution 299 proposes to amend the Talbot County Comprehensive Water and Sewer Plan to classify and remap real property owned by Talbot County, Maryland located on St. Michaels Road (Maryland Route 33), Easton, Maryland 21601 and shown on Talbot County Tax Map No. 34, Grid 2 as Parcel 11 from “Unprogrammed” to “S-1” immediate priority status (*Repurposing Center*).

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**b. Applicant:** Talbot County—**Postponed at Applicant’s Request**  
**Res. No.:** 300  
**Request:** Consideration of consistency with the Talbot County Comprehensive Plan  
**Project:** Resolution 300 proposes to amend the Talbot County Comprehensive Water and Sewer Plan to reclassify and remap: 1) commercial real property located on Ocean Gateway and Marina Drive, Trappe, Maryland 21673 and shown on Talbot County Tax Map No. 62 as Parcels 13, 21, 42, 43, and 80 from “Unprogrammed” to “S-1” immediate priority status; and 2) residential real property located on Ocean Ferry Point Drive, Trappe, Maryland 21673 and shown on Talbot County Tax Map No. 62 as Parcels 1 through 19 from “Unprogrammed” to “S-2” future planned sewer service in 3 to 5 years (*Ferry Point*).

**c. Applicant:** Talbot County—**Postponed at Applicant’s Request**  
**Res. No.:** 301  
**Request:** Consideration of consistency with the Talbot County Comprehensive Plan  
**Project:** Resolution 301 proposes to amend the Talbot County Comprehensive Water and Sewer Plan to approve a capital project for the improvements associated with the wastewater treatment system on Rustling Oaks Drive, Wye Mills, Maryland shown on Talbot County Tax Map 1, Grid 23 as Parcel 98 (*Preserve at Wye Mills*).

**d. Applicant:** Talbot County—**Postponed at Applicant’s Request**  
**Request:** Consideration of consistency with the Talbot County Comprehensive Plan  
**Project:** § 9-503 of the Environmental Article requires counties to have a county plan that covers at least a 10-year period that deals with solid waste disposal systems, solid waste acceptance facilities, and the systematic collection and disposal of solid waste, including litter. As per COMAR 26.03.03, Talbot County has drafted a ten-year 2020-30 Solid Waste Management Plan to provide current information concerning solid waste management issues and identifies current needs, objectives and strategies relative to the solid waste management program in Talbot County.

- 5. Discussion Items— None
- 6. Staff Matters— None
- 7. Work Sessions— None

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**8. Commission Matters** - Planning Commission meetings will continue to be virtual until further notice.

**9. Adjournment**– Commissioner Councell adjourned the meeting at 9:05 a.m.