



Talbot County Planning Commission
Final Decision Summary
Wednesday, November 4, 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:

17 <u>Commission Members:</u>	23 <u>Staff:</u>
18 Phillip “Chip” Councill, Chairman	24 Brennan Tarleton, Planning Officer
19 William Boicourt	25 Elisa Deflaux, Planner II
20 Paul Spies	26 Bryce Yelton, Planner II
21 Lisa Ghezzi	27 Andy Meehan, Commission Attorney

****Please note that the sequence of the meeting was changed. In reference to the video 4F was heard first.**

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

2. Decision Summary Review— Postponed

September 26, 2022

October 5, 2022

3. Old Business

a. Applicant: Marc Duffy –Postponed

File No.: SP636

Agent: Chris Waters, Davis Bowen and Friedel

Request: Major Site Plan—Construction of driveway and equipment to support the operation of an aquaculture oyster farm Waiver – Landscaping

Location: 8311 Diamondback Cove Rd, Easton, MD 21601

Tax Map 33, Grid 08, Parcel 081

Zoning: RC/CAO

4. New Business

a. Applicant: 25876 Royal Oak, LLC

52 **File No.:** MCAV-22-8
53 **Agent:** Willard C. Parker, II
54 **Request:** Recommendation to the Planning Officer to enlarge an attached
55 porch in the Buffer for installation of a new freezer unit
56 **Location:** 25876 Royal Oak Road, Easton, Maryland
57 Tax Map 40, Grid 3, Parcel 179
58 **Zoning:** VH/CAO
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60 The applicant is seeking Planning Commission recommendation of approval for a
61 Minor Variance of the 100' Shoreline Development Buffer (Buffer) to remove,
62 replace, and enlarge a 208 square foot attached porch and construct a larger 371
63 square foot attached porch to accommodate the installation of new energy
64 efficient freezer and refrigerator to support the restaurant and hotel use at the
65 main hotel building. Should the Planning Commission recommend approval, staff
66 recommends the following conditions:
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- 68 1. The applicant shall make an application to the Office of Permits and Inspections,
69 for an after the fact permit to remedy the active violation prior to submittal of any
70 permits being submitted for improvements related to this Minor Critical Area
71 Variance application.
- 72 2. The applicant shall make an application to the Office of Permits and Inspections,
73 and follow all rules, procedures, and construction timelines as outlined regarding
74 new construction.
- 75 3. The applicant shall commence construction of the proposed improvements within
76 eighteen (18) months from the date of the Planning Office's "Notice to Proceed".
77

78 **Staff Presentation:**
79 Elisa Deflaux, Planner II
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81 **Applicant Presentation:**
82 Willard Parker, Parker Counts
83 Brent Ewing, Lane Engineering
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85 **Public Comment:** None
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87 **Commissioner Boicourt moved that the Planning Commission recommend to**
88 **the Planning Officer approval of Minor Variance # MCAV-22-8 for 25876**
89 **Royal Oak LLC located at 25876 Royal Oak Rd, Easton, MD 21601; subject**
90 **to staff conditions. Commissioner Spies seconded the motion.**
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92 Vote 4-0-1
93 FOR: 4- Councill, Boicourt, Spies, Ghezzi
94 AGAINST: 0
95 ABSTAIN: 0
96 ABSENT: 1-Strannahan

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- b. Applicant:** Floyd Wooters
- File No.:** MCAV-22-7
- Request:** Recommendation to the Planning Officer to add a screened porch over an existing patio in the Buffer
- Location:** 8512 Doncaster Road, Easton, Maryland
Tax Map 33, Grid 5, Parcel 90
- Zoning:** RR/CAO

The applicant is seeking Planning Commission recommendation of approval for a Minor Variance of the 100' Shoreline Development Buffer (Buffer) to construct a screened porch on an existing slab 95 feet from the Mean High Water Line (MHWL). There is no net increase in overall lot coverage. Should the Planning Commission recommend approval, staff recommends the following conditions:

1. The applicant shall make an application to the Office of Permits and Inspections, and follow all rules, procedures, and construction timelines as outlined regarding new construction.
2. The applicant shall commence construction of the proposed improvements within eighteen (18) months from the date of the Planning Office's "Notice to Proceed".

Staff Presentation:
Bryce Yelton, Planner II

Applicant Presentation:
Floyd Waters, Goldwing Construction
Dale Miller

Public Comment— None

Commissioner Ghezzi moved that the Planning Commission recommend to the Planning Officer approval of Minor Variance # MCAV-22-7 for Floyd Wooters, located at 8512 Doncaster Rd, Easton MD 21601; subject to staff conditions. Commissioner Boicourt seconded the motion.

Vote 4-0-1
FOR: 4- Councell, Boicourt, Spies, Ghezzi
AGAINST: 0
ABSTAIN: 0
ABSENT: 1-Strannahan

- c. Applicant:** Coffin Land LLC- **Withdrawn**
- Agent:** Elizabeth Fink, Fink, Whitten & Associates, LLC
- File No.:** M1173
- Request:** Preliminary Major Subdivision approval

142 **Location:** Beaver Dam Rd, Trappe, MD 21673
143 Tax Map 59, Grid 13, Parcel 11
144 **Zoning:** CP

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146 **d. Applicant:** Island Marine Construction, LLC/R & J Slips, LLC
147 **Agent:** Dani Racine, Lane Engineering
148 **File No.:** SP-22-5/ WAV-22-6
149 **Request:** Establish Marine Construction use and Construction of a storage
150 shed & a waiver of landscaping requirements
151 **Location:** 21774 Camper Circle, Tilghman, MD 21671
152 ax Map 44A, Grid 00, Parcel 1; Lot 1
153 **Zoning:** VM/CAO

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155 The applicant is seeking Planning Commission approval of a Major Site Plan to
156 establish a Marine Construction use on the property and to construct a new 10' X
157 12' storage shed and stockpile area on site. The applicant is also seeking a waiver
158 from the landscaping requirements on site. Should the Planning Commission
159 recommend approval, staff recommends the following conditions:

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161 1. The applicant shall comply with and address all outstanding issues and TAC
162 comments from the October 12, 2022 meeting.

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164 **Staff Presentation:**
165 Bryce Yelton, Planner II

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167 **Applicant Presentation:**
168 Dani Racine, Lane Engineering
169 Zach Smith, Armistead, Lee Rust & Wright, P.A.
170 Jason Wilson

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172 **Public Comment**— None

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174 **Commissioner Spies moved that the Planning Commission approve the**
175 **landscaping waiver #WAV-22-6 for Island Marine Construction, LLC/R & J**
176 **Slip LLC, located at 21774 Camper Circle, Tilghman MD 2167; subject to**
177 **staff conditions. Commissioner Ghezzi seconded the motion.**

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179 Vote 4-0-1

180 FOR: 4- Councill, Boicourt, Spies, Ghezzi
181 AGAINST: 0
182 ABSTAIN: 0
183 ABSENT: 1-Strannahan

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185 **Commissioner Spies moved that the Planning Commission approve Site Plan**
186 **#SP-22-5 for Island Marine Construction, LLC/R & J Slips, LLC, located at**

187 **21774 Camper Circle, Tilghman MD 21671; subject to staff conditions.**
188 **Commissioner Boicourt seconded the motion.**

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190 Vote 4-0-1

191 FOR: 4- Councell, Boicourt, Spies, Ghezzi

192 AGAINST: 0

193 ABSTAIN: 0

194 ABSENT: 1-Strannahan

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196 **e. Applicant:** Island Marine Construction, LLC/R & J Slips, LLC
197 **Agent:** Dani Racine, Lane Engineering
198 **File No.:** SPEX-22-3
199 **Request:** Recommendation to the Board of Appeals for a Special Exception
200 to operate a Marine Contracting Use
201 **Location:** 21774 Camper Circle, Tilghman, MD 21671
202 ax Map 44A, Grid 00, Parcel 1; Lot 1
203 **Zoning:** VM/CAO
204

205 The applicant is seeking a recommendation from the Planning Commission to the
206 Board of Appeals for Special Exception approval to operate a marine contracting
207 use on a .31 acre property. The applicant is also seeking a variance to permit a 10'
208 X 12' storage shed to be located within ~32.4' of the required State Highway 50'
209 setback. Should the Planning Commission recommend approval, staff
210 recommends the following conditions:

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212 1. The applicant shall obtain Major Site Plan approval from the Planning Commission
213 for the marine contracting land use and associated improvements.
214 2. Condition removed by Planning Commission. Refer to the motion.
215 3. The applicant shall make an application to the Office of Permits and Inspections,
216 and follow all rules, procedures, and construction timelines as outlined regarding
217 new construction.
218 4. The applicant shall commence construction of the proposed improvements within
219 eighteen (18) months of the date of the Board of Appeals approval.

220 **Staff Presentation:**

221 Bryce Yelton, Planner II
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223 **Applicant Presentation:**

224 Dani Racine, Lane Engineering

225 Zach Smith, Armistead, Lee Rust & Wright, P.A.

226 Jason Wilson
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228 **Public Comment**— None
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230 **Commissioner Ghezzi moved that the Planning Commission recommend to**
231 **the Board of Appeals approval of the Special Exception SPEX-22-3 for Island**

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Marine Construction, LLC/R & J Slips, LLC. 21774 Camper Circle, Tilghman MD 21671 subject to staff conditions (1) one, (3) three and (4) four with a request for the Board of Appeals to address hours of operation. Commissioner Boicourt seconded the motion.

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

- f. Applicant:** Nagel Farm Service II, LLC
- Agent:** Zach Smith, Armistead, Lee, Rust, Wright, P.
- File No.:** SPEX-22-4
- Request:** Recommendation to the Board of Appeals to expand an existing Grain Processing, Drying and Storage use
- Location:** 11761 Cordova Road, Cordova, Maryland 21625
Tax Map 11, Grid 6, Parcel 47
- Zoning:** VM

The applicant is seeking Planning Commission recommendation for a Special Exception to the Board of Appeals to construct one 134 ft. 2.7 in. by 90 feet in diameter grain storage tank to provide supplemental grain storage for the existing *Grain Processing, Drying, and Storage (wholesale commercial)* Use, in the VM (Village Mixed) zoning district. Should the Planning Commission recommend approval, staff recommends the following conditions:

1. The applicant shall make an application to the Office of Permits and Inspections, and follow all rules, procedures, and construction timelines as outlined regarding new construction.
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 need to obtain a height variance for the proposed grain storage tank from the Board of Appeals

Staff Presentation:
Elisa Deflaux, Planner II

Applicant Presentation:
Chip Nagel
Zach Smith, Armistead, Lee Rust & Wright, P.A.

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Public Comment— None

Commissioner Ghezzi moved that the Planning Commission recommend to the Board of Appeals, approval of the Special Exception for Nagel Farm Services II, Inc. (SPEX-22-4) for 11761 Cordova Road, Cordova, Maryland subject to the staff conditions. Commissioner Boicourt seconded the motion.

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

- g. Applicant:** Thomas R. Cohee - **Postponed**
- Agent:** Brendan Mullaney, Mc Allister, Detar, Showalter and Walker
- File No.:** CC-22-2
- Request:** The applicant is seeking a recommendation from the Planning Commission to the County Council for the granting of supplemental growth allocation for the purpose of reclassifying approximately 8.348 acres of lands located in the Critical Area, designated as Resource Conservation Area (RCA) to be reclassified as Intensity Developed Area (IDA).
- Location:** Goldsborough Neck Road, Easton, MD 21601
Tax Map 25, Grid 22, Parcel 46, Lots: 16 and 20
- Zoning:** A-1/BC

- h. Applicant:** Ryan Showalter- **Postponed**
- Mc Allister, DeTar, Showalter and Walker, LLC
- File No.:** SPEX-22-4
- Request:** A Bill to amend the Talbot County Code Sections 190-15 “Critical Area Overlay District”, 190-31 “Marine Uses, 190-33 “Accessory uses”, and 190-78 “Terms defined” regarding erosions control measures, piers and riparian structures

Commissioner Ghezzi moved that the Planning Commission postpone items 4g: CC-22-2 Thomas Cohee and 4h:Text-2 for Ryan Showalter. Commissioner Boicourt seconded the motion.

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

5. Discussion Items

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6. Staff Matters—

- a. Brennan Tarleton has been announced as the official Planning Officer.
- b. The Assistant Planning Officer position will be posted in the near future.
- c. Edward Fontana will be joining Permits and Inspections as a Plan Reviewer 1.
- d. The County has made two official job offers for Zoning Technicians.

7. Work Sessions

- a. Joint work session with the Public Works Advisory Board on November 2, 2022 at 1:00 p.m. in the Bradley meeting Room to discuss goals and objectives, scope of work and information collected from the recent meetings with the Town’s for the Comprehensive Water and Sewer Plan Update. A joint work session with the Planning Commission and the Public Works Advisory Board will not be a scheduled in December or January.
- b. Phillip “Chip” Councill, Chairmen would like staff to arrange for the Planning Commission to meet with the new County Council after the election.

8. Commission Matters — None

9. Adjournment– Commissioner Councill adjourned the meeting at 09:45 am.