



Talbot County Planning Commission
Final Decision Summary
Wednesday, October 5, 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/MeetingVideos)
(talbotcountymd.gov)

Attendance:

Commission Members:

Phillip “Chip” Councill, Chairman
Michael Strannahan, Vice Chairman
William Boicourt
Lisa Ghezzi

Staff:

Brennan Tarleton, Acting Planning Officer
Elisa Deflaux, Planner II
Bryce Yelton, Planner II
Andy Meehan, Commission Attorney

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

2. Decision Summary Review

September 7, 2022 – Planning Commission Meeting

Commissioner Boicourt moved to approve the September 7, 2022. Decision Summary. Commissioner Strannahan seconded the motion.

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

September 7, 2022 – Joint Work Session

Commissioner Strannahan moved to approve the September 7, 2022. Decision Summary. Commissioner Boicourt seconded the motion.

Vote	<u>4-0-1</u>
FOR:	4- Councill, Strannahan, Boicourt, Ghezzi
AGAINST:	0

52 ABSTAIN: 0
53 ABSENT: 1- Spies
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55 **3. Old Business— * Discussed with 4G**
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- 57 a. September 26, 2022- 12:00 pm; Planning Commission meeting located in the
58 Bradley Meeting Room, Talbot County Courthouse, to review and provide
59 recommendation to the County Council on Amendment No. 1 to Bill No. 1524 as
60 introduced on August 23, 2022 and Amendment No. 2 to Bill No. 1524 as
61 introduced on September 13, 2022 for the purpose of amending Chapter 190 of
62 the Talbot County Code regarding Solar Energy Systems.
63

64 **4. New Business**
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- 66 a. **Applicant:** Mary DeOreo-**WITHDRAWN**
67 **File No.:** MCAV-22-6
68 **Agent:** Lane Engineering, Brett Ewing
69 **Request:** Variance Critical Area buffer –expand the footprint
70 of the 1972 two story existing nonconforming structure located
71 within the 100-foot shoreline development buffer.
72 **Location:** 7425 Quaker Neck Rd, Bozman, MD 21612
73 Tax Map 46, Grid 21, Parcel
74 **Zoning:** RC
75
- 76 b. **Applicant:** Timothy S. Hogan, Et Al
77 **File No.:** SUB-22-1
78 **Agent:** Tim Marshall, Rauch Inc
79 **Request:** Sketch Major Subdivision, Proposed Lot 5
80 **Location:** 9170 Hunting Creek Lane, Easton, MD 21601
81 Tax Map 24, Grid 08, Parcel 6
82 **Zoning:** RC/WRC
83

84 The applicant is seeking Planning Commission approval of a Small-Scale
85 Subdivision - Sketch Plan to (1) Revise the lot lines between Tax Parcel 6 Lots 2
86 and Tax Parcel 6 Lot 4 to establish a pipe stem for road frontage for proposed Lot
87 5 and (2) Subdivide Lot 1 to create an additional waterfront buildable lot (Lot 5) to
88 be comprised of approximately 19.262 acres and (3) Convert the dwelling on lot 2
89 to an Ag structure for the purpose of assigning the Critical Area (CA) development
90 right for the creation of proposed lot 5.
91

92 **Staff Presentation:**
93 Bryce Yelton, Planner II
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95 **Applicant Presentation:**
96 Tim Marshall, Rauch Inc
97 Ryan Showalter, Mc Allister, DeTar, Showalter and Walker, LLC

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Public Comment: None

Commissioner Ghezzi moved that the Planning Commission defer action to a future Planning Commission meeting. Commissioner Boicourt seconded the motion.

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

- c. Applicant:** Talbot County
- Request:** Resolution 334 -A Resolution to amend Resolution 175, A resolution to establish sewer service connection policies from the Unionville, Tunis Mills, and Copperville sewer service area low-pressure force main collection system to the Royal Oak pump station, for the purpose of exempting county governmental uses and services from the provisions thereof, subject to certain conditions

Staff Presentation:
Ray Clarke, County Engineer

Public Comment:
Susan Dupont
Howard Snyder
Alan Girard, Chesapeake Bay Foundation

Commissioner Boicourt moved that the Planning Commission certify Resolution 334 to be inconsistent 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.

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

- d. Applicant:** Talbot County
- Request:** Resolution 335 -A Resolution to amend the Talbot County Comprehensive Water and Sewer Plan for the purpose of reclassifying and remapping certain real property located at the 4480 Bachelors Point Rd, Oxford, MD shown on Tax Map 53 as Parcel 77, from “W-2” and “S-2” to “W-1” and “S-

144 1” immediate priority status for water and sewer service from the Oxford Water
145 and Wastewater System

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

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150 **Public Comment: None**

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152 **Commissioner Strannahan moved that the Planning Commission certify**
153 **Resolution 335 to be consistent with the 2016 Talbot Comprehensive Plan**
154 **and the seven relevant standards in accordance with Environment Article §**
155 **9-506 (a) (1) of the Maryland Annotated Code. Commissioner Boicourt**
156 **seconded the motion.**

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

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164 e. **Applicant:** Talbot County
165 **Request:** Resolution 336 -A Resolution to amend the Talbot County
166 Comprehensive Water and Sewer Plan for the purpose of adding or modifying the
167 Talbot County Capital project for fiscal years 2023 and 2024 to add a new capital
168 project in the amount of \$4.718 million for water system improvements for the
169 Town of Oxford

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

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174 **Public Comment: None**

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176 **Commissioner Strannahan moved that the Planning Commission certify**
177 **Resolution 336 to be consistent with the 2016 Talbot Comprehensive Plan**
178 **and the seven relevant standards in accordance with Environment Article §**
179 **9-506 (a) (1) of the Maryland Annotated Code. Commissioner Ghezzi**
180 **seconded the motion.**

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

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188 f. **Applicant:** 25876 Royal Oak LLC
189 **Request:** Applicant is requesting a modification of an existing non-conforming
190 hotel use to add three (3) overnight guest rooms in detached cottages, together with a

191 six foot (6') wide walkway leading thereto. The request is made in accordance with
192 Chapter 190, Article VI, §190-48.2 and §190-48.3 and Article VII, §190-56 of the
193 Talbot County Code. The Property is located on 25876 Royal Oak Road, Easton, MD
194 21601 in the Village Hamlet (VH) Zone. The property owner is 25876 Royal Oak,
195 LLC and the property is located on Tax Map 40, Grid 6, Parcel 179.

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197 **Staff Presentation:**

198 Bryce Yelton, Planner II
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200 **Public Comment:** None
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202 **Commissioner Ghezzi moved that the Planning Commission recommend**
203 **approval to the Board of Appeals for a modification of an existing non-**
204 **conforming hotel use to add three (3) overnight guest rooms in detached**
205 **cottages, together with a six foot (6') wide walkway leading thereto for 25876**
206 **Royal Oak LLC, located on Tax Map 40, Grid 6, Parcel 179. Commissioner**
207 **Boicourt seconded the motion.**
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209	<u>Vote</u>	4-0-1
210	FOR:	4- Councill, Strannahan, Boicourt, Ghezzi
211	AGAINST:	0
212	ABSTAIN:	0
213	ABSENT:	1- Spies

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215 **g. Applicant:** Talbot County

216 **Request:** Amendment #4 to Bill No. 1524 - A Bill to amend Chapter 190 of the
217 Talbot County Code (Zoning, Subdivision and Land Development) regarding
218 solar energy systems.
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220 **Staff Presentation:**

221 Brennan Tarleton, Acting Planning Officer
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223 **Public Comment:**

224 Phillip "Chip" Councill, Chairman made statement for Scott Williams
225 Ryan Showalter, Mc Allister, DeTar, Showalter and Walker, LLC
226 Zachary Smith, Armistead, Lee, Rust & Wright
227 John Forgash, SolHarvest Energy
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229 **Commissioner Ghezzi moved that the Planning Commission certify**
230 **Amendment #4 to Bill No. 1524 to be inconsistent with the 2016 Talbot**
231 **Comprehensive Plan.**
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233	<u>Vote</u>	3-1-1
234	FOR:	3- Strannahan, Boicourt, Ghezzi
235	AGAINST:	1-Councill
236	ABSTAIN:	0
237	ABSENT:	1- Spies

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5. Discussion Items

6. Staff Matters— None

7. Work Sessions

- a. September 26, 2022- 2:00 pm; joint meeting located at the Town of Easton Council Chambers with the Town of Easton’s Planning Commission for consideration of a supplemental growth allocation request. for Thomas Cohee. 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 Intensely Developed Area (IDA).

8. Commission Matters — None

9. Adjournment– Commissioner Councill adjourned the meeting at 10:45 am.