



**Talbot County Planning Commission
Final Decision Summary**

Thursday, October 07, 2021 at 8:00 p.m.

Bradley Meeting Room

11 N. Washington Street, Easton, Maryland

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

[Talbot County Meeting Videos - Talbot County, Maryland](https://www.talbotcountymd.gov)
(talbotcountymd.gov)

Attendance:

Commission Members:

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

Staff:

Miguel Salinas, Planning Officer
Brennan Tarleton, Assistant Planning Officer
The following attended by teleconference-
Andy Meehan, Planning Commission Counsel

1. Call to Order—Commissioner Councill called the meeting to order at 8:00 pm. This meeting is a continuation of the October 6, 2021 Planning Commission meeting.

2. New Business

a. Res. No.: 281

Request: Continuation -Discussion of the Planning Commission’s certification of consistency with the Talbot County Comprehensive Plan with respect to Resolution 281 and possible recommendations and/or other actions, including reconsideration of the previous certification

Project: Resolution 281 amended the Talbot County Comprehensive Water and Sewer Plan to reclassify and remap portions of certain real property located in the Town of Trappe, Maryland, associated with the Lakeside Planned Unit Development (The “Lakeside Project”) (formerly known as “Trappe East”), further described as Tax Map 54, Parcel 304; Tax Map 55, Parcels 14, 15, 17, 19, 44, 65, 83, and 85; and, Tax Map 59, Parcel 4, the total area consisting of eight hundred sixty-five acres, more or less (the “Property”), from “S-2” and “W-2” (areas where improvements or extensions to existing, or construction of new community, multi-use, or shared sanitary facilities are programmed for progress within three to five years) to “S-1” and “W-1” (areas served or to be served by community,

52 multi-use, or shared sanitary facilities which are existing, under
53 construction, or have immediate priority status); amended the Plan
54 to add certain water and sewer capital projects related to the
55 Lakeside Project and existing systems for the fiscal years 2020
56 through 2030; and, amended the Plan to update the narrative
57 description in the Plan relative to the Lakeside Project and existing
58 systems.

59
60 **Public Comment:**
61 The meeting continued with further presentation by the attorney for Trappe East Holdings
62 Business Trust, Ryan Showalter, of McAllister, DeTar, Showalter & Walker LLC. The
63 Commission and Mr. Showalter discussed the Trappe East Project in depth.

64
65 **Commissioner Boicourt moved to rescind the recommendation to the County**
66 **Council that Amendment No. 1 to Resolution 281 is consistent with the**
67 **Comprehensive Plan. Commissioner Ghezzi seconded the motion.**

68

69	Vote	2-3
70	FOR:	2- Boicourt, Ghezzi
71	AGAINST:	3- Councell, Spies, Strannahan
72	ABSTAIN:	0
73	ABSENT:	0

- 74
- 75 **3. Discussion Items—** None
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 - 77 **4. Staff Matters—** None
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 - 79 **5. Work Sessions—** None
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 - 81 **6. Commission Matters —** None
 - 82
 - 83 **7. Adjournment—** Commissioner Councell adjourned the meeting at 9:00 pm.