



Talbot County Planning Commission
Final Decision Summary
Wednesday, September 26, 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](https://www.talbotcountymd.gov))

Attendance:

Commission Members:

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

Staff:

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

1. **Call to Order**—Commissioner Cuncell called the meeting to order at 12:00 pm.
2. **Decision Summary Review**—None
3. **Old Business**— None
4. **New Business**

Commissioner Cuncell announced that the meeting would begin with public comments. All public comments were recorded and can be viewed on our website.

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

a. Applicant: Talbot County

Request: Amendment #1 to Bill No. 1524 – A Bill to amend Chapter 190 of the Talbot County Code (Zoning, Subdivision and Land Development) regarding solar energy systems.

Commissioner Boicourt moved that the Planning Commission recommend approval to the County Council of Amendment #1 to Bill No. 1524 and finds Amendment #1 to be consistent with the Talbot County Comprehensive Plan. Commissioner Ghezzi seconded the motion.

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

- b. Applicant:** Talbot County
Request: Amendment #2 to Bill No. 1524 – A Bill to amend Chapter 190 of the Talbot County Code (Zoning, Subdivision and Land Development) regarding solar energy systems.

Commissioner Boicourt moved that the Planning Commission does not recommend approval to the County Council of Amendment #2 to Bill No. 1524. The Planning Commission does find Amendment #2 to be consistent with the Talbot County Comprehensive Plan. The Commission is concerned that the Public Service Commission will not uphold Amendment #2 and that Amendment #2 may cause fragmented solar development in the county. Commissioner Strannahan seconded the motion.

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

Commissioner Councill discussed and requested that the Planning Commission make a recommendation to the County Council on a potential amendment to the language introduced under Amendment 1 to Bill 1524. The additional language could read as follows, “A parcel of agricultural land upon which a large scale solar energy system designed to generate more than 2 MW of power..”

Commissioner Ghezzi moved that the Planning Commission would recommend approval and find the amendment to be consistent with the Talbot County Comprehensive Plan if the County Council introduced an Amendment, modifying Amendment number #1 which included language similar to the following example “a parcel of agricultural land upon which a large scale solar energy system designed to generate more than 2 MW of power”. Commissioner Strannahan seconded the motion.

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

5. Discussion Items

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6. Staff Matters— None

7. Work Sessions

- a. September 26, 2022- 2:00 pm; joint meeting located at the Town of Council Chambers in Easton 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 1:30 pm.