



Talbot County Planning Commission Final Decision Summary

Wednesday, April 20, 2022 at 9:00 a.m.
Talbot County Community Center, Wye Oak Room
10028 Ocean Gateway, Easton, Maryland 21601

Archived audio and video stream 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” Cuncell, Chairman
Michael Strannahan, Vice Chairman
Paul Spies
Lisa Ghezzi
William Boicourt

Staff:

Miguel Salinas, Planning Officer
Brennan Tarleton, Assistant Planning Officer
Elisa Deflaux, Planner II
Lance Young, Planning Commission Counsel
Mike Mertaugh, Assistant County Engineer
Ray Clarke, County Engineer

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

2. Decision Summary Review—

March 2, 2022- The Commission Ghezzi noted the following correction to the draft decision summary:

- a. Lines- 55-77: The sequence of the meeting was changed. Lines -55-71 starting with “3. Old Business...” should move to Line 223
- b. Before lines 66-71: Commissioner Ghezzi recommends that a summary of the Planning Officer’s recommendation be included before this section noting the Motion and Vote.
- c. Additionally, before lines 66-71 and after summary of the Planning Officer’s recommendation noted in the bullet point above: Chair Cuncell (recording at hour:minute:second 2:49:00 asked that a summary of all the comments and concerns re Resolution 313 just discussed by all five of Planning Commissioners be included.
- d. Line 79- insert “4 New Business”
- e. Line 80- change “b” to “a”
- f. Line 97- for clarification requested by Chairman Cuncell, replace “it was” with “the Special Exception is”.
- g. Line 128- change “c” to “b”
- h. Line 172- change “d” to “c”

- i. Line 182- change “e” to “d”
j. Line 224- change “4” to “5”
k. Lines 224-227- Correction- Commissioner Ghezzi moved that the Planning Commission make a recommendation to the County Council to withdraw Resolution 308; in effort to move forward for all parties involved that hopefully there is a compromise to be reached or at least to be discussed moving forward as suggested by Resolution 313 as amended. Commissioner Strannahan seconded the motion

Commissioner Boicourt moved to approve the March 2, 2022 Decision Summary with amendments. Commissioner Ghezzi seconded the motion.

<u>Vote</u>	<u>5-0</u>
FOR:	0- Councell, Strannahan, Boicourt, Ghezzi, Spies
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

Staff will to work with Commissioner Ghezzi on amendments.

3. Old Business— None

4. New Business

a. Applicant: Extreme Enterprises, LLC
File No.: Appeal # 21-1721
Agent: Ryan Showalter, MDSW
Request: Recommendation to the Board of Appeals for a Special Exception to permit a Product Recycling use on the property.
Location: 7140 Barkers Landing Rd, Easton, MD 21601
Zoning: Map 43, Grid 10, Parcel 74; Zone: AC

Recommendation to the Board of Appeals for a Special Exception – The applicant is seeking a recommendation from the Planning Commission to the Board of Appeals for Special Exception approval to operate a repurposing facility on a 10.88-acre portion of the 90.233 acre parcel owned by Extreme Enterprises, LLC and is currently being used for a mining operation and off road outdoor recreation uses. The applicant intends to use 8.65 acres on the east side of the parcel for product recycling and stockpiling of materials and share the 2.23-acre entry access with the mining operation and the off-road outdoor recreation use. The applicant intends to construct an open sided 80’ x 200’ pole building for material storage.

Staff Presentation:
Elisa Deflaux, Planner II

Applicant Presentation:

Allen Bryan, Owner / Operator Extreme Enterprises
Ryan Showalter, MCallister, Detar Showalter & Walker (MDSW)
Sean Callahan, Lane Engineering

Public Comment— None

Commissioner Boicourt moved that the Planning Commission make a favorable recommendation to the Board of Appeals for approval of the Special Exception # 21-1721 for Extreme Enterprises, LLC, subject to the staff conditions. Commissioner Strannahan seconded the motion. The motion carried unanimously.

<u>Vote</u>	<u>5-0</u>
FOR:	0- Councill, Strannahan, Boicourt, Ghezzi, Spies
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

b. Applicant: Talbot County
File No.: Resolution 315
Request: Consideration of consistency with the Talbot County Comprehensive Plan
Project: CWSP Amendment - Town of Easton's Glebe Wastewater Treatment Plant: A resolution to amend the Talbot County Comprehensive Water and Sewer Plan for the purpose of adding or modifying the Talbot County Capital Project for Fiscal Years 2023 and 2024 to add a new capital project in the amount of \$8.6 million for the purpose of replacing the Town of Easton's Glebe Water Treatment Plant with upgraded technology

Property owner Talbot County, (applicants) filed a request for an Amendment to the Talbot County Comprehensive Water and Sewer Plan for the purpose of adding or modifying the Talbot County Capital Projects for Fiscal Years 2023 and 2024 to add new capital projects in the amount of \$8.6 million for the purpose of replacing the Town of Easton's Glebe Water Treatment Plant with upgraded technology.

Staff Presentation: Ray Clarke, County Engineer
Brennan Tarleton. Assistant Planning Officer

Public Comment—None

Commissioner Spies moved that the Planning Commission certify Resolution 315 to be consistent 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 Boicourt seconded the motion.

<u>Vote</u>	<u>5-0</u>
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146 FOR: 0- Councell, Strannahan, Boicourt, Ghezzi, Spies
147 AGAINST: 0
148 ABSTAIN: 0
149 ABSENT: 0
150

151 **c. Applicant:** Talbot County
152 **File No.:** Resolution 316
153 **Request:** Consideration of consistency with the Talbot County
154 Comprehensive Plan
155 **Project:** CWSP Amendment - Force Main and Vacuum Sensors: A
156 resolution to amend the Talbot County Comprehensive Water and
157 Sewer Plan for the purpose of adding or modifying the Talbot
158 County Capital Projects for Fiscal years 2023 and 2024 to add a
159 new capital project in the amount of \$800,000 for force main
160 pressure sensors and vacuum sensors for the Region I – Unionville,
161 Tunis Mills, and Copperville, Region II – Royal Oak, Newcomb,
162 and Bellevue and Region II – Martinghman Sewer Service Areas
163

164 Property owner Talbot County, (applicants) filed a request for an Amendment to the
165 Talbot County Comprehensive Water and Sewer Plan (CWSP) for the purpose of adding
166 or modifying the Talbot County Capital Projects for Fiscal Years 2023 and 2024 to add a
167 new capital project in the amount of \$800,000 for force main pressure sensors and
168 vacuum sensors for the Region I - Unionville, Tunis Mills, and Copperville, Region II –
169 Royal Oak, Newcomb, and Bellevue and Region II - Martingham Sewer Service Areas.
170

171 **Staff Presentation:** Ray Clarke, County Engineer
172 Brennan Tarleton. Assistant Planning Officer
173

174 **Public Comment—None**
175

176 Commissioner Councell stated for the Record: The Public Works Advisory Board
177 reviewed and recommended the County Council adopt Resolution 316
178

179 **Commissioner Spies moved that the Planning Commission certify Resolution 316 to**
180 **be consistent with the 2016 Talbot Comprehensive Plan and the seven relevant**
181 **standards in accordance with Environment Article § 9-506 (a) (1) of the Maryland**
182 **Annotated Code. Commissioner Strannahan seconded the motion.**
183

184 Vote 5-0
185 FOR: 0- Councell, Strannahan, Boicourt, Ghezzi, Spies
186 AGAINST: 0
187 ABSTAIN: 0
188 ABSENT: 0
189

190 **d. Applicant:** Talbot County
191 **File No.:** Resolution 317

Request: Consideration of consistency with the Talbot County Comprehensive Plan
Project: CWSP Amendment - Region II Emergency Generator: A resolution to amend the Talbot County Comprehensive Water and Sewer Plan for the purpose of adding or modifying the Talbot County Capital Project for Fiscal Years 2023 and 2024 to add a new capital project in the amount of \$360,000 for a new emergency generator for the region II – Martingham sewer service area and Martingham water system

Property owner Talbot County, (applicants) filed a request for an Amendment to the Talbot County Comprehensive Water and Sewer Plan (CWSP) for the purpose of adding or modifying the Talbot County Capital Projects for Fiscal Years 2023 and 2024 to add a new capital project in the amount of \$360,000 for a new emergency generator for the Region II – Martingham sewer service area and Martingham water system.

Staff Presentation: Ray Clarke, County Engineer

Public Comment-None

Commissioner Strannahan moved that the Planning Commission certify Resolution 317 to be consistent 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 Boicourt seconded the motion.

<u>Vote</u>	<u>5-0</u>
FOR:	0- Councell, Strannahan, Boicourt, Ghezzi, Spies
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

Please note that sequence of the meeting was changed and 4e was heard after 4f

e. Applicant: Talbot County
File No.: Resolution 318
Request: Consideration of consistency with the Talbot County Comprehensive Plan
Project: CWSP Amendment - Elimination of Septic Systems - Bar Neck and Fairbank: A resolution to amend the Talbot County Comprehensive Water and Sewer Plan for the purpose of adding or modifying the Talbot County Capital Project for Fiscal Years 2023 and 2024 to add a new capital project in the amount of \$2.190 million to eliminate septic systems in the villages of Bar Neck and Fairbank by extending sewer service from the Region V (Tilghman) wastewater system

Property owner Talbot County, (applicants) filed a request for an Amendment to the Talbot County Comprehensive Water and Sewer Plan (CWSP) for the purpose of adding or modifying the Talbot County Capital Projects for Fiscal Years 2023 and 2024 to add a new capital project in the amount of \$2.19 million to eliminate septic systems in the villages of Bar Neck and Fairbank by extending sewer service from the Region V (Tilghman) wastewater system.

Staff Presentation: Ray Clarke, County Engineer

Public Comment— Bill Anderson, Public Works Advisory Board

Commissioner Spies moved that the Planning Commission certify Resolution 318 to be consistent with the 2016 Talbot County 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.

<u>Vote</u>	<u>5-0</u>
FOR:	0- Councell, Strannahan, Boicourt, Ghezzi, Spies
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

Please note that sequence of the meeting was changed and 4e was heard after 4f

f.

Applicant:	Talbot County
File No.:	Resolution 319
Request:	Consideration of consistency with the Talbot County Comprehensive Plan
Project:	CWSP Amendment - Region V ENR Upgrades and Elimination of Septic Systems: A resolution to amend the Talbot County Comprehensive Water and Sewer Plan for the purpose of adding or modifying the Talbot County Capital Projects for Fiscal Years 2023 and 2024 to add a new capital project in the amount of \$43,688,300 for the Region V (Tilghman) wastewater system Enhanced Nutrient Removal (ENR) upgrades and eliminating septic systems in and around the villages of Sherwood, Wittman, McDaniel, and Claiborne by extending sewer from the Region V (Tilghman) wastewater system

Property owner Talbot County, (applicants) filed a request for an Amendment to the Talbot County Comprehensive Water and Sewer Plan (CWSP) for the purpose of adding or modifying the Talbot County Capital Projects for Fiscal Years 2023 and 2024 to add a new capital project in the amount of \$43,688,300 for the Region V (Tilghman) wastewater system Enhanced Nutrient Removal (ENR) upgrades and eliminating septic systems in and around the villages of Sherwood,

Wittman, McDaniel, and Claiborne by extending sewer from the Region V (Tilghman) wastewater system

Staff Presentation: Ray Clarke, County Engineer

Public Comment— Bill Anderson, Public Works Advisory Board

Commissioner Boicourt moved that the Planning Commission certify Resolution 319 to be consistent 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 Spies seconded the motion.

<u>Vote</u>	<u>5-0</u>
FOR:	0- Councell, Strannahan, Boicourt, Ghezzi, Spies
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

g. Applicant: Talbot County
File No.: Resolution 320
Request: Consideration of consistency with the Talbot County Comprehensive Plan
Project: CWSP Amendment - Region I Grinder Pumps: A resolution to amend the Talbot County Comprehensive Water and Sewer Plan to add or modify the Talbot County Capital Project for Fiscal Years 2023 and 2024 to add a new capital project in the amount of \$800,000 for individual grinder pumps in the region I (Unionville, Tunis Mills, Copperville) sewer service area

Property owner Talbot County, (applicants) filed a request for an Amendment to the Talbot County Comprehensive Water and Sewer Plan (CWSP) for the purpose of adding or modifying the Talbot County Capital Projects for Fiscal Years 2023 and 2024 to add a new capital project in the amount of \$800,000 for individual grinder pumps in the Region I (Unionville, Tunis Mills, Copperville) sewer service area.

Staff Presentation: Ray Clarke, County Engineer

Public Comment—None

Commissioner Strannahan moved that the Planning Commission certify Resolution 320 to be consistent 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 Spies seconded the motion.

<u>Vote</u>	<u>5-0</u>
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FOR: 0- Councell, Strannahan, Boicourt, Ghezzi, Spies
AGAINST: 0
ABSTAIN: 0
ABSENT: 0

- h. Applicant:** Talbot County
File No.: Resolution 321
Request: Consideration of consistency with the Talbot County Comprehensive Plan
Project: CWSP Amendment - Region V Sewer Collection System Improvements: A resolution to amend the Talbot County Comprehensive Water and Sewer Plan for the purpose of adding or modifying the Talbot County Capital Project for Fiscal Years 2023 and 2024 for the purpose of adding a new capital project in the amount of \$1.5 million for sewer collection system improvements for the Region V (Tilghman) sanitary district

Property owner Talbot County, (applicants) filed a request for an Amendment to the Talbot County Comprehensive Water and Sewer Plan (CWSP) for the purpose of adding or modifying the Talbot County Capital Projects for Fiscal Years 2023 and 2024 to add a new capital project in the amount of \$1.5 million for sewer collection system improvements for the Region V (Tilghman) sanitary district.

Staff Presentation: Ray Clarke, County Engineer

Public Comment—None

Commissioner Spies moved that the Planning Commission certify Resolution 321 to be consistent 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 Boicourt seconded the motion

Vote 5-0
FOR: 0- Councell, Strannahan, Boicourt, Ghezzi, Spies
AGAINST: 0
ABSTAIN: 0
ABSENT: 0

- i. Applicant:** Talbot County
File No.: Resolution 322
Request: Consideration of consistency with the Talbot County Comprehensive Plan

Project: CWSP Amendment – Kemp: A resolution to amend the Talbot County Comprehensive Water and Sewer Plan for the purpose of reclassifying and remapping certain real property located on Unionville Road, Easton, Maryland, shown on Tax Map 24, as Parcel 129, from Unprogrammed to “S-1” Immediate Priority Status

Property owner Robert L. Kemp, Jr. and Richard C. Kemp, (applicants) filed a request for an Amendment to the Talbot County Comprehensive Water and Sewer Plan for a change of Priority Status to reclassify and remap certain real property shown on Tax Map 24 as Parcel 129. This change is proposed to be from un-programmed to an "S-1" immediate priority status. The property is currently undeveloped. The County Engineer confirmed the feasibility of public sewer extension and requested the Office of Law to prepare a Resolution for the County Council’s consideration of introduction. The Resolution states that the connection to public sewer will not increase the number of allocations for public sewer and as a result of the reallocation of the sewer connection from Map 24, Parcel 118, Lot 11A to Map 24, Parcel 129. Sewer service for the property will be provided from the Region II Wastewater Treatment Plant in St. Michaels with an allocation of one (1) Equivalent Dwelling Unit (EDU) of sewer capacity with a peak flow limited to two hundred fifty (250) gallons per day per EDU.

Staff Presentation: Ray Clarke, County Engineer

Public Comment—None

Commissioner Spies moved that the Planning Commission certify Resolution 322 to be consistent 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 Boicourt seconded the motion

<u>Vote</u>	<u>5-0</u>
FOR:	0- Councell, Strannahan, Boicourt, Ghezzi, Spies
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

j. Applicant: Talbot County (**Postponed by Applicant**)
File No.: Resolution 323
Request: Consideration of consistency with the Talbot County Comprehensive Plan
Project: CWSP Amendment - Kirkham Station: A resolution to amend the Talbot County Comprehensive Water and Sewer Plan for the purpose of reclassifying and remapping certain real property located on St. Michaels Road (Maryland Route 33), Easton, Maryland and shown on Tax Map 33 as Parcels 38 and 105 from Unprogrammed to “S-1” Immediate Priority Status

421
422 **k. Applicant:** Talbot County
423 **File No.:** Resolution 324
424 **Request:** Consideration of consistency with the Talbot County
425 Comprehensive Plan
426 **Project:** CWSP Amendment - Stevenson and McEachern: A resolution to
427 amend the Talbot County Comprehensive Water and Sewer Plan
428 for the purpose of reclassifying and remapping certain real
429 property located at 26491 Royal Oak Road (Maryland Route 329),
430 Royal Oak, Maryland and shown on Tax Map 41 as Parcel 156 and
431 certain real property located on Royal Oak Road (Maryland Route
432 329), Royal Oak, Maryland and shown on Tax Map 41 as Parcel
433 233, Lot 1 from Unprogrammed to “S-1” Immediate Priority Status
434

435 Applicants and property owners, Jimmy F. McEachern (P. 156) and Thomas H.
436 Stevenson et al (P. 233, Lot 1), filed a request for an Amendment to the Talbot County
437 Comprehensive Water and Sewer Plan for a change of Priority Status to reclassify and
438 remap certain real properties located at 26491 Royal Oak Road, Easton, Maryland, 21601
439 and Undeveloped Lot 1 to the southeast of 26491 Royal Oak Road. The parcels are
440 shown on Tax Map 41 as Parcel 156 and 233, respectively. Parcel 156 consists of 2.473
441 acres and Parcel 233 consists of 3.84 acres. This change is proposed to be from un-
442 programmed to an "S-1" immediate priority status. The property, 26491 Royal Oak Road
443 is currently served by an on-site sewage disposal system. The County Engineer
444 confirmed the feasibility of public sewer extension and requested the Office of Law to
445 prepare a Resolution for the County Council’s consideration of introduction. The
446 Resolution states that the connection to public sewer provides a long-term solution to
447 address anticipated future failures on the current system for Map 41, Parcel 156. Sewer
448 service for the properties will be served from the Region II Wastewater Treatment Plant
449 in St. Michael’s with an allocation of one (1) Equivalent Dwelling Unit (EDU) of sewer
450 capacity per each request with a peak flow limited to two hundred fifty (250) gallons per
451 day per EDU for each parcel.
452

453 **Staff Presentation:** Brennan Tarleton. Assistant Planning Officer
454

455 **Public Comment**—Leslie Stevenson, property owner
456

457 **Commissioner Spies moved that the Planning Commission certify Resolution 324 to**
458 **be consistent with the 2016 Talbot Comprehensive Plan and the seven relevant**
459 **standards in accordance with Environment Article § 9-506 (a) (1) of the Maryland**
460 **Annotated Code. Commissioner Strannahan seconded the motion.**
461

462	Vote	4-1
463	FOR:	0- Councell, Strannahan, Ghezzi, Spies
464	AGAINST:	0
465	ABSTAIN:	1- Boicourt
466	ABSENT:	0

I. **Applicant:** Talbot County
File No.: Resolution 325
Request: Consideration of consistency with the Talbot County Comprehensive Plan
Project: CWSP Amendment – Stockhausen: A resolution to amend the Talbot County Comprehensive Water and Sewer Plan for the purpose of reclassifying and remapping certain real property located at 26383 Royal Oak Road (Maryland Route 329), Easton, Maryland and shown on Tax Map 41 as Parcel 214 from Unprogrammed to “S-1” Immediate Priority Status

Property owner Lawrence C. and Carole R. Stockhausen, (applicants) filed a request for an Amendment to the Talbot County Comprehensive Water and Sewer Plan for a change of Priority Status to reclassify and remap certain real property located at 26383 Royal Oak Road, Easton, Maryland, 21601 and shown on Tax Map 41 as Parcel 214. This property is 19.82 acres +/- . This change is proposed to be from un-programmed to an "S-1" immediate priority status. The property was served by an on-site sewage disposal system, until the residence was demolished in March 2022. The Stockhausen’s intend to build a new residence on the property. The County Engineer confirmed the feasibility of public sewer extension and requested the Office of Law to prepare a Resolution for the County Council’s consideration of introduction. The Resolution states that the connection to public sewer provides a long-term solution to address anticipated future failures of a septic system. Sewer service for the property will be served from the Region II Wastewater Treatment Plant in St. Michael’s with an allocation of one (1) Equivalent Dwelling Unit (EDU) of sewer capacity with a peak flow limited to two hundred fifty (250) gallons per day per EDU

Staff Presentation: Brennan Tarleton. Assistant Planning Officer

Public Comment— None

Commissioner Spies moved that the Planning Commission certify Resolution 325 to be consistent 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 Boicourt seconded the motion.

Vote	5-0
FOR:	0- Councell, Strannahan, Ghezzi, Spies, Boicourt
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

Please note that sequence of the meeting was changed and 4P was heard after 4M

513 **m. Applicant:** Talbot County
514 **File No.:** Resolution 326
515 **Request:** Consideration of consistency with the Talbot County
516 Comprehensive Plan
517 **Project:** CWSP Amendment - Preserve at Wye Mills Wastewater Treatment
518 Plant: A resolution to amend the Talbot County Comprehensive
519 Water and Sewer Plan to authorize Talbot County, Maryland's
520 acquisition of the wastewater treatment plant serving the Preserve
521 at Wye Mills with the wastewater treatment plant being located at
522 Rustling Oaks Drive, Wye Mills, Maryland 21679, described as
523 Tax Map 01, Parcel 98.

524
525 Property owner Talbot County, (applicants) filed a request for an Amendment to the
526 Talbot County Comprehensive Water and Sewer Plan (CWSP) to authorize Talbot
527 County, Maryland's acquisition of the wastewater treatment plant serving the Preserve at
528 Wye Mills with the wastewater treatment plant being located at Rustling Oaks Drive,
529 Wye Mills, Maryland 21679, described as Tax Map 01, Parcel 98.

530
531 **Staff Presentation:** Brennan Tarleton. Assistant Planning Officer
532 Ray Clarke, County Engineer
533

534 **Public Comment—** None
535

536 **Commissioner Spies moved that the Planning Commission certify Resolution 326 to**
537 **be consistent with the 2016 Talbot Comprehensive Plan and the seven relevant**
538 **standards in accordance with Environment Article § 9-506 (a) (1) of the Maryland**
539 **Annotated Code. Commissioner Boicourt seconded the motion.**
540

541 Vote 4-1
542 FOR: 0- Strannahan, Ghezzi, Spies, Boicourt
543 AGAINST: 0
544 ABSTAIN: 1- Councell
545 ABSENT: 0
546

547 **n. Applicant:** Talbot County
548 **File No.:** Resolution 327
549 **Request:** Consideration of consistency with the Talbot County
550 Comprehensive Plan
551 **Project:** CWSP Amendment - Lakeside - Wastewater Treatment - Section
552 1, Phase 1: A resolution to amend the Talbot County
553 Comprehensive Water and Sewer Plan for the purposes of
554 providing that start-up wastewater treatment for Phase 1, Section 1
555 of the Lakeside Project and its treated effluent shall at least meet
556 Enhanced Nutrient Removal Standards and further providing that
557 connection to the existing Trappe Wastewater System is
558 conditioned in part upon the existing system not having any

559 outstanding Maryland Department of the Environment
560 enforcement actions, consent orders, or violations
561

562 Resolution 327 (Resolution), introduced by Council member Price, proposes to
563 amend the Plan regarding the connection of the start-up phase of the Lakeside
564 project to the existing Trappe WWTP. More specifically, the amendment states that
565 the start-up wastewater treatment for the Lakeside Project and its treated effluent
566 shall at least meet ENR standards, whether provided by a modular ENR Membrane
567 BIO-Reactor (MBR) WWTP or other technology, capable of operating at the initial
568 development flow rates, or by a direct connection to the existing Trappe WWTP. In
569 addition, connection to the existing Trappe WWTP is subject to the existing Trappe
570 WWTP not having any outstanding MDE enforcement actions, consents, orders, or
571 violations.
572

573 **Staff Presentation:** Miguel Salinas, Planning Officer
574

575 **Public Comment—** Ryan Showalter, MDSW
576

577 **Commissioner Boicourt moved that the Planning Commission certify Resolution 327**
578 **to be consistent with the 2016 Talbot Comprehensive Plan and the seven relevant**
579 **standards subject to the addition of language at the end of the sentence requiring**
580 **that the existing Trappe Wastewater system meet Enhanced Nutrient Removal**
581 **Standards. Commissioner Ghezzi seconded the motion.**
582

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

588

589	o. Applicant:	Talbot County
590	File No.:	Resolution 328
591	Request:	Consideration of consistency with the Talbot County
592		Comprehensive Plan
593	Project:	CWSP Amendment - Amendment Procedures: A resolution to
594		amend the Talbot County Comprehensive Water and Sewer Plan to
595		revise Chapter Three – Amendment Procedures

596

597 Chapter 3 (Amendment Procedures) of the Plan sets forth the procedures for
598 amendments. Applications for and amendment for the priority classification of
599 water and sewer service and planning areas and for extension or installation of
600 water and/or sewer utilities are submitted to the controlling authority of the
601 publicly owned treatment works for processing prior to being received for
602 introduction by resolution of the County Council on the first convening legislative
603 day of December, March, June, or September. The Resolution proposes to amend
604 the Plan for the purpose of providing that the application procedures set forth in

Chapter 3 shall not apply to CWSP amendments initiated by the County, which may be introduced on any legislative day with the calendar year.

Staff Presentation: Ray Clarke, County Engineer
Miguel Salinas, Planning Officer

Public Comment— None

Commissioner Spies moved that the Planning Commission certify Resolution 328 to be consistent 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	5-0
FOR:	0- Strannahan, Ghezzi, Boicourt, Councell, Spies
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

Please note that sequence of the meeting was changed and 4P was heard after 4M

p. Applicant: Historic Bed-and-Breakfast George Brooks House, Rolles Range Road, St. Michaels, Maryland
File No.: C-723
Request: Text Amendment
Project: The applicant proposes to amend the text of § 190-33.3, Talbot County Code, to allow an increase in the number of bedrooms a Bed-and-Breakfast is permitted to have. The text amendment would also allow historic Bed-and-Breakfasts in the Critical Area to utilize existing on-site structures to provide guest rooms.

Staff Presentation: Miguel Salinas, Planning Officer

Applicant Presentation: William Workman, Owner/ Operator, Gerge Brooks House
Brendan Mullaney, MDSW

Public Comment— None

Commissioner Ghezzi moved that the Planning Commission continue Text Amendment C-723 at the June 1, 2022 Planning Commission meeting. Commissioner Boicourt seconded the motion.

Vote	5-0
FOR:	0- Strannahan, Ghezzi, Boicourt, Councell, Spies
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

651
652 **q. Applicant:** 6670 Cedar Cove, LLC- **Postponed**
653 **File No.:** C-724
654 **Request:** Text Amendment
655 **Project:** The applicant proposes to add a new land use and definition for
656 "Rural Retreat" to § 190-78, Talbot County Code, permit such use
657 in the RC zoning district (§ 190-25.2.D) and to include
658 performance and parking standards associated with the use (§ 190-
659 29 and § 190-41.3, Table V-6).

660
661 **5. Discussion Items—** None

662
663 **6. Staff Matters—** None

664
665 **7. Work Sessions—** None

666
667 **8. Commission Matters —**

- 668
669 a. Kirkham Station is currently on the May 4, 2022 Planning Commission
670 Agenda. Miguel Salinas and Brennan Tarleton will not be in attendance for that
671 meeting.
672 b. The County Council will be making a decision on the Solar Energy Moratorium.
673 Miguel Salinas is meeting with the Planning Commission regarding research for
674 the Text Amendment

675
676 **9. Adjournment—** Commissioner Councell adjourned the meeting at 1:45 pm.