1						
2 3						
	SEALC	FTALBO				
4		6				Talbot County Planning Commission
5						Final Decision Summary
6	MARY	TAND				Wednesday, July 7, 2021 at 9:00 a.m.
7						Bradley Meeting Room
8						11 N. Washington Street, Easton, Maryland
9						
10			Archived au	dio and video strea	m	of the meeting is available at:
11						
12			Talbot Co	ounty Meeting Vide	08	s - Talbot County, Maryland
13				(talbotcour		
14				(**************************************		,
15	Atten	dance	:			
16			Members:		,	<u>Staff:</u>
17	Phillip	• "Chip'	' Councell, Cha	airman 23		Miguel Salinas, Planning Officer
18	Willia	m Boice	ourt, Vice Chai	rman 24		Brennan Tarleton. Assistant Planning Officer
19	Micha	el Stran	inahan	25		Elisa Deflaux, Planner II
20	Lisa G	hezzi		26		Mike Mertaugh, Assistant County Engineer
21						
27						
28	1.	Call t	o Order—Cor	nmissioner Councel	1	called the meeting to order at 9:01 am.
29						
30	2.	Decis	sion Summar	y Review— June 2	,	2021 —The Commission noted the following
31		correc	tions to the dra	ft decision summary	/:	
32		a.	Line 218-224	; Replace with staff	re	eport language
33		b.	Line 290; Con	rrect Abstain to "0"		
34		с.	Line 290; Inse	ert: Commissioner C	Co	uncell noted that he would refrain from the
35			vote on this a	pplication. Commis	si	oner Boicourt will lead the discussion for this
36			application.			
37						
38		Comn	nissioner Boice	ourt moved to appr	0	ve the June 2, 2021 Decision Summary, with
39		ameno	dments. Comn	nissioner Ghezzi se	co	onded the motion.
40						
41			Vote	4-0-1		
42			FOR:	4- Ghezzi, Stranna	h	an, Boicourt, Councell
43			AGAINST:	0		
44			ABSTAIN:	0		
45			ABSENT:	1 – Spies		
46						
47	3.	Old B	Business— N	one		
48						
49	4.	New I	Business			
50						
51		а.	Applicant:	Claiborne Properti	es	s c/o David Rakazawski

52 53 54 55		File No.: Agent: Request:	MV 46 Brett Ewing, Lane Engineering, LLC Minor Variance -Relocation of an existing storage barn in the 100- foot buffer
56		Location:	32652 Matthewstown Road, Easton, MD 21601
57		Zoning:	RC/CAO
58 50	T 1	1 1	
59	-	-	ing Planning Commission recommendation of approval for a Minor
60			Shoreline Development Buffer (Buffer) to relocate a legal
61		U .	ge barn, 48.3' x 28.3' in size, existing 23' from mean high water
62			the side yard property line to a location further from MHW and the
63	-	- ·	he resulting setbacks after relocation will be 49' from MHW and 23'
64 65			y line. Should the Planning Commission recommend approval of the
65	Minor	variance, staff	f recommends the following conditions:
66 67	1 171	1	Il mala an amiliation to the Office of Demaits and Insurations and
67 68			all make an application to the Office of Permits and Inspections, and
68 60			procedures, and construction timelines as outlined regarding new
69 70		nstruction.	all commence construction of the managed immersion ante within
70 71			all commence construction of the proposed improvements within
71 72	eig	gnteen (18) moi	nths from the date of the Planning Office's "Notice to Proceed".
72 72	Staff 1	Dragontation	
73 74		Presentation:	TI
	Ellsa I	Deflaux, Planne	
75 76	A		•
76 77		cant Presentat	
77 78	Бгец г	Ewing, Lane Er	ngineering, LLC
78 79	Dubliz	c Comment—	None
80	rubiid	comment—	None
80	Comn	nissionar Baia	ourt move that the Planning Commission recommend denial of
81			IV46 for Claiborne Properties, LLC at 10341 Sherwood
82			borne, Maryland based on the inconsistency with the
84			n. The Planning Commission preference is to move the structure
85	-		r. Commissioner Ghezzi seconded the motion.
86	outsid	e of the built	· commissioner onezzi seconded the motion.
87		Vote	3-1-1
88		FOR:	3- Ghezzi, Strannahan, Boicourt
89		AGAINST:	1- Councell
90		ABSTAIN:	0
91		ABSENT:	1- Spies
92			·· r · · ·
93	b.	Applicant:	Richard and Mary Anne Schoeb
94	-	Res. No.:	MV 47
95		Agent:	Keith Neal, Nuttle Builders Inc.
96		Request:	Minor Variance –Construction of garage near front of dwelling
97		Location:	28738 Jennings Rd, Easton MD 21601
			<i>o</i> , <i>i</i>

98	Zoning:	RR/CAO
99		
100		king Planning Commission recommendation of approval for two
101		the 50' front setback and 25' side setback to construct a 24' x 28'
102	5 0	arage. The resulting setbacks are proposed at 42'6" from the front
103		'6" from the side setback at its closest points. Should the Planning
104		nend approval of the Minor Variance, staff recommends the
105	following conditions	
106		
107		all make an application to the Office of Permits and Inspections, and
108		procedures, and construction timelines as outlined regarding new
109		the shed relocation.
110		nall commence construction of the proposed improvements within
111	eighteen (18) mo	onths from the date of the Planning Office's "Notice to Proceed".
112	~ ~ ~	
113	Staff Presentation:	
114	Elisa Deflaux, Plann	er II
115		
116	Applicant Presenta	
117	Keith Neal, Nuttle Bu	ulders Inc.
118	Dall's Comment	NI
119	Public Comment—	None
120		
	Commission on Cho	ni manal that the Dianning Commission recommend approval
121		zzi moved that the Planning Commission recommend approval
121 122	of Minor Variance	# MV47 for Richard and Mary-Anne Schoeb at 28738 Jennings
121 122 123	of Minor Variance	č
121 122 123 124	of Minor Variance Road subject to sta	# MV47 for Richard and Mary-Anne Schoeb at 28738 Jennings ff conditions. Commissioner Strannahan seconded the motion.
121 122 123 124 125	of Minor Variance Road subject to sta	# MV47 for Richard and Mary-Anne Schoeb at 28738 Jennings ff conditions. Commissioner Strannahan seconded the motion.
121 122 123 124 125 126	of Minor Variance Road subject to sta <u>Vote</u> FOR:	 # MV47 for Richard and Mary-Anne Schoeb at 28738 Jennings ff conditions. Commissioner Strannahan seconded the motion. <u>4-0-1</u> 4- Ghezzi, Strannahan, Boicourt, Councell
121 122 123 124 125 126 127	of Minor Variance Road subject to sta <u>Vote</u> FOR: AGAINST:	 # MV47 for Richard and Mary-Anne Schoeb at 28738 Jennings ff conditions. Commissioner Strannahan seconded the motion. <u>4-0-1</u> 4- Ghezzi, Strannahan, Boicourt, Councell 0
121 122 123 124 125 126 127 128	of Minor Variance Road subject to sta <u>Vote</u> FOR: AGAINST: ABSTAIN:	 # MV47 for Richard and Mary-Anne Schoeb at 28738 Jennings ff conditions. Commissioner Strannahan seconded the motion. <u>4-0-1</u> 4- Ghezzi, Strannahan, Boicourt, Councell 0 0
121 122 123 124 125 126 127 128 129	of Minor Variance Road subject to sta <u>Vote</u> FOR: AGAINST:	 # MV47 for Richard and Mary-Anne Schoeb at 28738 Jennings ff conditions. Commissioner Strannahan seconded the motion. <u>4-0-1</u> 4- Ghezzi, Strannahan, Boicourt, Councell 0
121 122 123 124 125 126 127 128 129 130	of Minor Variance Road subject to sta <u>Vote</u> FOR: AGAINST: ABSTAIN: ABSENT:	 # MV47 for Richard and Mary-Anne Schoeb at 28738 Jennings ff conditions. Commissioner Strannahan seconded the motion. <u>4-0-1</u> 4- Ghezzi, Strannahan, Boicourt, Councell 0 1 – Spies
121 122 123 124 125 126 127 128 129 130 131	of Minor Variance Road subject to sta Vote FOR: AGAINST: ABSTAIN: ABSENT: C. Applicant:	 # MV47 for Richard and Mary-Anne Schoeb at 28738 Jennings ff conditions. Commissioner Strannahan seconded the motion. <u>4-0-1</u> 4- Ghezzi, Strannahan, Boicourt, Councell 0 1 – Spies Bruce and Blenda Armistead
121 122 123 124 125 126 127 128 129 130 131 132	of Minor Variance Road subject to sta FOR: AGAINST: ABSTAIN: ABSENT: C. Applicant: File No.:	 # MV47 for Richard and Mary-Anne Schoeb at 28738 Jennings ff conditions. Commissioner Strannahan seconded the motion. <u>4-0-1</u> 4- Ghezzi, Strannahan, Boicourt, Councell 0 1 – Spies Bruce and Blenda Armistead MV 48
121 122 123 124 125 126 127 128 129 130 131 132 133	of Minor Variance Road subject to sta Vote FOR: AGAINST: ABSTAIN: ABSENT: C. Applicant: File No.: Agent:	 # MV47 for Richard and Mary-Anne Schoeb at 28738 Jennings ff conditions. Commissioner Strannahan seconded the motion. <u>4-0-1</u> 4- Ghezzi, Strannahan, Boicourt, Councell 0 0 1 – Spies Bruce and Blenda Armistead MV 48 Bruce Armistead
121 122 123 124 125 126 127 128 129 130 131 132 133 134	of Minor Variance Road subject to sta FOR: AGAINST: ABSTAIN: ABSENT: C. Applicant: File No.:	 # MV47 for Richard and Mary-Anne Schoeb at 28738 Jennings ff conditions. Commissioner Strannahan seconded the motion. <u>4-0-1</u> 4- Ghezzi, Strannahan, Boicourt, Councell 0 1 – Spies Bruce and Blenda Armistead MV 48 Bruce Armistead Minor Variance- Expansion of utility pad to accommodate
121 122 123 124 125 126 127 128 129 130 131 132 133 134 135	of Minor Variance Road subject to sta Vote FOR: AGAINST: ABSTAIN: ABSENT: C. Applicant: File No.: Agent: Request:	 # MV47 for Richard and Mary-Anne Schoeb at 28738 Jennings ff conditions. Commissioner Strannahan seconded the motion. <u>4-0-1</u> 4- Ghezzi, Strannahan, Boicourt, Councell 0 1 – Spies Bruce and Blenda Armistead MV 48 Bruce Armistead Minor Variance- Expansion of utility pad to accommodate generator
$ \begin{array}{c} 121\\ 122\\ 123\\ 124\\ 125\\ 126\\ 127\\ 128\\ 129\\ 130\\ 131\\ 132\\ 133\\ 134\\ 135\\ 136\\ \end{array} $	of Minor Variance Road subject to sta FOR: AGAINST: ABSTAIN: ABSENT: C. Applicant: File No.: Agent: Request: Location:	 # MV47 for Richard and Mary-Anne Schoeb at 28738 Jennings ff conditions. Commissioner Strannahan seconded the motion. <u>4-0-1</u> 4- Ghezzi, Strannahan, Boicourt, Councell 0 1 – Spies Bruce and Blenda Armistead MV 48 Bruce Armistead Minor Variance- Expansion of utility pad to accommodate generator 6606 Peachblossom Point Rd Easton MD 21601
$121 \\ 122 \\ 123 \\ 124 \\ 125 \\ 126 \\ 127 \\ 128 \\ 129 \\ 130 \\ 131 \\ 132 \\ 133 \\ 134 \\ 135 \\ 136 \\ 137 \\ 131 \\ 132 \\ 137 \\ 131 \\ 132 \\ 131 \\ 132 \\ 133 \\ 134 \\ 135 \\ 136 \\ 137 \\ 131 \\ 131 \\ 132 \\ 131 \\ 132 \\ 131 \\ 131 \\ 132 \\ 133 \\ 134 \\ 135 \\ 136 \\ 137 \\ 137 \\ 137 \\ 137 \\ 137 \\ 138 \\ 137 \\ 138 \\ 137 \\ 138 \\ 138 \\ 137 \\ 138 \\ 138 \\ 138 \\ 138 \\ 137 \\ 138 \\ 138 \\ 138 \\ 137 \\ 138 \\ 138 \\ 138 \\ 137 \\ 138 $	of Minor Variance Road subject to sta Vote FOR: AGAINST: ABSTAIN: ABSENT: C. Applicant: File No.: Agent: Request:	 # MV47 for Richard and Mary-Anne Schoeb at 28738 Jennings ff conditions. Commissioner Strannahan seconded the motion. <u>4-0-1</u> 4- Ghezzi, Strannahan, Boicourt, Councell 0 1 – Spies Bruce and Blenda Armistead MV 48 Bruce Armistead Minor Variance- Expansion of utility pad to accommodate generator
$ \begin{array}{c} 121\\ 122\\ 123\\ 124\\ 125\\ 126\\ 127\\ 128\\ 129\\ 130\\ 131\\ 132\\ 133\\ 134\\ 135\\ 136\\ 137\\ 138\\ \end{array} $	of Minor Variance Road subject to sta Vote FOR: AGAINST: ABSTAIN: ABSENT: C. Applicant: File No.: Agent: Request: Location: Zoning:	 # MV47 for Richard and Mary-Anne Schoeb at 28738 Jennings ff conditions. Commissioner Strannahan seconded the motion. <u>4-0-1</u> 4- Ghezzi, Strannahan, Boicourt, Councell 0 0 1 – Spies Bruce and Blenda Armistead MV 48 Bruce Armistead Minor Variance- Expansion of utility pad to accommodate generator 6606 Peachblossom Point Rd Easton MD 21601 RR
$ \begin{array}{c} 121\\ 122\\ 123\\ 124\\ 125\\ 126\\ 127\\ 128\\ 129\\ 130\\ 131\\ 132\\ 133\\ 134\\ 135\\ 136\\ 137\\ 138\\ 139\\ \end{array} $	of Minor Variance Road subject to sta Vote FOR: AGAINST: ABSTAIN: ABSENT: C. Applicant: File No.: Agent: Request: Location: Zoning: The applicant is see	 # MV47 for Richard and Mary-Anne Schoeb at 28738 Jennings ff conditions. Commissioner Strannahan seconded the motion. <u>4-0-1</u> 4- Ghezzi, Strannahan, Boicourt, Councell 0 0 1 – Spies Bruce and Blenda Armistead MV 48 Bruce Armistead Minor Variance- Expansion of utility pad to accommodate generator 6606 Peachblossom Point Rd Easton MD 21601 RR
$121 \\ 122 \\ 123 \\ 124 \\ 125 \\ 126 \\ 127 \\ 128 \\ 129 \\ 130 \\ 131 \\ 132 \\ 133 \\ 134 \\ 135 \\ 136 \\ 137 \\ 138 \\ 139 \\ 140 \\ 140 \\ 122 \\ 123 \\ 124 \\ 125 \\ 126 \\ 127 \\ 128 \\ 129 \\ 126 \\ 127 \\ 128 \\ 129 \\ 126 \\ 127 \\ 128 \\ 129 \\ 126 \\ 127 \\ 128 \\ 129 \\ 126 \\ 127 \\ 128 \\ 129 \\ 126 \\ 127 \\ 128 \\ 129 \\ 130 \\ 131 \\ 132 \\ 131 \\ 132 \\ 133 \\ 134 \\ 135 \\ 136 \\ 137 \\ 138 \\ 139 \\ 140 $	of Minor Variance Road subject to sta Vote FOR: AGAINST: ABSTAIN: ABSENT: C. Applicant: File No.: Agent: Request: Location: Zoning: The applicant is seel Variance of the 100'	 # MV47 for Richard and Mary-Anne Schoeb at 28738 Jennings ff conditions. Commissioner Strannahan seconded the motion. <u>4-0-1</u> 4- Ghezzi, Strannahan, Boicourt, Councell 0 1 – Spies Bruce and Blenda Armistead MV 48 Bruce Armistead Minor Variance- Expansion of utility pad to accommodate generator 6606 Peachblossom Point Rd Easton MD 21601 RR king Planning Commission recommendation of approval for a Minor Shoreline Development Buffer (Buffer) to construct a 10 square foot
$ \begin{array}{c} 121\\ 122\\ 123\\ 124\\ 125\\ 126\\ 127\\ 128\\ 129\\ 130\\ 131\\ 132\\ 133\\ 134\\ 135\\ 136\\ 137\\ 138\\ 139\\ \end{array} $	of Minor Variance Road subject to sta FOR: AGAINST: ABSTAIN: ABSENT: C. Applicant: File No.: Agent: Request: Location: Zoning: The applicant is seel Variance of the 100' addition to an exist	 # MV47 for Richard and Mary-Anne Schoeb at 28738 Jennings ff conditions. Commissioner Strannahan seconded the motion. <u>4-0-1</u> 4- Ghezzi, Strannahan, Boicourt, Councell 0 0 1 – Spies Bruce and Blenda Armistead MV 48 Bruce Armistead Minor Variance- Expansion of utility pad to accommodate generator 6606 Peachblossom Point Rd Easton MD 21601 RR

142accommodate a new generator. The proposed addition would be 47' from Tidal Wetlands143at its closest point, and encroaching no closer to Tidal Wetlands than the existing utility

144	equipment pad. Should the Planning Commission recommend approval of the Minor		
145	Variance, staff recommends the following conditions:		
146			
147	1. The applicant sha	Ill comply with and address all Critical Area comments and standards,	
148	11	ompletion of a Buffer Management Plan that complies with	
149	6	he Critical Area Law.	
150	1	all make an application to the Office of Permits and Inspections, and	
151		procedures, and construction timelines as outlined regarding new	
152	construction.	r	
153		all commence construction of the proposed improvements within	
154	11	nths from the date of the Planning Office's "Notice to Proceed".	
155			
156	Staff Presentation:		
150	Elisa Deflaux, Plann	er II	
157	Liisa Deriaax, 1 iann		
159	Applicant Presenta	tion	
160		mistead, Lee, Rust & Wright, P.A.	
160	Didee / Hillistead, / H	mistead, Lee, Rust & Wright, I.M.	
161	Public Comment —	- None	
162	I done Comment	None	
163	Commissioner Boic	ourt moved that the Planning Commission recommend approval	
104 165		# MV48 for Bruce and Blenda Armistead at 6606 Peach Blossom	
166			
		to staff conditions. Commissionar Strannahan seconded the	
	•	to staff conditions. Commissioner Strannahan seconded the	
167	motion.	to staff conditions. Commissioner Strannahan seconded the	
167 168	motion.		
167 168 169	motion.	4-0-1	
167 168 169 170	motion. <u>Vote</u> FOR:	<u>4-0-1</u> 4- Ghezzi, Strannahan, Boicourt, Councell	
167 168 169 170 171	motion. <u>Vote</u> FOR: AGAINST:	<u>4-0-1</u> 4- Ghezzi, Strannahan, Boicourt, Councell 0	
167 168 169 170 171 172	motion. <u>Vote</u> FOR: AGAINST: ABSTAIN:	<u>4-0-1</u> 4- Ghezzi, Strannahan, Boicourt, Councell 0 0	
167 168 169 170 171 172 173	motion. <u>Vote</u> FOR: AGAINST:	<u>4-0-1</u> 4- Ghezzi, Strannahan, Boicourt, Councell 0	
167 168 169 170 171 172 173 174	motion. <u>Vote</u> FOR: AGAINST: ABSTAIN: ABSENT:	<u>4-0-1</u> 4- Ghezzi, Strannahan, Boicourt, Councell 0 0 1 – Spies	
167 168 169 170 171 172 173 174 175	motion. <u>Vote</u> FOR: AGAINST: ABSTAIN: ABSENT: d. Applicant:	<u>4-0-1</u> 4- Ghezzi, Strannahan, Boicourt, Councell 0 1 – Spies Coffin Land, LLC	
167 168 169 170 171 172 173 174 175 176	motion. Vote FOR: AGAINST: ABSTAIN: ABSENT: d. Applicant: File No.:	<u>4-0-1</u> 4- Ghezzi, Strannahan, Boicourt, Councell 0 0 1 – Spies Coffin Land, LLC M1173	
167 168 169 170 171 172 173 174 175 176 177	motion. Vote FOR: AGAINST: ABSTAIN: ABSENT: d. Applicant: File No.: Agent:	 4-0-1 4- Ghezzi, Strannahan, Boicourt, Councell 0 0 1 – Spies Coffin Land, LLC M1173 Elizabeth Fink, Fink, Whitten & Associates, LLC 	
167 168 169 170 171 172 173 174 175 176 177 178	motion. Vote FOR: AGAINST: ABSTAIN: ABSENT: d. Applicant: File No.:	 <u>4-0-1</u> 4- Ghezzi, Strannahan, Boicourt, Councell 0 0 1 – Spies Coffin Land, LLC M1173 Elizabeth Fink, Fink, Whitten & Associates, LLC Sketch Small-Scale Subdivision – 6 Lots, Remaining Lands Parcel 	
167 168 169 170 171 172 173 174 175 176 177 178 179	motion. Vote FOR: AGAINST: ABSTAIN: ABSENT: d. Applicant: File No.: Agent:	 <u>4-0-1</u> 4- Ghezzi, Strannahan, Boicourt, Councell 0 0 1 – Spies Coffin Land, LLC M1173 Elizabeth Fink, Fink, Whitten & Associates, LLC Sketch Small-Scale Subdivision – 6 Lots, Remaining Lands Parcel & New Private Road 	
167 168 169 170 171 172 173 174 175 176 177 178 179 180	motion. Vote FOR: AGAINST: ABSTAIN: ABSENT: d. Applicant: File No.: Agent:	 4-0-1 4- Ghezzi, Strannahan, Boicourt, Councell 0 0 1 – Spies Coffin Land, LLC M1173 Elizabeth Fink, Fink, Whitten & Associates, LLC Sketch Small-Scale Subdivision – 6 Lots, Remaining Lands Parcel & New Private Road Waiver of §190-35.2.B.5. – Number of new access points on an 	
167 168 169 170 171 172 173 174 175 176 177 178 179 180 181	motion. Vote FOR: AGAINST: ABSTAIN: ABSENT: d. Applicant: File No.: Agent: Request:	 4-0-1 4- Ghezzi, Strannahan, Boicourt, Councell 0 1 – Spies Coffin Land, LLC M1173 Elizabeth Fink, Fink, Whitten & Associates, LLC Sketch Small-Scale Subdivision – 6 Lots, Remaining Lands Parcel & New Private Road Waiver of §190-35.2.B.5. – Number of new access points on an existing county road. 	
167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182	motion. Vote FOR: AGAINST: ABSTAIN: ABSENT: d. Applicant: File No.: Agent: Request:	 4-0-1 4- Ghezzi, Strannahan, Boicourt, Councell 0 1 – Spies Coffin Land, LLC M1173 Elizabeth Fink, Fink, Whitten & Associates, LLC Sketch Small-Scale Subdivision – 6 Lots, Remaining Lands Parcel & New Private Road Waiver of §190-35.2.B.5. – Number of new access points on an existing county road. Beaver Dam Rd, Trappe MD 21673 	
167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183	motion. Vote FOR: AGAINST: ABSTAIN: ABSENT: d. Applicant: File No.: Agent: Request:	 4-0-1 4- Ghezzi, Strannahan, Boicourt, Councell 0 1 – Spies Coffin Land, LLC M1173 Elizabeth Fink, Fink, Whitten & Associates, LLC Sketch Small-Scale Subdivision – 6 Lots, Remaining Lands Parcel & New Private Road Waiver of §190-35.2.B.5. – Number of new access points on an existing county road. 	
167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184	motion. Vote FOR: AGAINST: ABSTAIN: ABSENT: d. Applicant: File No.: Agent: Request: Location: Zoning:	 4-0-1 4- Ghezzi, Strannahan, Boicourt, Councell 0 1 – Spies Coffin Land, LLC M1173 Elizabeth Fink, Fink, Whitten & Associates, LLC Sketch Small-Scale Subdivision – 6 Lots, Remaining Lands Parcel & New Private Road Waiver of §190-35.2.B.5. – Number of new access points on an existing county road. Beaver Dam Rd, Trappe MD 21673 Map 59, Grid 13 Parcel 11; Zone: CP 	
167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185	motion. Vote FOR: AGAINST: ABSTAIN: ABSENT: d. Applicant: File No.: Agent: Request: Location: Zoning: The applicant is seel	 <u>4-0-1</u> 4- Ghezzi, Strannahan, Boicourt, Councell 0 1 – Spies Coffin Land, LLC M1173 Elizabeth Fink, Fink, Whitten & Associates, LLC Sketch Small-Scale Subdivision – 6 Lots, Remaining Lands Parcel & New Private Road Waiver of §190-35.2.B.5. – Number of new access points on an existing county road. Beaver Dam Rd, Trappe MD 21673 Map 59, Grid 13 Parcel 11; Zone: CP 	
167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186	motion. Vote FOR: AGAINST: ABSTAIN: ABSENT: d. Applicant: File No.: Agent: Request: Location: Zoning: The applicant is seel - Sketch Plan to subc	 4-0-1 4- Ghezzi, Strannahan, Boicourt, Councell 0 1 – Spies Coffin Land, LLC M1173 Elizabeth Fink, Fink, Whitten & Associates, LLC Sketch Small-Scale Subdivision – 6 Lots, Remaining Lands Parcel & New Private Road Waiver of §190-35.2.B.5. – Number of new access points on an existing county road. Beaver Dam Rd, Trappe MD 21673 Map 59, Grid 13 Parcel 11; Zone: CP 	
167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185	motion. Vote FOR: AGAINST: ABSTAIN: ABSTAIN: ABSENT: d. Applicant: File No.: Agent: Request: Location: Zoning: The applicant is seel - Sketch Plan to subc lots, 1 reserved land	 <u>4-0-1</u> 4- Ghezzi, Strannahan, Boicourt, Councell 0 1 – Spies Coffin Land, LLC M1173 Elizabeth Fink, Fink, Whitten & Associates, LLC Sketch Small-Scale Subdivision – 6 Lots, Remaining Lands Parcel & New Private Road Waiver of §190-35.2.B.5. – Number of new access points on an existing county road. Beaver Dam Rd, Trappe MD 21673 Map 59, Grid 13 Parcel 11; Zone: CP 	

189	accessed from Beaver Dam Road, a County owned road. Should the Planning Commission
190	approve the Sketch Small-Scale Subdivision, staff recommends the following condition:
191	
192	1. The applicant shall comply with and address all outstanding issues and comments from
193	the June 9, 2021 TAC meeting, prior to Preliminary Plat Submittal.
194	
195	Staff Presentation:
196	Elisa Deflaux, Planner I
197	
198	Applicant Presentation:
199	Elizabeth Fink, Fink, Whitten & Associates, LLC
200	
201	Public Comment: — None
202	
203	Commissioner Boicourt moved that the Planning Commission table # M1173 Small
204	Scale Subdivision – Sketch Plan for Coffin Land, LLC with preference to an
205	alternative plan. Commissioner Strannahan seconded the motion.
205	and hadve plan. Commissioner Stramanan seconded the motion.
200	Vote 4-0-1
208	FOR: 4- Ghezzi, Strannahan, Boicourt, Councell
209	AGAINST: 0
210	ABSTAIN: 0
210	ABSENT: 1 – Spies
211 212	ADSENT. I – Spies
212	5. Discussion Items
	5. Discussion liems
214	Commissioner Deiseurt commented on the Term of Trance Westerroter Treatment
215	a. Commissioner Boicourt commented on the Town of Trappe Wastewater Treatment
216	Plant and the Application for a MDE State Discharge Permit, 19DP3460, National
217	Pollution Discharge Elimination System, for Trappe East (a/k/a Lakeside)
218	Wastewater Treatment Plant. Mr. Salinas stated that the County attorney has advised
219	that the Planning Commission should not speak on the matter at this time due to
220	pending litigation. Commissioner Councell noted that the Planning Commission
221	recently voted on Comprehensive Water and Sewer Plan Amendments for a
222	Wastewater Treatment Plant at Ferry Point Marina and current Wastewater Treatment
223	Plant at the Preserve at Wye Mills. He stated that as a Planning Commissioner
224	member he feels obligated to answer questions from citizens regarding matters that
225	have been in front of the Planning Commission such as the Trappe East Water and
226	Sewer Plan Amendment.
227	
228	The Planning Commission meeting took a ten minute break as staff tried to reach out
229	to the County attorney. Due to prior obligations he was unavailable. Mr. Salinas
230	advised that the Planning Commission Chairman or Vice-Chairman should email the
231	County attorney to request a special meeting regarding the matter.
232	
233	5. Staff Matters— None
234	

7. Work Sessions
a. Per the direction of the Planning Commission, staff is working on organizing joint
work sessions with the Public Works Advisory Board. Commissioner Councell
stressed the importance of the work session and stated he prefers all of the
Planning Commissioners be in attendance. Planning Commissioners are to email
staff by Friday, July 9, 2021 with all dates in August, September and October that
they will be unavailable.
8. Commission Matters — None
9. Adjournment– Commissioner Councell adjourned the meeting at 11:03 am.