



**Talbot County Planning Commission**  
**Final Decision Summary**  
Wednesday, June 10, 2020 at 9:00 a.m.  
Wye Oak Room, Talbot Community Center

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**Attendance:**

Commission Members:

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

Staff:

Mary Kay Verdery, Planning Officer  
Anthony Kupersmith, County Attorney  
Ray Clarke, County Engineer

Attended by Teleconference  
William Boicourt, Vice Chairman

**1. Call to Order**—Commissioner Councill called the meeting to order at 9:00 a.m.

**2. Discussion Summary Approvals—None**

**3. Old Business**

**Applicant:** Town of Trappe & Trappe East Holdings Business Trust  
**Request:** Consideration of Amendment No. 1 for consistency with the Talbot County Comprehensive Plan  
**Project:** Resolution 281 as introduced proposes to amend 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, multi-use, or shared sanitary facilities which are existing, under construction, or have immediate priority status); to amend the Plan to add certain water and sewer capital projects related to the Lakeside Project and existing systems for the fiscal years 2020 through 2030; and, to amend the Plan to update the narrative description in the Plan relative to the Lakeside Project and existing systems.

53 Commissioner Councill reminded everyone that this was a continuation of the  
54 June 03, 2020, Planning Commission meeting. Public comments will not be accepted  
55 The Commissioners will discuss, motion and vote on this application today.  
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57 **Commissioner Spies moved to recommend to the County Council that**  
58 **Amendment No. 1 to Resolution 281 is consistent with the Comprehensive Plan**  
59 **based on the multiple days of testimony. At the June 3<sup>rd</sup> Planning Commission**  
60 **meeting, the Commissioners reviewed the seven standards and found that**  
61 **Amendment No. 1 to Resolution 281 met those standards and therefore is consistent**  
62 **with the Comprehensive Plan. Commissioner Strannahan seconded the motion. The**  
63 **motion Carried (3-2, Boicourt and Ghezzi opposed)**  
64

65 **(See Deposition from the Court Reporter, Diane Houlihan, dated June 10, 2020)**  
66 Transcript from Court Reporter is currently located at  
67 [http://www.talbotcountymd.gov/index.php?page=Planning\\_Commission](http://www.talbotcountymd.gov/index.php?page=Planning_Commission)  
68

69 **4. New Business—None**  
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71 **5. Discussion Items—None**  
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73 **6. Staff Matters—None**  
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75 **7. Work Sessions—None**  
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77 **8. Commission Matters—None**  
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79 **9. Adjournment—Commissioner Spies moved to adjourn the meeting. Commissioner**  
80 **Strannahan seconded the motion. The motion carried unanimously**  
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