



Talbot County Planning Commission
Final Decision Summary

Wednesday, June 3, 2020 at 9:00 a.m.

Bradley Meeting Room

11 N. Washington Street, Easton, Maryland

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
Miguel Salinas, Assistant Planning Officer
Elisa Deflaux, Planner

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— Postponed not available

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 Council reminded everyone of the tasks of the Planning Commission in
54 regard to this application. The Planning Commission must decide whether or not the
55 amendment is consistent with the Talbot County Comprehensive Plan. In order to do this
56 the Commissioners will review seven factors. The Commissioners discussed the
57 amendment in great detail. However, more time is required to diligently review all
58 the documents, comments and testimony that were received on the application.
59

60 **Commissioner Ghezzi moved to postpone the Consideration of Amendment No. 1**
61 **on consistency with the Talbot County Comprehensive Plan for the Town of Trappe**
62 **& Trappe East Holdings Business Trust until June 9, 2020. Commissioner**
63 **Strannahan seconded the motion. The motion carried unanimously.**
64

65 **(See Deposition from the Court Reporter, David Corbin, dated June 3, 2020)**

66 Transcript from Court Reporter is currently located at
67 http://www.talbotcountymd.gov/index.php?page=Planning_Commission
68

69 **4. New Business—None**
70

71 **5. Discussion Items—None**
72

73 **6. Staff Matters**
74

- 75 **a. Applicant:** Department of Planning and Zoning
76 **Agent:** Miguel Salinas, Assistant Planning Officer
77 **Request:** Recommendation to the County Council
78 **Project:** Draft Cordova Village Master Plan
79

80 Miguel Salinas, Assistant Planning Officer, gave a brief presentation on the Cordova
81 Village Master Plan.
82

83 **(See Deposition from the Court Reporter, David Corbin, dated June 3, 2020)**

84 Transcript from Court Reporter is currently located at
85 http://www.talbotcountymd.gov/index.php?page=Planning_Commission
86

- 87 **b. Applicant:** Department of Planning and Zoning
88 **Agent:** Miguel Salinas, Assistant Planning Officer
89 **Request:** Recommendation to the County Council
90 **Project:** Draft Working Waterfront Overlay District
91

92 Miguel Salinas, Assistant Planning Officer, gave a brief presentation on the Working
93 Waterfront Overlay District.
94

95 **(See Deposition from the Court Reporter, David Corbin, dated June 3, 2020)**

96 Transcript from Court Reporter is currently located at
97 http://www.talbotcountymd.gov/index.php?page=Planning_Commission
98

- 99 **7. Work Sessions—None**
100
101 **8. Commission Matters—None**
102
103 **9. Adjournment—Commissioner Ghezzi moved to adjourn the meeting. Commissioner**
104 **Spies seconded the motion. The motion carried unanimously**