



Deposition of:
Planning Commission Meeting

June 3, 2020

In the Matter of:
Planning Commission Meeting

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1 TALBOT COUNTY, MARYLAND

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4 PLANNING COMMISSION MEETING

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7 June 3, 2020, 9:00 a.m.

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10 Talbot Community Center, Easton, Maryland

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13 COUNCIL MEMBERS:

14 Chip Councell, Chairman

15 William Boicourt (via phone)

16 Lisa Ghezzi

17 Paul Spies

18 Michael Strannahan

19
20
21 REPORTED BY: David Corbin, RPR

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<p>1 TRANSCRIPT OF PROCEEDINGS</p> <p>2 MR. COUNCELL: I would like to call the</p> <p>3 June 3rd meeting of the Talbot County Planning</p> <p>4 Commission to order. Our first order of</p> <p>5 business today is old business, applicant, Town</p> <p>6 of Trappe and Trappe East Holdings Business</p> <p>7 Trust. The request is for consideration of</p> <p>8 amendment number one for consistency with the</p> <p>9 Talbot County Comprehensive Plan. So before we</p> <p>10 start, before the County Council may adopt a</p> <p>11 proposed amendment, the Planning Commission</p> <p>12 must certify that the amendment is consistent</p> <p>13 with the plan. And we do that by reviewing</p> <p>14 seven charges. So what I would like to do is</p> <p>15 to review each of those seven items and we'll</p> <p>16 have a discussion about them and then we'll</p> <p>17 circle back at the end for a motion. So if</p> <p>18 everyone wants to take a minute and gather that</p> <p>19 paperwork that they may need.</p> <p>20 MR. BOICOURT: Chip, this is Bill.</p> <p>21 MR. COUNCELL: Yes.</p>	<p>1 into those categories, I guess I don't have</p> <p>2 anything specific to a policy. Just trying to</p> <p>3 think. Well, in terms of review, I guess the</p> <p>4 policy here would be what does the County have</p> <p>5 for review with this proposed amendment. It</p> <p>6 seems it has review now and it has review as</p> <p>7 proposed at stage two or phase two, and I</p> <p>8 personally think that's an inadequate amount of</p> <p>9 stages to protect the County. That's all I'll</p> <p>10 say on that.</p> <p>11 MR. COUNCELL: Michael.</p> <p>12 MR. STRANNAHAN: I don't have any comments</p> <p>13 on those at this time.</p> <p>14 MR. COUNCELL: Lisa.</p> <p>15 MS. GHEZZI: Okay. In addition to the</p> <p>16 policy reflecting chapters two, four and six in</p> <p>17 the materials that we were given for review --</p> <p>18 can everybody hear me okay? I have some</p> <p>19 specific things that I looked at in terms of</p> <p>20 inconsistencies with the policies. The</p> <p>21 development and growth planning sector policy</p>
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<p>1 MR. BOICOURT: I'm all for this seven</p> <p>2 consistencies, but I also want to remind, at</p> <p>3 least in my opinion, that there are other</p> <p>4 issues in terms of consistency with the</p> <p>5 comprehensive plan that don't quite fit into</p> <p>6 these seven things. So I'll mention them</p> <p>7 later.</p> <p>8 MR. COUNCELL: Yup. So Bill, I think what</p> <p>9 we should do is go through the seven items, and</p> <p>10 then at the end of that we can recap or add to</p> <p>11 it with some comments and then we can go from</p> <p>12 there. I have some things --</p> <p>13 MR. BOICOURT: I'm happy with it.</p> <p>14 MR. COUNCELL: Yup, good.</p> <p>15 MR. BOICOURT: I'm happy with that, that's</p> <p>16 good.</p> <p>17 MR. COUNCELL: Okay. So since you're</p> <p>18 ready to go, Bill, the first item is on policy.</p> <p>19 Would you like to add anything on the</p> <p>20 discussion on policy.</p> <p>21 MR. BOICOURT: I'm trying -- my comment</p>	<p>1 to that line from the Talbot County</p> <p>2 Comprehensive Plan, quote, "County development</p> <p>3 regulations for designated growth areas should</p> <p>4 support the orderly expansion of the towns by</p> <p>5 discouraging premature development in these</p> <p>6 areas." I would like to bring us all back to</p> <p>7 Bill Anderson, Public County Works</p> <p>8 Commission's -- Advisory Board, excuse me,</p> <p>9 May 18th memo that talks about the growth of</p> <p>10 the development and how it could take many,</p> <p>11 many years, and by providing immediate priority</p> <p>12 status we're premature in allowing development</p> <p>13 in these areas. Hence what I see policy to</p> <p>14 that line is inconsistent. Sensitive areas,</p> <p>15 planning policy to that too late, quote,</p> <p>16 "within the sensitive areas agriculture and</p> <p>17 forest cover should remain the dominant land</p> <p>18 issues." My comment there is that proposed use</p> <p>19 of the northeast quadrant as a spray irrigation</p> <p>20 field is not consistent with this policy.</p> <p>21 Sensitive areas, planning policy 2.32, quote,</p>

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<p>1 "sensitive environmental areas shall be 2 protected to the greatest extent possible. The 3 use of trade-offs or incentives that increase 4 overall density or in near sensitive areas are 5 discouraged." I mentioned last meeting that 6 the Trappe comprehensive plan does not 7 recognize the sensitive area in the town 8 limits. I have not yet heard any response to 9 that. Natural resource policy 6.24, quote, 10 "the County recognizes the importance of stream 11 corridors as water quality buffers and wildlife 12 habitat, encourages their protection and 13 undisturbed state. The County should continue 14 to enforce buffer requirements for all 15 tributary and aminate streams of the County." 16 And lastly, the Natural resource policy 6.27, 17 "new development shall be restricted in 18 sensitive areas and the protection and 19 enhancement of environmental resources should 20 be ensured." Again, reference my comment last 21 meeting, if you don't recognize a sensitive</p>	<p>1 with these at this stage in my terms, unless I 2 can be convinced, is not the right time. I'm 3 voting on whether moving this property that's 4 already been approved and a previous Board of 5 Commissioners believed that it met that 6 standard and the County -- and it passed way 7 before my time on the board. So my charge is 8 to say is it in line with the comprehensive 9 plan for this property now to move to S1-W1. 10 And with my concerns, the same concerns that 11 Commissioner Ghezzi brought up, I have those 12 same concerns. But I don't -- it's hard for me 13 to rule that this is the time to find that 14 that's compliant with the comprehensive plan 15 for moving it to S1-W1. 16 MR. COUNCELL: Thank you. So in my 17 opinion -- 18 MR. BOICOURT: The audio is breaking up. 19 MR. COUNCELL: Okay. Maybe we'll have to 20 talk directly into the mic. Bill says the 21 audio is breaking up. So when I look at item</p>
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<p>1 area, how can you ensure that environmental 2 resources are preserved. I could go on but I 3 think that those five or six points are good. 4 MR. COUNCELL: Thank you. Mr. Spies. 5 MR. SPIES: Yeah. My comments are just I 6 believe we're heading down a slippery slope in 7 my opinion. Those are all good points and I 8 have a lot of issues with this project if this 9 was at the major site plan stage. But we're 10 not there. I mean what we're ruling on is is 11 this ready to move on to water and sewer to 12 S1-W1 one standards. And if we're going to on 13 every project go through each stage of it like 14 it's the major site plan or the early stage 15 site plan, then -- I already feel like we have 16 enough meetings, I already feel like I'm in 17 here enough. So doing this at every stage 18 makes me extremely nervous. Like I said, I 19 have some of the same things that my colleagues 20 do on this project, and I wish they were 21 addressed at the appropriate time. But dealing</p>	<p>1 number one, policy, and I'm going to start with 2 the 1973 comprehensive plan for Talbot County. 3 And I quote, "to encourage new development to 4 locate in and around existing population 5 centers." If we move to the 1990 comprehensive 6 plan, that was when the first, what I would 7 consider to be a major downzoning. So we had a 8 density of one dwelling per 2 acres, obviously 9 depending on perk approvals. It was quite 10 controversial at the time, but the County went 11 to a density of one per 20 plus three in the 12 rural areas and the discussion centered 13 around -- obviously that was taking a lot of 14 development rights away from the land owners of 15 the County. So the discussion at that time was 16 where will growth occur. And it came back to 17 growth should occur in the population areas 18 where there was sufficient public utilities. 19 So as the discussion centered about where would 20 Talbot County grow, the discussion at that time 21 was Wye Mills or Trappe. So right, wrong or</p>

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<p>1 indifferent, the Wye Mills discussion centered</p> <p>2 around traffic, its location and proximity to</p> <p>3 the Bay Bridge, and quite honestly the fear was</p> <p>4 that large scale growth in the Wye Mills area</p> <p>5 would create a more rapid pace of growth with</p> <p>6 commuters. And I think at the time they said</p> <p>7 people were willing to travel maybe up to an</p> <p>8 hour. So we looked at the Trappe area as an</p> <p>9 area for future growth. So, again, in 2005 the</p> <p>10 comp plan was looked at again, it was looked at</p> <p>11 in 1997 and then again in 2005. And, again,</p> <p>12 obviously the Trappe item was discussed at</p> <p>13 length and again it was reaffirmed that that</p> <p>14 growth should occur in and around existing</p> <p>15 population areas. So I'll stop there and there</p> <p>16 is things some I'll add as we go through these.</p> <p>17 So our next item on our list is the timing of</p> <p>18 the implementation of the plan. So, Bill, do</p> <p>19 you have any comments on the timing?</p> <p>20 MR. BOICOURT: The plan is a little</p> <p>21 uncertain about what it refers to, but the</p>	<p>1 you could please mute your phone. There is a</p> <p>2 very slight delay so we're getting that</p> <p>3 feedback back through in the room.</p> <p>4 Commissioner Strannahan, would you like to...</p> <p>5 MR. STRANNAHAN: Yes. My comments on</p> <p>6 this, particularly listening to the comments of</p> <p>7 the other Commissioners, I too have concerns on</p> <p>8 many levels with some of the specifics of it.</p> <p>9 As Commissioner Spies pointed out, most of this</p> <p>10 unfortunately is, I believe, beyond our purview</p> <p>11 for today. That if we were here on the major</p> <p>12 site plan situation today, I would have</p> <p>13 different questions than what I will have</p> <p>14 today. This is -- unfortunately so much of the</p> <p>15 approval has happened before we've gotten to</p> <p>16 this point that, again, the timing at this</p> <p>17 stage of the process I don't believe we have a</p> <p>18 problem.</p> <p>19 MR. COUNCELL: Commissioner Ghezzi.</p> <p>20 MS. GHEZZI: A couple of points and in</p> <p>21 response to Mr. Strannahan. I don't object to</p>
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<p>1 timing that is before my consideration is the</p> <p>2 sewer timing. And that is still a concern.</p> <p>3 And I think that the timing for the</p> <p>4 implementation of the sewer is too uncertain in</p> <p>5 this case to review, period. So I want to go</p> <p>6 back quickly to the (inaudible) to say that I</p> <p>7 (inaudible) characterization and the reason for</p> <p>8 originally approving this project that we were</p> <p>9 all under what was called then smart growth</p> <p>10 idea, and the idea is moving growth in and</p> <p>11 around established towns. I think in</p> <p>12 retrospect the smart growth is a bit of stretch</p> <p>13 because of the scale of the project, more than</p> <p>14 a bit of a stretch, in that it does reach out</p> <p>15 beyond around the town, officially in the town,</p> <p>16 but what you define a town especially where it</p> <p>17 is, it's a substantial stretch. Anyway, I'll</p> <p>18 leave it there.</p> <p>19 MR. COUNCELL: Mr. Strannahan.</p> <p>20 (Echo of Boicourt's comments on phone.)</p> <p>21 MR. COUNCELL: For those calling in, if</p>	<p>1 the development and to Commissioner -- our</p> <p>2 Chairman Councill, I certainly don't object to</p> <p>3 the development in this area. It is a -- this</p> <p>4 isn't just a development, this is a development</p> <p>5 of an entire new Trappe, the Town of Trappe,</p> <p>6 that exceeds its area current population by</p> <p>7 five to six times ultimately grown out. This</p> <p>8 is a changing of the face of Trappe which would</p> <p>9 be a very big chunk of Talbot County. In terms</p> <p>10 of the approvals already accomplished, there</p> <p>11 were some materials published, we all had</p> <p>12 access to them in our packets in Friday. We</p> <p>13 get our packets forwarded on Friday, and there</p> <p>14 were some articles in some of the local</p> <p>15 publications questioning whether or not the</p> <p>16 approvals were obtained appropriately. I had</p> <p>17 not -- I had sought for materials to understand</p> <p>18 what that meant because I don't certainly want</p> <p>19 to approve something assuming it had been</p> <p>20 approved of appropriately. I would like to</p> <p>21 make sure it was approved of appropriately. I</p>

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<p>1 had requested some materials on Monday morning.</p> <p>2 With this COVID, this is just crazy for</p> <p>3 everybody, it's just so hard to respond in a</p> <p>4 timely way, it's hard for us to all meet</p> <p>5 together in the same room together. It just</p> <p>6 shows the difficulty of this time and I'm very</p> <p>7 sensitive to that. But this is changing the</p> <p>8 face of our County, this development. There is</p> <p>9 a lot of things going on and I would like be</p> <p>10 pointed because I don't want to draw this out.</p> <p>11 But I do -- I am concerned about the approvals</p> <p>12 that have been gotten. And when we say</p> <p>13 approvals were achieved, I would like perhaps</p> <p>14 staff to comment on that if they could. I</p> <p>15 have -- I was able to get some materials that I</p> <p>16 would like to make public and I would like to</p> <p>17 hand over to our staff and that I would like to</p> <p>18 make available to the rest of the Planning</p> <p>19 Commission. I have not had time to review</p> <p>20 these 200 plus pages of materials. I don't</p> <p>21 know whether or not they are going to have an</p>	<p>1 only have the one copy. So back to the</p> <p>2 question, Mr. Councill's question. Timing.</p> <p>3 There was a public concern letter presented by</p> <p>4 Parker Counts' letter of May 19th. I think</p> <p>5 that this explanation talking about the timing</p> <p>6 of the implementation, the plan is too long to</p> <p>7 approve in one phase. Referring back to the</p> <p>8 Public Service Advisory Board -- sorry, the</p> <p>9 Public Works Advisory Board's May 18th letter</p> <p>10 that also points to timing. I think it's</p> <p>11 inconsistent for us to be approving a</p> <p>12 development that would take place over many,</p> <p>13 many years giving priority, immediate priority,</p> <p>14 status to a development that is going to take</p> <p>15 many, many years. I would be curious as to the</p> <p>16 marketing plans and what they show. Maybe I'm</p> <p>17 totally wrong, maybe the marketing plans show</p> <p>18 you can build out these 2500 homes in less than</p> <p>19 three years. Given today's timing, that's a</p> <p>20 bit of a stretch. So I do think that we need</p> <p>21 to understand as the development evolves that</p>
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<p>1 impact on the ultimate decision. There seems</p> <p>2 to be -- there could be some issues arising</p> <p>3 from these documents and I ask at an</p> <p>4 appropriate time that we perhaps also delay</p> <p>5 this discussion for another month. Sorry to</p> <p>6 postpone that but there have been so many</p> <p>7 difficulties right now, I think it's important</p> <p>8 that we do that. So, one, I question whether</p> <p>9 or not we have -- there is approval and I would</p> <p>10 like somebody to help answer that, if, you</p> <p>11 know, MDE's role in approving this versus the</p> <p>12 County Council. I also understood the County</p> <p>13 Council turned this down in 2005 five to zero.</p> <p>14 Jennifer, did you need something.</p> <p>15 JENNIFER: Your handout.</p> <p>16 MS. GHEZZI: They are not be handed out,</p> <p>17 they need to be copied. Can I give them to you</p> <p>18 at the end.</p> <p>19 JENNIFER: Sure.</p> <p>20 MS. GHEZZI: I'll keep them here for the</p> <p>21 record if I need to refer to them because I</p>	<p>1 this be phased. I think that the</p> <p>2 recommendation two in the Public Works Advisory</p> <p>3 letter is a fine recommendation to go by. I</p> <p>4 don't understand why this conversation happened</p> <p>5 back in 2002 with the same issues, and it was</p> <p>6 suggested back then that 250 homes be</p> <p>7 developed. So all that said, those are my</p> <p>8 comments.</p> <p>9 MR. COUNCELL: Commissioner Spies.</p> <p>10 MR. SPIES: Nothing at this time.</p> <p>11 MR. COUNCELL: So in regard to the timing,</p> <p>12 and I'll refer back to the introduction in our</p> <p>13 current comprehensive plan. It says "the</p> <p>14 comprehensive plan provides policy guidance for</p> <p>15 public officials and citizens who will shape</p> <p>16 the County's growth and development over the</p> <p>17 next 20 years. So that's exactly how I see</p> <p>18 this development. I don't see this as a short</p> <p>19 term project. I agree with Commissioner</p> <p>20 Ghezzi, it will change the face of the County.</p> <p>21 And we have the opportunity now, in my opinion,</p>

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<p>1 in the timing, to lay this out. Do we want to</p> <p>2 continue to chop away at the rural areas of</p> <p>3 Talbot County or do we want to plan for growth</p> <p>4 over the next 30 years. I think, again, in the</p> <p>5 timing, this isn't going to be developed</p> <p>6 overnight. It's going to take time. I think</p> <p>7 that's a good thing. So I think it's my</p> <p>8 opinion that we need to look out many, many</p> <p>9 years, not 20 or 30. 50. We are creating</p> <p>10 another municipality in the County. Is this</p> <p>11 where we want it to occur, is this not where we</p> <p>12 want it to occur. Now, keep in mind that</p> <p>13 Trappe has annexed this into the town. They</p> <p>14 have annexed it. It's been done. When we talk</p> <p>15 about site plans and development in that</p> <p>16 layout, I think the County has input, but at</p> <p>17 the end of the day that's up to the town. It's</p> <p>18 not -- it will not come before this Planning</p> <p>19 Commission other than maybe some guidance from</p> <p>20 the Town. But it is the purview of the</p> <p>21 development of that, and design, that is the</p>	<p>1 plan that frankly I can endorse. It's -- it</p> <p>2 doesn't seem too burdensome on the part of the</p> <p>3 developer because of the long term aspect of</p> <p>4 this. The -- it does provide that type of</p> <p>5 pacing, which provides the County time to weigh</p> <p>6 in on their ability to adapt to the growth to</p> <p>7 the -- and to assess the possible environmental</p> <p>8 impacts. So I am not in favor of the two phase</p> <p>9 as proposed in Amendment 281 but a more -- a</p> <p>10 slightly more diced approach as suggested by</p> <p>11 the Public Works Advisory Board.</p> <p>12 MR. COUNCELL: Thank you. Commissioner</p> <p>13 Strannahan.</p> <p>14 MR. STRANNAHAN: As far as timing of the</p> <p>15 development goes, I agree with Commissioner</p> <p>16 Chairman Councill, this is the part and parcel</p> <p>17 that we're looking at now is going to be a long</p> <p>18 term development. I believe that what we're</p> <p>19 dealing with at the moment in phase one as</p> <p>20 proposed is not the entire 2500 homes but a</p> <p>21 portion of that that is much smaller. So it's</p>
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<p>1 charge of the Town, not the Talbot County</p> <p>2 Planning Commission. So at this time we'll</p> <p>3 move to item three, the timing of development.</p> <p>4 Commissioner Boicourt, do you have any concerns</p> <p>5 on the timing of the development. Well, Bill,</p> <p>6 are you still with us.</p> <p>7 MR. BOICOURT: Sorry. I was on mute, I'm</p> <p>8 sorry. I want to endorse what you just said in</p> <p>9 that we are looking at only the sewer issue in</p> <p>10 here because the -- this is a Town purview in</p> <p>11 terms of the development. And so it is the</p> <p>12 only chance, I see, for the County to weigh in</p> <p>13 here if they are concerned. And I think they</p> <p>14 should be concerned with regard to the timing</p> <p>15 of the development. We just talked about, I</p> <p>16 think we all agree, that this is a long term</p> <p>17 process. So things change in that long term</p> <p>18 process. And so I don't think it's a burden,</p> <p>19 in my opinion, to require more checks on the</p> <p>20 sewer allocation. And I do agree that the</p> <p>21 Public Work Advisory Board has a layout of a</p>	<p>1 still a long term and area changing development</p> <p>2 but it is not the entire portion. Smaller</p> <p>3 bites at the apple would probably make me</p> <p>4 happier in this. But, again, we are not</p> <p>5 looking at a three year, five year, 2500 home</p> <p>6 development. In my opinion we're looking at a</p> <p>7 many year first phase before this is entirely</p> <p>8 developed.</p> <p>9 MR. COUNCELL: Thank you. Commissioner</p> <p>10 Ghezzi.</p> <p>11 MS. GHEZZI: I'm excited for the</p> <p>12 development of Trappe. I think that there can</p> <p>13 be so many wonderful things done with Trappe.</p> <p>14 I reflect on another matter that we'll be</p> <p>15 discussing later, a very well thought through</p> <p>16 master plan for Cordova. There's so much, you</p> <p>17 know, to be done for our beautiful area and</p> <p>18 development is certainly expected in part of</p> <p>19 that. Commissioner Strannahan just mentioned</p> <p>20 it's a reduced chunk. It's actually two-thirds</p> <p>21 of the development is being suggested by</p>

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<p>1 resolution one -- amendment one to Resolution 2 281. And that still is a pretty big chunk. So 3 the timing of the development is, and I said 4 much in the last question which also covers 5 this, but I think the timing of this 6 development is substantial.</p> <p>7 MR. COUNCELL: Commissioner Spies. 8 MR. SPIES: I think I will sound like a 9 broken record today. But I'm just going to hit 10 on it probably for the second time of ten that 11 I'll mention it today. I'm not charged with 12 writing the policy up here, I'm not charged 13 with making deals to make a project more 14 favorable at this hearing. I would love to see 15 this in a five, six, seven phase project and 16 agreement. But, again, I'm just going to hit 17 on one of my charges today is saying is it in 18 line with our comprehensive plan to move this 19 project to S1-W1. And when I look at that, 20 some of the arguments or some of the things I 21 would like to see are things that I don't think</p>	<p>1 three or four phases or maybe more. Does that 2 come into play with me voting if this should 3 be -- is in compliance with the comprehensive 4 plan to move this bill forward and vote on is 5 it in compliance with the comprehensive plan. 6 I believe it is. And I believe my desire to 7 see five phases is something that I can't force 8 upon the applicant or even come into this 9 conversation.</p> <p>10 MR. COUNCELL: So when I think about the 11 timing of development, I think about two 12 things. We've talked about the phasing. And I 13 think from the Applicant and the Town's 14 perspective, again, we have to look at the big 15 picture. We talk about phasing this probably 16 in four or five phases. But my opinion is that 17 is not a long term logical solution to this. 18 They have agreed to do it in two phases. I 19 think that gives the Town the ability to move 20 forward. I think it gives the developer the 21 ability to move forward. This has been a</p>
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<p>1 really are -- come into play today. When this 2 first came -- when this first came up to me, 3 since I've been on the Planning Commission, it 4 was first proposed for the whole entire project 5 to go to S1-W1, and I think if they pushed it 6 hard enough or really wanted to do that and got 7 fed up with the system, they would have the 8 legal groundworks to move the entire property 9 to S1-W1. I think some of the stuff that they 10 have given us since they first came in front of 11 us has been compromises. I know there is more 12 than just saying, you know, with the wastewater 13 treatment system, there is some benefit to the 14 developer to move that enhanced system because 15 they wouldn't need any offsets or trades. But 16 I think that's an environmental benefit also. 17 So they are getting something, we're getting 18 something. And I also believe by phasing it, 19 agreeing to do it in two phases, we're getting 20 something. Would I like to see it more? I 21 would. I would like to see it, you know, in</p>	<p>1 designated growth area either formally or 2 informally for 30 years. When we talk about 3 timing, again, this is going to take place over 4 many years to come. So I think the timing is 5 right. Again, it's taking pressure off of our 6 rural and sensitive areas. And a lot of these 7 answers or discussions are the same for each of 8 these policies, and that's okay, but I think we 9 still need to talk about them. And it's okay 10 to be repetitive because they do lapse over. 11 And, again, we want to take this serious and I 12 think we have. We want to look at it from 13 every aspect. But my opinion is the timing of 14 the development is correct. So next we'll move 15 on to item four, the timing of rezoning. 16 Commissioner Boicourt, do you have any 17 comments. Bill, I don't know if you have your 18 phone muted or not, but we can't hear you.</p> <p>19 MR. BOICOURT: I'm sorry again. 20 MR. COUNCELL: And you had such a good 21 opening line, right?</p>

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<p>1 MR. BOICOURT: With regard to timing of</p> <p>2 rezoning, my understanding, I mean correct me</p> <p>3 if I'm wrong, is that at the time of the</p> <p>4 annexation process there's a -- the County is</p> <p>5 asked whether they would like to exercise a</p> <p>6 five year hold if there is a substantial change</p> <p>7 in use and rezoning proposed by the Town. To</p> <p>8 me that time is long gone, that the -- and in</p> <p>9 this case, in retrospect especially, would have</p> <p>10 very little -- the County would have very</p> <p>11 little input even if they exercised the five</p> <p>12 year hold. And because, first of all it's been</p> <p>13 a long time, but even if the five year hold</p> <p>14 were exercised, the Town and the developer</p> <p>15 could go forth with planning and permits for</p> <p>16 the change. So I'm a little bit confused by</p> <p>17 that.</p> <p>18 MR. COUNCELL: Thank you. Commissioner</p> <p>19 Strannahan.</p> <p>20 MR. STRANNAHAN: I agree with Commissioner</p> <p>21 Boicourt that the timing for any input on</p>	<p>1 annexed into the Town of Trappe on May 5th,</p> <p>2 2003. So obviously that was 17 years ago. So</p> <p>3 when we talk about the timing of rezoning, I</p> <p>4 think that ship has sailed so to speak. Next</p> <p>5 we'll move on to item five, development</p> <p>6 patterns. Commissioner Boicourt.</p> <p>7 MR. BOICOURT: I think all we have in</p> <p>8 front of us is that sketch that the applicant</p> <p>9 gave us a few meetings ago. It's not</p> <p>10 encouraging to be honest. I agree with Jay</p> <p>11 Corvan's assessment that it's -- it looks like</p> <p>12 sprawl. But we don't have adequate information</p> <p>13 in my opinion to know what the development</p> <p>14 count will be. What we do have is some</p> <p>15 suggestion as to where the sewer and water</p> <p>16 facilities will be, but that's it. I can't</p> <p>17 really assess that from where I stand.</p> <p>18 MR. COUNCELL: Okay. Commissioner</p> <p>19 Strannahan.</p> <p>20 MR. STRANNAHAN: I don't have any comments</p> <p>21 at this time beyond what we have been given of</p>
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<p>1 rezoning is -- by us is probably long past.</p> <p>2 MR. COUNCELL: Commissioner Ghezzi.</p> <p>3 MS. GHEZZI: I have no comment on the</p> <p>4 timing of the rezoning. But I do just want to</p> <p>5 take this opportunity to comment. We've been</p> <p>6 asked to determine whether or not this</p> <p>7 resolution is consistent with our Talbot County</p> <p>8 comprehensive plan. And what means do we have</p> <p>9 to do that but to go back to our comprehensive</p> <p>10 plan, evaluate the policies, evaluate the</p> <p>11 resolution and how they comport. The points I</p> <p>12 made earlier specifically demonstrated to me</p> <p>13 inconsistency. I guess I wonder why, and we</p> <p>14 have no chance for comment from the applicant,</p> <p>15 but why is it so necessary to not phase this</p> <p>16 development differently. Why does it have to</p> <p>17 be done in such a large chunk.</p> <p>18 MR. COUNCELL: Commissioner Spies.</p> <p>19 MR. SPIES: No comment.</p> <p>20 MR. COUNCELL: So I look at the timing of</p> <p>21 the rezoning and I see where the property was</p>	<p>1 the proposed development.</p> <p>2 MR. COUNCELL: Commissioner Ghezzi.</p> <p>3 MS. GHEZZI: I would only hope that the</p> <p>4 developer is building a development that will</p> <p>5 allow for growth and that I think we can</p> <p>6 interpolate that if 2500 homes are built over a</p> <p>7 period, which would be everybody's guess at</p> <p>8 this point, particularly given Covid, maybe it</p> <p>9 will have a positive impact, I don't know, but</p> <p>10 it may also have a very negative impact. Let's</p> <p>11 just use some conservative numbers. 2500</p> <p>12 homes, 2.5 persons per home is 6,250 more</p> <p>13 residents. That's growing our County by</p> <p>14 17 percent. That's a significant jump in</p> <p>15 population in development patterns. If you</p> <p>16 look at the recent resolution, there is not a</p> <p>17 commitment, from what I understand, and I would</p> <p>18 like more time to review this, but it appears</p> <p>19 that there is not a commitment to the ENR or</p> <p>20 BNR. It's the membrane versus the enhanced</p> <p>21 approaches. And I have some recollection that</p>

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<p>1 if there's no commitment to these, to one or</p> <p>2 the other, it's difficult to say whether or not</p> <p>3 various MDE requirements are going to be</p> <p>4 tripped and can the existing system actually</p> <p>5 carry the load when it's already, according to</p> <p>6 two sources, public sources that have provided</p> <p>7 comment, impacting the quality of the</p> <p>8 waterways. Again, is it so -- why is it so</p> <p>9 necessary to rush into this when we have so</p> <p>10 many unanswered questions.</p> <p>11 MR. COUNCELL: Commissioner Spies.</p> <p>12 MR. SPIES: On development timing or</p> <p>13 development pattern, you know, my statement has</p> <p>14 just been, you know, whether I'm for or against</p> <p>15 the overall scope of this project and not</p> <p>16 knowing or hearing before today that anything</p> <p>17 was -- they didn't go through the process on</p> <p>18 the up and up, I can't rule on that. They must</p> <p>19 have in my mind, it's in front of me. So, you</p> <p>20 know, it would be interesting to see those down</p> <p>21 the road. But on today, it looked like it went</p>	<p>1 uses. Commissioner Boicourt, would you like to</p> <p>2 start the discussion.</p> <p>3 MR. BOICOURT: Yes. The land use, the</p> <p>4 primary -- when it comes to land use, I go back</p> <p>5 to the vision of, and I think that we all agree</p> <p>6 pretty much on that, but the second paragraph</p> <p>7 of the revision statement talks about</p> <p>8 recognizing that the overall environment is an</p> <p>9 economic asset of the County, protection of our</p> <p>10 agricultural lands and waterways and our</p> <p>11 harvest is a high priority. Moving</p> <p>12 development, and we have all seemingly agreed</p> <p>13 upon this because it's smart growth and it's</p> <p>14 part of our plan, moving the development in and</p> <p>15 around the established towns is our goal. And</p> <p>16 this fits that goal. But the other thing is --</p> <p>17 the next thing I want to touch on comes down to</p> <p>18 the environment. The other thing is the high</p> <p>19 quality of the County's infrastructure,</p> <p>20 including schools, roads, sewer and water is</p> <p>21 maintained as the County's needs change and</p>
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<p>1 through the proper development patterns that</p> <p>2 we've set as guidelines by the County. It's</p> <p>3 gone through each of our stages of site</p> <p>4 planning, annexation by one of our towns, and</p> <p>5 then coming back in front of us to rule on the</p> <p>6 S1-W1 and if it meets -- that portion of it</p> <p>7 meets -- is in line with our comprehensive</p> <p>8 plan. So on development pattern, you know, I</p> <p>9 think it's followed the pattern that we set as</p> <p>10 guidelines as a County.</p> <p>11 MR. COUNCELL: Thank you. When I look at</p> <p>12 development patterns, I look at where the</p> <p>13 comprehensive plan guides development. And,</p> <p>14 again, we talk about that development moving</p> <p>15 towards existing population areas in and around</p> <p>16 the existing towns. In order to do that, the</p> <p>17 idea is to take pressure away from the rural</p> <p>18 counties. So Commissioner Ghezzi, I agree with</p> <p>19 some of your statements and that will move us</p> <p>20 where I think we will have a more robust</p> <p>21 discussion under item six, which would be land</p>	<p>1 grow. I think by going this large, two-thirds</p> <p>2 of the development first phase, the County has</p> <p>3 very little control over what may be a 20 year</p> <p>4 process for the first phase. And the question</p> <p>5 is whether the County can react and provide the</p> <p>6 kind of infrastructure associated with that</p> <p>7 growth. I think we have inadequate controls</p> <p>8 over that. So that's a concern. And another</p> <p>9 aspect is -- that the specific aspect of the</p> <p>10 environment, there is two concerns. One, the</p> <p>11 one that's been talked about many times in our</p> <p>12 discussion of -- by people testifying, that is</p> <p>13 the impact of the spray irrigation process on</p> <p>14 the headwaters of Miles Creek. The fact that</p> <p>15 only 50 percent or so of spray irrigation</p> <p>16 systems seem to meet standards is a substantial</p> <p>17 concern. In addition, this mammoth -- the</p> <p>18 possibility of putting the initial -- a lot of</p> <p>19 sewer into the existing sewage treatment plant.</p> <p>20 There is a number of problems there. There is</p> <p>21 an inherent water body to which the Trappe</p>

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<p>1 (inaudible) is directed. That's Trappe Creek. 2 In addition, Trappe is only a BNR, biological 3 nutrient reduction, level plan. And I 4 understand it that they are not meeting the 5 standards of BNR. All the other major plants 6 in the County have moved to ENR, which is a 7 much higher level treatment. I would be 8 against it not just at the headwaters of Miles 9 Creek but also the existing plan of Trappe's 10 impact on Trappe Creek.</p>	<p>1 system, as opposed to going directly into our 2 waterways. None of us want to see the 3 waterways contaminated. But I don't see at 4 this time where what has been proposed is 5 necessarily worse than what we're going to get 6 by having all of this go directly into the 7 creeks. I can't imagine that spray irrigation 8 makes that -- those nutrients increase as 9 opposed to the end of the pipe coming directly 10 out of the creek.</p>
<p>11 MR. COUNCELL: Thank you. Commissioner 12 Strannahan.</p>	<p>11 MR. COUNCELL: Thank you. Commissioner 12 Ghezzi.</p>
<p>13 MR. STRANNAHAN: I think Commissioner 14 Boicourt made some very good points there, 15 however I would like to point out from looking 16 at the maps provided that although two-thirds 17 of the land area is designated to be in this 18 first phase, it does not appear that two-thirds 19 of the units can be constructed within this 20 phase. The bulk of the development appears to 21 be in phase two. We are looking, as Chairman</p>	<p>13 MS. GHEZZI: Thank you. My first four 14 points in my opening remarks commented on land 15 use policies. I won't reiterate those. I do 16 agree with Commissioner Boicourt. Furthermore, 17 I do respect the recommendations of the Talbot 18 County Public Works Advisory Board in their 19 letter to the Talbot County to vote against the 20 amendment to Resolution 281 but vote in favor 21 of the adoption of recommendation two. I think</p>
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<p>1 Council said, at a 30 or 50 year project. We 2 have a -- we don't know what that's going to 3 bring but we have to do the best we can now 4 trying to look forward. The ENR plant is, from 5 what I can find out, is as good a system as 6 we can come up with right now. Spray 7 irrigation is listed as one of the preferred if 8 not the preferred way or method of disposing of 9 the treatment. What has been suggested by 10 others is that we go to the Trappe -- this 11 development go with the Trappe or the Easton 12 facilities for treatment of the sewage, at 13 which they would be -- the end of the pipe 14 would drop directly into either LaTrappe Creek 15 from Trappe or the Choptank River and they 16 could monitor the outflows at the end of the 17 pipe. What we have read and what we have been 18 told, this is the nutrient content, the 19 outflows, will be measured at the end of the 20 pipe here as well, just at the end of the pipe 21 before it goes into the spray irrigation</p>	<p>1 that they poured over this again and again with 2 MDE. I think they have -- they have understood 3 all of the elements to this. Very detailed. 4 So I look to their recommendation as well as 5 would certainly be willing to also work on, as 6 they recommend, the Council, County Manager, 7 County attorney, whomever, to develop the text 8 of an appropriate amendment for consideration. 9 And back to my comment on the documents that I 10 acquired late yesterday, I would also like to 11 ask legal counsel, these are legal documents, 12 if legal counsel could actually review -- I 13 don't know if this is appropriate -- but I 14 would like to ask if it is appropriate and ask 15 legal counsel who is present here if they could 16 determine whether or not these have an impact 17 on our decision today. 18 MR. COUNCELL: Thank you. Commissioner 19 Spies. 20 MR. SPIES: Through this whole process I 21 would say the land use has been the part that's</p>

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<p>1 given me the most heartburn, the most concerns 2 about this ruling that we're charged with. And 3 the toughest thing is as a state, I guess I'm 4 going to be on film and record saying this, as 5 a state, I don't think we've done a good job of 6 really explaining the guidelines of 7 environmental impact and what is the best 8 practice, what is the worst practice, and how 9 much loading each practice actually occurs and 10 which practices need offsets and not offsets 11 and how you figure that number out. You start 12 going down that hole, that is -- you've got to 13 get your old school Texas calculator out and 14 figure that out. It is complicated. You can 15 ask two, three experts and you get two or three 16 different answers. But what we do have and 17 what we're dealing with is the state does have 18 guidelines. And whether they are right or 19 wrong, I wish they came to me earlier and asked 20 me what it should be but they didn't. But 21 whether they are right or wrong, they set</p>	<p>1 it's, again, am I going by my opinion or what 2 it should be or is it appropriate to say I need 3 this development and future developments in the 4 County to follow Talbot County and Maryland 5 State guidelines for nutrient removal and 6 nutrient loading. And I'm going to have to 7 lean towards that. The one concern I would 8 have is just to bring out to talk about is, you 9 know, if in the early stages we aren't -- if 10 we're not spray irrigating and we're sending 11 the early stage wastewater to the Trappe 12 facility, then there is some nutrient loading 13 and are there any offsets and plans to deal 14 with that. I know once the spray irrigation 15 comes into play the project is deemed zero 16 nutrient loading. But prior to that, there 17 will be some nutrient loading and are there 18 offsets. I couldn't find the answer to that. 19 I don't know if Ray or anyone on staff has an 20 idea if there is offsets for that early 21 loading, but that be would the one thing that I</p>
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<p>1 guidelines. And when I look at this project, 2 the project has followed the state's 3 recommendations. It's using an enhanced 4 nutrient removal system, and in the state's 5 guidelines it's set up where there is zero 6 loading to the local waterways. Is that right, 7 is that wrong. You know, I have an opinion, 8 but for what I think this development and 9 future developments not only should use but are 10 required to use is the state's guidelines. The 11 state has told us that the system they have in 12 place and submitted in this application is the 13 approved -- one of the approved if not one of 14 the top tier approved ways to deal with 15 nutrient loading for this scale of a project. 16 And why I said I have heartburn in the 17 beginning is because of past jobs, past 18 experience, past very close colleagues of mine 19 that I'm good friends with bring up very good 20 points, really good points. And that has made 21 it difficult. So -- but when I look at this,</p>	<p>1 would have a conversation about for this 2 project. Because once it starts spray 3 irrigating, as guided and ruled by the State, 4 you know, and I do believe it's a good system 5 if operated, monitored and run correctly. 6 MR. COUNCELL: Thank you. I did an 7 interview several years ago and I told the 8 interviewer at the time, I said other than my 9 family, there is nothing I can more about than 10 my farms. And I would carry that a step 11 further to include the lands and waters of 12 Talbot County. Our family has been here a long 13 time, we've made our living off the land, we 14 continue to do that, and it's extremely 15 important to me that future generations enjoy 16 that same luxury. I've got family and I've got 17 friends that either farm or work on the water 18 all the way around this Trappe area. So this 19 to me is probably the biggest area that we 20 should focus on among the others. So some of 21 the testimony we've heard, and I'm going to</p>

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<p>1 refer to review of waste loads from proposed 2 wastewater treatment plants, and this was 3 provided to us by Ray Clarke. It says "MDE has 4 indicated that spray irrigation is net zero for 5 nutrients at the root zone. The annual load of 6 total nitrogen, 365 days a year, the units of 7 pounds per year at phase five", which is the 8 end of this development, "is set at 9 4,911 pounds." In the comments to that it says 10 "the total nitrogen cap is 8 pounds of total 11 nitrogen per year." This is talking -- now, 12 I'm going to refer to region two wastewater 13 treatment plant in St. Michaels of 14 660,000 gallons per day. So the total nitrogen 15 cap is 8,000 -- sorry, not eight, 8,040 pounds 16 of total nitrogen per year discharged directly 17 into the Miles River. The total phosphorus cap 18 for that 660,000 gallons a day, total 19 phosphorus cap, 603 pounds of total phosphorous 20 per year, method of discharge directly to the 21 Miles River. We heard in the testimony that</p>	<p>1 support them. And if we don't, then we should 2 do something about it. So I'm not smart enough 3 to know all the ins and outs and the 4 regulations when it comes to Maryland 5 Department of Environment. I'm not going to 6 try to. But I have to assume, as Commissioner 7 Spies said, that they know what they are doing 8 with their job. I have full faith in Ray 9 Clarke and his analysis of this project. And I 10 therefore, again, when it comes to land use and 11 the environment, again, you know, this has been 12 a priority funding area for a long time. And I 13 think -- well, one more comment. Mr. Boicourt 14 mentioned, and we got in the some of our 15 testimony, that over 50 percent of these 16 wastewater treatments have problems. We got 17 some information on that in generalities. But 18 in my mind if these were major infractions that 19 couldn't be corrected immediately that this 20 technology and these wastewater treatment 21 plants would not continue to be supported.</p>
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<p>1 the discharge from this project will be the 2 same in equivalents as the Town of Easton, 3 which as Commissioner Strannahan said, 4 discharges directly into the Choptank River. 5 So as a farmer it looks to me, again I'm going 6 to agree with Commissioner Strannahan, that if 7 that can be measured at the point before it 8 goes to the spray irrigation field, there are 9 some controls that can take place as opposed to 10 discharging directly. But my hope is that this 11 will continue to be monitored, it will be 12 monitored in the phases that are proposed. As 13 time goes on I think the technology will 14 improve. And I'm sure that the Town and the 15 developer will utilize this new technology. 16 But the big question here is do we trust our 17 Public Works Commission in the County, do we 18 trust our Public Works advisors in the Town -- 19 in the County I mean, and do we trust the 20 Maryland Department of the Environment. And 21 the answer to that is if we do, then we should</p>	<p>1 Again, my question is are these paperwork 2 errors, are they minor adjustments to 3 something. I don't know. But as a Planning 4 Commission member, I should be provided by 5 somebody, either the applicant or an opponent, 6 the exact things they would like for me to 7 consider. And we had that this morning by one 8 of the applicants, we got a rather lengthy 9 letter from them. And it stated a study. And 10 I haven't honestly looked at it other than the 11 date. And the study was on wastewater 12 treatment plants, and the date is 1990. Well, 13 is that relevant today? I don't know. I don't 14 know. But, again, I think this Commission's 15 charge is to look at the overall policy. We 16 have to rely on the appropriate regulatory 17 agencies for the details of the problem. 18 That's my opinion. So next we'll go through to 19 densities or intensities, which is our last 20 item in our charge. Commissioner Boicourt, do 21 you have any comments on this.</p>

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<p>1 MR. BOICOURT: Not specific, no.</p> <p>2 MR. COUNCELL: Okay. Commissioner</p> <p>3 Strannahan.</p> <p>4 MR. STRANNAHAN: I have no specific</p> <p>5 comments on this.</p> <p>6 MR. COUNCELL: Commissioner Ghezzi.</p> <p>7 MS. GHEZZI: It's my understanding that</p> <p>8 the densities and intensities comport with the</p> <p>9 plan of the city of Trappe. So no further</p> <p>10 comment.</p> <p>11 MR. COUNCELL: Commissioner Spies.</p> <p>12 MR. SPIES: No comment on densities and</p> <p>13 intensities.</p> <p>14 MR. COUNCELL: I agree with Commissioner</p> <p>15 Ghezzi, I think the town administers its own</p> <p>16 zoning ordinance, has its own comprehensive</p> <p>17 plan and its development process. So that</p> <p>18 wraps up the seven -- the seven charges that we</p> <p>19 have before us. And now what I would like to</p> <p>20 do is give each Commissioner time for a general</p> <p>21 recap of the project. And following that we</p>	<p>1 separate phases of approximately 400</p> <p>2 residential units per phase. The proposed</p> <p>3 wastewater treatment plant will be constructed</p> <p>4 in phases to be consistent with the size of</p> <p>5 each phase of development." The MDE permit, a</p> <p>6 draft permit it's called, would only require</p> <p>7 that the permittee notify MDE for each</p> <p>8 100,000 gallons per day of increase in flow.</p> <p>9 So there is no real control at that point. But</p> <p>10 if we sort of endorse, in my opinion, the five</p> <p>11 separate phases that the applicant has</p> <p>12 proposed, and this is in agreement with the</p> <p>13 Public Works Advisory Board, that will give the</p> <p>14 County time to reflect on A, how well the</p> <p>15 proposed wastewater treatment plan is working,</p> <p>16 and I think at least it's important how the</p> <p>17 County is doing with regards to impact of this,</p> <p>18 the development on the infrastructure, on the</p> <p>19 schools, roads, on the fire. They listed all</p> <p>20 those in the letter to the Council. So I don't</p> <p>21 think it's unburden -- an unsided burden on the</p>
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<p>1 will entertain a motion for either recommend or</p> <p>2 approval or disapproval to the County Council.</p> <p>3 Commissioner Boicourt, we're going to start</p> <p>4 with you again.</p> <p>5 MR. BOICOURT: Yeah, I guess it's somewhat</p> <p>6 of a repeat, you know, it's sort of like the</p> <p>7 letter that was sent to the County Council. I</p> <p>8 came to the same conclusion after reading that</p> <p>9 letter that I did before they sent it in. And</p> <p>10 then -- and I agree, everybody said this is</p> <p>11 where the development should be, this is --</p> <p>12 it's been approved that -- (inaudible)</p> <p>13 property. The primary question I have is the</p> <p>14 pace and scale of growth. And that the --</p> <p>15 there is -- I think at the present proposed of</p> <p>16 going two-thirds, going two-thirds of the area,</p> <p>17 it also applies to two-thirds of the building.</p> <p>18 The applicant pointed out, and this is repeated</p> <p>19 in the Public Works Advisory Board memorandum,</p> <p>20 that the -- and I'll quote, "the development of</p> <p>21 the project is planned to be completed in five</p>	<p>1 part of the applicant to have the County step</p> <p>2 in, that's the only control they have, and look</p> <p>3 at how things are going at those five phases.</p> <p>4 Again, the phases may be 50 years. But, still,</p> <p>5 to give cart blanch 50 years when in fact the</p> <p>6 impact of this big of a development is going to</p> <p>7 be a substantial impact not just on the</p> <p>8 neighbors around Trappe but -- inhabitants of</p> <p>9 Trappe but the County as a whole. And the</p> <p>10 County has a lot of impact and a lot of</p> <p>11 concerns about that I'm sure in my opinion. So</p> <p>12 I'm definitely in support of the Public Works</p> <p>13 Advisory Committee Board and its primary</p> <p>14 recommendations. I think they are very well</p> <p>15 considered. And I don't think going to a five</p> <p>16 or other kind of number, but two is inadequate</p> <p>17 in my opinion. So I'm against this, the</p> <p>18 proposed amendment, for that reason. Noted</p> <p>19 it's not against the development, it's just</p> <p>20 that we think, I mean I'm talking about the</p> <p>21 Public Works Advisory Board and me, that it</p>

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<p>1 would be good for the County to weigh in on 2 those stages. 3 MR. COUNCELL: Thank you, Bill. 4 Commissioner Strannahan. 5 MR. STRANNAHAN: I too like what the 6 Public Works Advisory Board had to say. 7 However, this was 2003, 2006, before we were 8 this far down the road with this development. 9 I would have a lot more questions to ask about 10 this development and how it's proceeding 11 forward. The -- again, the housing that is 12 proposed in the first phase -- the first 13 section of this, which again my understanding 14 is -- as the housing is constructed within the 15 first phase of the water and sewer allocation 16 is -- will be in phases, and that naturally 17 occurs anyway. That we have an opportunity 18 here to have our say, to look into this, to go 19 away from the original proposal, which was to 20 approve the entire site as S1-W1. This is 21 certainly, as Commissioner Spies said earlier,</p>	<p>1 MR. COUNCELL: Thank you. Commissioner 2 Ghezzi. 3 MS. GHEZZI: Thank you. I think Chairman 4 Councell brings up a really good point in do we 5 trust our various parties that are providing us 6 information to make the best decision possible. 7 And unfortunately, pouring over those 8 documents, and I want to trust everybody in 9 what they have presented to us, and now reading 10 the document that Ray Clarke has presented to 11 us this morning, the first time I've seen it, I 12 mean I'm heartened to see that the loads are 13 substantially less. And I appreciate -- this 14 was a question I asked the last meeting. I 15 appreciate, you know, seeing that. The -- but 16 there are consistencies and inconsistencies in 17 the documents that we have also gotten where 18 we're not agreeing. You know, we can trust -- 19 we can trust people but we also need to come to 20 a mutual understanding of consistency. And 21 that's where I'm struggling because I just --</p>
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<p>1 a better situation than what we were presented 2 with a few months ago. The impact on the 3 County is going to be huge over the next 30 to 4 50 years. But the face of the County is going 5 to be very much different probably even ten or 6 20 years from now. But it gives the County the 7 time to make arrangements and plans for 8 roadways, for schools, for other types of 9 amenities that are going to be required to be 10 provided by the County. Again, as I said 11 earlier, in many ways as far as development 12 goes, the ship has sailed, as Commissioner 13 Spies said, this has already been decided. 14 Right now we're just trying to get the best 15 outcome for the County that we can have. And 16 as far as the comprehensive plan goes, which is 17 what our charge is here today, both the 18 developers and the Town of Trappe seem to have 19 dotted their I's and crossed their T's on 20 making this fit within our comprehensive plan 21 and also what the MDE requires.</p>	<p>1 it's -- there is too many inconsistencies for 2 me. Not to mention the inconsistencies that 3 I've mentioned with respect to policies and 4 land use, et cetera, but there is 5 inconsistencies with whom is doing what to whom 6 and why. I don't get the sense that this 7 project has come any further in the last 18 8 years. These questions were the same questions 9 asked in 2002. So are we really causing the 10 developer to spin his wheels when nothing has 11 happened. They withdrew their application in 12 2009 from MDE and resubmitted. The Town of 13 Trappe withdrew the application. So it's not 14 like -- yes, it's been on the dockets but we 15 have been in a couple of economic downturns. 16 We're in another economic downturn. And I ask 17 what -- isn't it a possible outcome to work 18 together to come up with something that will be 19 a reflection of our entire community. Why is 20 that such a difficult thing to ask. And I do 21 think we need some time to review additional</p>

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<p>1 documents. I would like some time to review</p> <p>2 the letter from Armistead, as well I would like</p> <p>3 some time to look at this -- I don't think I've</p> <p>4 seen this before, the Talbot -- another</p> <p>5 document provided. I just feel like there is</p> <p>6 too many inconsistencies. And why is it so</p> <p>7 necessary, there is no deadline on the</p> <p>8 resolution today, why can we not have one more</p> <p>9 month to review and try to get more of these</p> <p>10 pieces in place so that we make the best</p> <p>11 possible decision for all of us in the County.</p> <p>12 MR. COUNCELL: Thank you. Mr. Spies.</p> <p>13 MR. SPIES: Again, I want to reiterate the</p> <p>14 statement from Commissioner Boicourt and</p> <p>15 Commissioner Strannahan. The Public Works</p> <p>16 Advisory Board has been a great partner to the</p> <p>17 Planning Commission, all the way through</p> <p>18 writing -- rewriting and going over the</p> <p>19 comprehensive plan to other projects we've done</p> <p>20 together. They are a tremendous asset to the</p> <p>21 County. With that said, their charge and what</p>	<p>1 compliant with the comprehensive plan of moving</p> <p>2 the sections from S2-W2 to S1-W1. Is that my</p> <p>3 preferred -- preferred phased approach that</p> <p>4 they submitted? Not really. But in my ruling</p> <p>5 and how I'm going to vote today is that even</p> <p>6 though I have some concerns and even though I</p> <p>7 wished things were done differently in the</p> <p>8 past, what's submitted in front of me today by</p> <p>9 the County Council and what I have to rule on,</p> <p>10 you know, I do think -- I do think it is in</p> <p>11 line with our comprehensive plan and it has</p> <p>12 followed the -- it has followed our County and</p> <p>13 State procedures to -- for development process.</p> <p>14 So the one thing that I will say is the concern</p> <p>15 with the -- any large scale project is that we</p> <p>16 as a County, and Trappe as a municipality, are</p> <p>17 going to have to stay very diligent and mind</p> <p>18 the details of how that facility is run.</p> <p>19 Because the issue is going to come up and the</p> <p>20 issues that arise are going to come from</p> <p>21 mismanagement. And if anything is mismanaged,</p>
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<p>1 they submitted to the County Council is totally</p> <p>2 different than our charge. They were writing</p> <p>3 an opinion on how that resolution -- that</p> <p>4 amendment and how the Resolution 281 should</p> <p>5 look. And I agree with everything that they</p> <p>6 said in that. I wish the County Council would</p> <p>7 have implemented more of their recommendations</p> <p>8 into that plan. They chose not to and they</p> <p>9 have submitted this amendment and this</p> <p>10 resolution to us to find if it is compliant</p> <p>11 with our comprehensive plan. So even though I</p> <p>12 agree with a lot that was said by the Public</p> <p>13 Works Advisory Board, again, our charge is</p> <p>14 different than what their charge was, and</p> <p>15 that's what I'm voting on today. On the five</p> <p>16 phase approach, my opinion is, you know, if I</p> <p>17 can support and would find the five phase</p> <p>18 approach compliant with moving the property</p> <p>19 from S2-W2 to S1-W1, then really the long term</p> <p>20 process to thinking then I have to find that</p> <p>21 the two phase approach as submitted to us is</p>	<p>1 there is issues. And, you know, that's where</p> <p>2 the concern is and that's where in the future</p> <p>3 we as a County have to stay involved, stay</p> <p>4 diligent in making sure that new facility is</p> <p>5 run correctly. Because when things are big,</p> <p>6 the problems are big. So that's where I'm at</p> <p>7 on this.</p> <p>8 MR. COUNCELL: Thank you. So a couple of</p> <p>9 things and I'm going to refer back to a couple</p> <p>10 things. First, I appreciate your time and the</p> <p>11 work that each of the Commissioners has put</p> <p>12 into this. And part of my comments here are</p> <p>13 how I feel, obviously, but also I am going to</p> <p>14 loosely address some things that were presented</p> <p>15 to us. So it's time for a little history</p> <p>16 lesson. So Talbot County was one of the first</p> <p>17 counties in Maryland to have a zoning</p> <p>18 ordinance. We were one of the first to have a</p> <p>19 comprehensive plan in 1973, which again should</p> <p>20 encourage new growth around the population</p> <p>21 centers. In 1987 or '88 was when the critical</p>

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<p>1 area law became into effect and we went in the 2 critical areas to a zoning of one per 20, a 3 density. And I think -- so then in 1990 we 4 redid the comprehensive plan. There was a 5 large group involved in that. Each of the 6 major organizations were involved at the time. 7 Farm Bureau was represented. Some of the other 8 organizations were represented. The business 9 community. That was a big change for Talbot 10 County. Again, we went from a zoning density 11 of one dwelling unit per 2 acres, to one per 20 12 plus three in the rural areas. Designated 13 growth areas were talked about, maybe not as 14 formally as in later comprehensive plans. But 15 the consensus was if we were going to save 16 Talbot County, then growth had to be directed 17 in the right area. And Trappe, again, was one 18 of those areas identified. In 1997 the 19 comprehensive plan was revisited again. Again, 20 there was a large group that was involved in 21 that. The comprehensive plan was again updated</p>	<p>1 MR. SALINAS: Callers, can you mute your 2 phones, please. 3 MR. COUNCELL: For those that are on your 4 phone, can you please mute your phone. I agree 5 my statements are important so it was worth 6 repeating. I'm kidding. Again, the Planning 7 Commission reviewed the amendments in January 8 and February of 2016 and updated the 9 comprehensive plan which became effective 10 August 6, 2016. Then our zoning maps, phase 11 one, Bill 1376. In that phase we made 12 modifications to the village boundaries based 13 off of our comprehensive plan. We had 14 community meetings in almost every village. We 15 adopted those maps February 10th, 2018. Phase 16 two of the zoning bill, Bill 1401, was Chapter 17 190. We had listening sessions that began in 18 late 2016, public discussions related to the 19 issues, and option papers from those listening 20 sessions through 2017 were generated. There 21 were over 75 meetings before sending the</p>
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<p>1 in 2005. In 2005 there were over 100 citizen 2 committee members. Over 100. We started that 3 in 2001, it ended in 2004. So it was not a 4 lightly thought out thing. It was -- we met at 5 least once a month, sometimes twice a month. 6 So that brings us to our current comprehensive 7 plan, which is Bill 1329. So the comprehensive 8 plan, our current comprehensive plan, started 9 in 2011. Forty-five County citizens served on 10 review committees based on the chapters. The 11 Planning Commission forwarded those 12 recommendations to the County Council in 2015. 13 Four years. Four years. Among those 14 discussions were Trappe, among other things, 15 where development should occur, how it should 16 occur, how we could and should protect 17 environmentally sensitive areas and the rural 18 areas of the County. Then the County Council 19 hosted eight public work sessions resulting 20 in -- 21 (Echo from phone.)</p>	<p>1 Planning Commission recommendations to the 2 County Council in May of 2018. The County 3 Council hosted several work sessions with 4 staff, the Planning Commission and the public. 5 Several of those proposed amendments were sent 6 back to this Planning Commission for 7 recommendation or revisal in 2018. Bill 1401 8 was adopted by the County Council and became 9 effective November 10, 2019. Then we started 10 on our village zoning, Bill 1402. And this 11 applied the new village zoning to all 22 12 villages throughout the County. And that 13 became effective November 10, 2019 as well. 14 Again, we continued to monitor the critical 15 area and those bills, Bill 1411, to make sure 16 there was consistency. So I guess the 17 allegations and the charges that the County has 18 not had a plan, has not looked forward, I would 19 take issue to that. Again, I think when this 20 Planning Commission looks at its charge to look 21 at consistency with comprehensive plan, we are</p>

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<p>1 charged with the seven items that we discussed 2 and nothing more. When it comes to the design 3 standards, again, this has been annexed into 4 the Town of Trappe. It's up to that town to 5 design. I'm sure the County and the citizens 6 will have input into that. I feel sure of 7 that. I think the County has a good working 8 relationship with the Town of Trappe, and I 9 think they would welcome any input from the 10 County. So I don't feel like this is over and 11 I don't feel like the book has been closed. As 12 far as the phases of the development, I think 13 the market will dictate those phases. My hope 14 is that the advocacy groups and our 15 environmental groups in the County, which I 16 have a lot of respect for, we don't always 17 agree but that's a good thing, I hope they 18 continue to monitor this project, no matter 19 what the outcome is, no matter how many phases. 20 It's up to them. For the neighboring property 21 owners that are concerned, I sympathize with</p>	<p>1 week. I would prefer that it not go for a 2 month. My question for the Planning Office is 3 if we were to give it an additional week to 4 review some documentation that was provided to 5 us this morning and to address some of 6 Commissioners Ghezzi's concerns, is that 7 practical or is it easier to move it out a 8 month.</p> <p>9 MS. VERDERY: I'm trying to confirm -- 10 we're trying to confirm, I want to see when 11 it's scheduled for the County Council, and Tony 12 may know the answer to that question, when this 13 is scheduled, or discussing the possibility of 14 a delaying the decision for one week, would 15 that interfere. I'm not sure if it's on the 16 June 9th agenda or not.</p> <p>17 MR. KUPERSMITH: I was just going to say, 18 I can check the June 9th agenda. I don't 19 believe it's on there. Do you have it up?</p> <p>20 MR. SALINAS: I do.</p> <p>21 MR. COUNCELL: So for those that can't</p>
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<p>1 you. I would have concerns as well. If I were 2 a neighbor, I would insist, ask or at my own 3 expense, I would put in a monitoring well. I 4 would want to know what's going on in my 5 property. And if something went airy, I would 6 look to the proper authority to correct that. 7 Again, I have faith in Ray Clarke. I think he 8 is an expert at what he does. When it comes to 9 those type things, I'm going to have to rely on 10 him. When it comes to the comprehensive plan 11 and its consistency with this project, I think 12 this Planning Commission is more than qualified 13 to make that decision. I have faith in every 14 one of you. Again, we might not agree on every 15 point, but you all have my utmost respect and I 16 hope I have the same from you. We'll discuss 17 these matters and do it in a civil way and come 18 out of it better for the County. Commissioner 19 Ghezzi has asked for some additional time. So 20 in respect for her, I would like to have the 21 discussion of possibly delaying this vote by a</p>	<p>1 hear, we're reviewing the County Council agenda 2 to make sure that we sync with their agenda.</p> <p>3 MR. SALINAS: It's not.</p> <p>4 MS. VERDERY: Not being on that agenda, I 5 would anticipate there wouldn't be any issues 6 with you delaying your decision.</p> <p>7 MR. COUNCELL: So what would be the easier 8 way to do that, Mary Kay. Again, if we were to 9 delay it for one week.</p> <p>10 MS. VERDERY: You would need to postpone 11 your decision and we would reschedule the 12 meeting for a date that's convenient for the 13 Commission to reconvene and rehear this and we 14 would just continue this with old business.</p> <p>15 MR. COUNCELL: Okay. So, again, it is the 16 pleasure of the Commission, so it looks to me 17 like we could entertain a motion to postpone to 18 a later date and reconvene, or we could move 19 forward with the applicants and their request 20 today. So with that -- hold on. Yup.</p> <p>21 MS. VERDERY: We have our Technical</p>

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<p>1 Advisory Committee next Wednesday. So I'm not 2 sure if that date is really convenient for 3 staff to be able to man both of those meetings. 4 So we would like the opportunity to just post 5 it on our web page once we confirm a meeting 6 place and meeting time. We're not sure who is 7 meeting in this room or wherever we reconvene. 8 Hopefully back in this room.</p> <p>9 MR. KUPERSMITH: The open meetings act 10 just requires reasonable advance of the 11 meeting. So when we know the date, we would 12 take steps to advertise that. That can't be, 13 you know, just eight hours beforehand, even 24 14 hours beforehand, that's too short. So we need 15 more lead time than that.</p> <p>16 MS. VERDERY: I'm sure we can confirm with 17 the parks and rec whether this room is 18 available. I'm not sure if you all are 19 available next maybe Thursday morning. Just 20 prefer not to do it on Wednesday because we 21 have a conflict.</p>	<p>1 Town of Trappe and Trappe East Holdings 2 business trust to next Thursday, June, was that 3 11th. Eleventh. At 9:00 a.m. in this room. 4 There will be no testimony, there will be no 5 comments. It will be a motion, discussion and 6 vote. So with that, all those in favor of the 7 motion. Again, we will signify by roll call 8 vote. Miguel.</p> <p>9 MR. SALINAS: Mr. Boicourt. 10 MR. BOICOURT: Aye. 11 MR. SALINAS: Commissioner Strannahan. 12 MR. STRANNAHAN: Aye. 13 MR. SALINAS: Mrs. Ghezzi. 14 MS. GHEZZI: Aye. 15 MR. SALINAS: Commissioner Spies. 16 MR. SPIES: Aye. 17 MR. SALINAS: Chairman Councill. 18 MR. COUNCELL: Aye. Okay. So we will 19 reconvene this part of the meeting next 20 Thursday, 9:00 o'clock unless otherwise posted 21 on the County web site. I'm sorry for the</p>
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<p>1 MR. COUNCELL: So, again, it is the 2 pleasure of the rest of the Planning 3 Commission. I am prepared to go either way. 4 So with that, we'll move forward with some type 5 of motion in some direction.</p> <p>6 MS. GHEZZI: I motion that we -- pardon me 7 non-technical members. I motion that we decide 8 at a later date, I believe that would be 9 Thursday next week, giving us the time to 10 review materials recently obtained and for 11 legal counsel to review another set of 12 documents and distribute those as well to the 13 Planning Commission so that we might make a 14 final vote on this on Thursday, June.</p> <p>15 MS. VERDERY: Eleventh. 16 MS. GHEZZI: Eleventh. 17 MR. COUNCELL: At 9:00 o'clock. 18 MS. GHEZZI: At 9:00 o'clock. 19 MR. STRANNAHAN: I will second that. 20 MR. COUNCELL: Okay. We have a motion and 21 a second to postpone the application for the</p>	<p>1 delay for all those. Again, but it is 2 important, this is an important matter, so we 3 will take the time. Mary Kay.</p> <p>4 MS. VERDERY: I just want to note that the 5 public record was actually closed as of close 6 of business yesterday. 7 MR. COUNCELL: Correct. 8 MS. VERDERY: And you have significant 9 information to review and read. I'm not sure 10 if -- 11 MR. COUNCELL: No, so we are not taking 12 anything further. Again, we got a lengthy 13 letter from Armistead, Lee, Rust and Wright. I 14 do want to have the time to review that as well 15 as the other Commissioners as well as some 16 other information that was provided to us 17 yesterday. We want to make sure we give that 18 adequate time. So thank you for your patience 19 in this matter. And with that, we'll move to 20 new business. Mary Kay, do we have any new 21 business.</p>

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<p>1 MS. VERDERY: No, sir.</p> <p>2 MR. COUNCELL: Okay. Discussion items.</p> <p>3 One thing I've got, and this is more -- well,</p> <p>4 maybe I'll postpone it to Commission matters.</p> <p>5 So next we'll move to Staff matters.</p> <p>6 Applicant, Department of Planning and Zoning,</p> <p>7 agent Miguel Salinas, assistant planning</p> <p>8 officer. Recommendation to the County Council,</p> <p>9 the draft Cordova Village Master Plan. Miguel.</p> <p>10 MR. SALINAS: Thank you. We're going to</p> <p>11 give this a second to get the presentation up</p> <p>12 on the screen.</p> <p>13 MR. COUNCELL: I'm going to shift to the</p> <p>14 back of the room so I can see if that's okay.</p> <p>15 MR. SALINAS: So thank you, members of the</p> <p>16 Commission. I'm glad to be here today and the</p> <p>17 staff is glad to be here today to present the</p> <p>18 Cordova Village master plan. This effort comes</p> <p>19 from the comprehensive plan, which calls for</p> <p>20 the development of the master plans in village</p> <p>21 planning areas of Talbot County. Village</p>	<p>1 objective in the comprehensive plan. The</p> <p>2 village of Cordova, and I'm going to make this</p> <p>3 presentation brief, you had a presentation</p> <p>4 previously at the joint work session with the</p> <p>5 County Council, but just some things to</p> <p>6 remember. The village of Cordova is a little</p> <p>7 over 700 acres. It's about the same number of</p> <p>8 residents when you look at the designated</p> <p>9 census place population. And it is mostly</p> <p>10 agricultural. 63 percent of the land area</p> <p>11 within the village boundary is either forested</p> <p>12 or in agricultural use currently. After that,</p> <p>13 then about 19 percent or so is residential. A</p> <p>14 little less than that is commercial uses. And</p> <p>15 then less than that are institutional issues</p> <p>16 such as schools and post offices and churches.</p> <p>17 The -- next slide. One before that. So these</p> <p>18 village plans are designed to respond to future</p> <p>19 growth in villages to discuss and identify what</p> <p>20 citizens and other important stakeholders</p> <p>21 believe are the critical challenges and also to</p>
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<p>1 planning areas are those villages that are</p> <p>2 zoned village mixed and village hamlet. If you</p> <p>3 want to go to that slide. Next slide. We have</p> <p>4 22 villages in Talbot County. Our first two</p> <p>5 master plans that we have developed since the</p> <p>6 comprehensive plan was approved in 2016 with</p> <p>7 the master plans for Bellevue and Tilghman. So</p> <p>8 this is the first village master plan that we</p> <p>9 have drafted that is east of 50. And I'm glad</p> <p>10 for that. Because I think we have focused a</p> <p>11 lot of effort, whether it's extension of sewer,</p> <p>12 services, or whether it's economic incentives,</p> <p>13 zoning incentives and efforts on coastal</p> <p>14 resiliency west of highway 50, but I'm glad we</p> <p>15 were able to get out to the more agricultural</p> <p>16 part of Talbot County and speak with the</p> <p>17 citizens in Cordova to come up with this plan.</p> <p>18 So we're hoping that the way that this plan is</p> <p>19 set up, its structure, its process, it serves</p> <p>20 as a model for future village planning efforts</p> <p>21 that we intend to do to accomplish the</p>	<p>1 discuss economic development, and in some cases</p> <p>2 redevelopment in a way that is compatible with</p> <p>3 the character of these villages. There was an</p> <p>4 ambitious timeline for this master plan.</p> <p>5 Bellevue and Tilghman took a little bit longer</p> <p>6 but we wanted to expedite the development of</p> <p>7 this plan. It started in July with our first</p> <p>8 community event, actually it might have been</p> <p>9 early August, and then the draft for the most</p> <p>10 part was completed at the end of December. The</p> <p>11 reason why we wanted to expedite this plan is</p> <p>12 because there have been potential economic</p> <p>13 development opportunities in the village of</p> <p>14 Cordova, specifically on the old poultry site,</p> <p>15 and we wanted to make sure that we had enough</p> <p>16 feedback from the citizens and the stakeholders</p> <p>17 for the village of Cordova that could provide</p> <p>18 input into those economic redevelopment</p> <p>19 opportunities. Just for those, especially who</p> <p>20 are listening or livestreaming or are on the</p> <p>21 call, the Cordova Village master plan is posted</p>

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<p>1 online at www.nextstep190.com. 190.com. You</p> <p>2 can pull up that village master plan there.</p> <p>3 The plan itself is divided into four parts.</p> <p>4 First is a basic introduction. The second are</p> <p>5 some existing conditions in the village, which</p> <p>6 help the planners and other people understand</p> <p>7 what is currently happening. And then the</p> <p>8 third are community issues. And the fourth are</p> <p>9 the plan recommendations under goals and</p> <p>10 objectives and strategies. We had two</p> <p>11 community meetings. I think they were very</p> <p>12 well attended in the Village of Cordova. On</p> <p>13 page 27 of the master plan there is a really</p> <p>14 interesting issues matrix there that you can</p> <p>15 take a look at. It identifies the issues in</p> <p>16 level of importance by certain key inputs</p> <p>17 sources, such as key stakeholders or those that</p> <p>18 attended the event and participated in round</p> <p>19 tables, those who participated by input on</p> <p>20 display boards at the open houses. And if you</p> <p>21 take a look at that, you'll see how the issues</p>	<p>1 housing, work, education, recreation and social</p> <p>2 activity, and Cordova respect its past but</p> <p>3 accepts change that promotes its health,</p> <p>4 traditional values and way of life." The -- I</p> <p>5 would characterize the master plan as sort of a</p> <p>6 light touch in terms of recommendations, which</p> <p>7 are very different that the previous two master</p> <p>8 plans we did. The Tilghman master plan is one</p> <p>9 that is really characterized by a lot of</p> <p>10 strategies centered on economic revitalization</p> <p>11 related to its maritime industry as well as</p> <p>12 issues related to attainable housing, among</p> <p>13 other things. In Bellevue it was more focused</p> <p>14 on pedestrian improvements as well as</p> <p>15 maintaining the historic character of Bellevue,</p> <p>16 at least in historic areas of Bellevue, and</p> <p>17 also maintaining and revitalizing the historic</p> <p>18 working waterfront properties. In the Village</p> <p>19 of Cordova, I think there was a lot of</p> <p>20 sentiment that they like the way things were in</p> <p>21 the Village of Cordova but there were a lot of</p>
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<p>1 are rated. And that factored into the</p> <p>2 development of the recommendations for the</p> <p>3 village master plan. This is the vision</p> <p>4 statement that really came out of the comments</p> <p>5 and breakout groups that were at the first</p> <p>6 community meeting in the Village of Cordova.</p> <p>7 I'm just going to read it really quick.</p> <p>8 "Cordova village is a small, quiet mixed close</p> <p>9 nit, diverse community of homes and businesses</p> <p>10 set among a picturesque working landscape of</p> <p>11 farms and natural areas. Cordova is convenient</p> <p>12 to the busy bustling outside world but is a</p> <p>13 respite from it. A traditional and safe place</p> <p>14 where families, neighbors, farmers, and</p> <p>15 businesses look out for one another and promote</p> <p>16 community. Cordova is open to well planned</p> <p>17 change that promotes jobs and economic</p> <p>18 activity. Cordova offers diverse opportunities</p> <p>19 for people of all backgrounds and income levels</p> <p>20 to live and work and to come together. Cordova</p> <p>21 is a place that provides many day to day needs,</p>	<p>1 smaller things, I think, that they wanted to</p> <p>2 see improve in the village to help the quality</p> <p>3 of life there and to help manage future growth.</p> <p>4 It was a really -- for the consultants, RK&K,</p> <p>5 who helped us with the plan, I think it was</p> <p>6 really for them a challenge to determine how to</p> <p>7 balance the need that we don't want a lot of</p> <p>8 change here, we like the way things are, we</p> <p>9 appreciate our community, it's peacefulness,</p> <p>10 but there are things they identified as issues</p> <p>11 and I think the consultants did a good job of</p> <p>12 capturing that. The village master plan</p> <p>13 includes a conceptual plan that is really</p> <p>14 defined as the heart of Cordova Village. It's</p> <p>15 where the old train depot used to be and now is</p> <p>16 a lot that I believe is owned by the State of</p> <p>17 Maryland. It also has the recycling collection</p> <p>18 center there. And there were many residents</p> <p>19 who identified that as really a center of the</p> <p>20 village that could use some improvements. This</p> <p>21 is a current view that I pulled up and put on</p>

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<p>1 this slide of that spot. You can see the 2 recycling collection bins off to the left. You 3 can see Railroad Avenue in the background and 4 in the foreground is Cordova Road. And that's 5 what it looks like today. But if you go to the 6 conceptual plan, which is the next slide, you 7 can see that the consultants have drawn a 8 conceptual plan in the master plan that either 9 proposes to relocate the recycling bins 10 offsite, somewhere else, or to shift them to 11 the northeast -- I think that's northeast, 12 shift them to the northeast and screen them. 13 There were a lot of complaints during the 14 master plan process that that collection center 15 sometimes is unsightly, that there are things 16 left outside on the ground by the collection 17 bins, and a lot of times they are overflowing. 18 So that's the purpose of the screen. The plan 19 also talks about in this village center a mid 20 block crossing right over Cordova Road, which 21 would -- could potentially lead to a new -- a</p>	<p>1 roadways. Cordova Road doesn't have any 2 sidewalks since they opened, so part of the 3 purpose of having these kind of gateways also 4 is to slow traffic down a little bit. There 5 is, from what we observed during our field 6 visits to Cordova, there are a considerable 7 number of vehicles that speed through that 8 corridor. The master plan includes suggestions 9 or recommendations for an overlay zone that 10 allows for smaller lots and sizes and setbacks, 11 because they did -- the consultants did an 12 analysis of the average setback, front setback, 13 the average side setback, the average lot sizes 14 in Cordova, found that those averages are 15 smaller than what the EM zoning district 16 actually includes, but there are also a wide 17 range of sizes of lots for example as well. 18 And so an overlay zone can help create bulk 19 requirements that are unique to the Village of 20 Cordova. The village master plan has strategy 21 recommendations related to alternative design</p>
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<p>1 path to a new park connection to the existing 2 park in the Village of Cordova. It also 3 displays spread parking spaces right alongside 4 Railroad Avenue for vehicles to park and as 5 well as a small closet that would be in the 6 middle of that block. It shows or it describes 7 a bus shelter that could be there for the 8 existing bus that, I can't remember what route 9 it is, but for that bus to actually stop and 10 pick up bus riders. And also additional 11 landscaping around that center. The master 12 plan also talks about certain gateways at entry 13 points into the village, and so there is a 14 diagram or a graphic in there that shows where 15 the potential gateways could be and enhanced by 16 signage. Other types of -- well, signage and 17 landscaping and other types of unique 18 identifiers that signify that you're entering 19 into the Village of Cordova and also that 20 you're also entering into an area that has a 21 mix of uses and potential pedestrians on the</p>	<p>1 options that could be included in the overlay 2 district. And in the village mixed zoning 3 district, you can have buildings over 5,000 4 square feet, commercial buildings, but only by 5 special exception. And the master plan notes 6 that there are existing buildings currently in 7 the village that are over 5,000 square feet and 8 that number might be a little bit too low and 9 perhaps adjusting that number as part of the 10 overlay district. Finally the master plan has 11 recommendations related to infrastructure, 12 safety and circulation, including exploring 13 public sewer options that would help create 14 smaller lots that are more the traditional 15 character of the Village of Cordova. Also 16 public sewer systems are good for business 17 attraction, development and redevelopment, and 18 also for the type of attainable housing that 19 Cordova is known for as well as the scale of 20 the housing that is in the traditional 21 character of the Village Cordova. So with</p>

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<p>1 that, that's the end of my presentation. I</p> <p>2 know you had a detailed presentation from the</p> <p>3 consultants a few months back. And I'm open</p> <p>4 for questions or discussion on the master plan.</p> <p>5 MR. COUNCELL: Sure. Any comments,</p> <p>6 questions. Mr. Strannahan.</p> <p>7 MR. STRANNAHAN: I don't have any at this</p> <p>8 time.</p> <p>9 MR. COUNCELL: Ms. Ghezzi.</p> <p>10 MS. GHEZZI: Miguel -- or Mr. Salinas. I</p> <p>11 had a question. We were also provided a</p> <p>12 concern about pedestrian trail. I wonder if</p> <p>13 you could comment on that.</p> <p>14 MR. SALINAS: Sure. There is an old rail</p> <p>15 bed that goes through the Village of Cordova.</p> <p>16 Whether -- I know there have been previous</p> <p>17 discussions about conversion of that old rail</p> <p>18 bed to a pedestrian or bike trail. And we</p> <p>19 didn't want to in the village master plan not</p> <p>20 respond to that. So should that ever be</p> <p>21 converted to a rails to trails, there could be</p>	<p>1 community to go through it. Sometimes as a</p> <p>2 community and sometimes, you know, even as a</p> <p>3 Commissioner up here you can feel like things</p> <p>4 are moving forward in your home town or home</p> <p>5 community that you don't have any control or</p> <p>6 input on. So to give multiple opportunities</p> <p>7 for the community to put input into something</p> <p>8 this early of a stage is very valuable. And</p> <p>9 now the charge for us is to take those comments</p> <p>10 and take this plan and make sure we live up to</p> <p>11 the standard that the community put into the</p> <p>12 plan. As we move forward, especially someone</p> <p>13 like me that's opinionated, you know, may have</p> <p>14 some different visions or different ideas about</p> <p>15 what I would like to see in my home town. Why</p> <p>16 this is such a good process in my mind is the</p> <p>17 whole community came together and this is kind</p> <p>18 of a community's plan to move forward in the</p> <p>19 future. And that's very helpful for someone</p> <p>20 that me sits on a commission like this to have</p> <p>21 a document that tells me, you know, to some</p>
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<p>1 opportunities to incorporate that into the</p> <p>2 village center. Currently the County has</p> <p>3 contracted with State DNR as well as the</p> <p>4 National Parks Service Rails to Trails program</p> <p>5 to study the feasibility of a rails to trails,</p> <p>6 much larger rails to trails along that old rail</p> <p>7 bed that would be called the Frederick Douglass</p> <p>8 Trail. And so they are doing a scoping study</p> <p>9 on that, they are looking at feasibility, they</p> <p>10 are looking at potential issues, and I believe</p> <p>11 there is also community outreach events that</p> <p>12 are also included in the scope of their work.</p> <p>13 But the long and short of it is nothing has</p> <p>14 been decided on that. But we didn't not want</p> <p>15 to at least address it in some way in the plan,</p> <p>16 although we feel it's addressed in a very</p> <p>17 limited fashion.</p> <p>18 MR. COUNCELL: Commissioner Spies.</p> <p>19 MR. SPIES: I just want to put on record</p> <p>20 that I think how this process went about is</p> <p>21 very good. And I encourage it for each</p>	<p>1 level what the community is looking for and how</p> <p>2 they want their community to be developed. So</p> <p>3 I appreciate it. It's going to be very helpful</p> <p>4 and I look forward to seeing other communities</p> <p>5 and other small villages and hamlets do the</p> <p>6 same thing because it will be a nice tool and</p> <p>7 document for us to have moving forward in the</p> <p>8 future. So thank you for your work.</p> <p>9 MR. COUNCELL: I would echo those</p> <p>10 comments, Miguel. Also, I think it's going to</p> <p>11 be imperative as we look to the future of</p> <p>12 Cordova, we talked about that overlay zone, and</p> <p>13 I think that we're going to need that to make</p> <p>14 things work and to make the most efficient use</p> <p>15 of the land that's located within the village.</p> <p>16 I have no further comments.</p> <p>17 MS. GHEZZI: I wondered also what the</p> <p>18 status was of the American Salmon aquaculture.</p> <p>19 MR. SALINAS: I have not heard recently.</p> <p>20 I believe they are still in the planning phase</p> <p>21 and in the investment phase. We had hoped to</p>

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<p>1 get an update soon on that. But regardless, we 2 don't -- I think we don't want to lose the 3 opportunity to be able to identify the right 4 kind of use and the right kind of zoning 5 regulation to make redevelopment happen on that 6 site. It is, was, much like Tilghman Packing 7 Company was the center of employment for 8 Tilghman, the Allen Harim property was the 9 center of employment for Cordova. And it did 10 sustain, for a population of 750 people or so, 11 it sustained a couple businesses there that no 12 longer exist. And so it is important for us. 13 So I'm sure we will be having further 14 discussions with the investors of that project 15 to determine its status and other ways, you 16 know, in what ways we can help facilitate 17 redevelopment of that site.</p> <p>18 MS. GHEZZI: Well, thank you. And I 19 commend you and the staff for bringing the 20 community together and getting everyone's 21 input. I know the outreach there was</p>	<p>1 trails, if I can address that briefly, and 2 brought to me the concerns. And so what I did 3 was volunteer Chip and I, totally asked his 4 permission, to attend the meetings when some of 5 these (inaudible). The concerns they bring up 6 were legitimate concerns. The benefits listed 7 in -- the potential benefits listed in the 8 master plan are also substantial. So the idea 9 is can these concerns be addressed and other 10 measures that can be done. I'm positive there 11 are having traveled a lot of rails to trails 12 and through a lot of farm land and through 13 urban areas. And there are some conflicts and 14 I'm always amazed that when I ride the bike and 15 also when I drive cars, there are ways of 16 handling. Having done all that, I think these 17 are concerns are legitimate and it's good to 18 bring them up earlier than later. So anyway, I 19 this is great plan and I'm proud of the staff 20 for doing it.</p> <p>21 MR. COUNCELL: Bill, thanks for</p>
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<p>1 repetitive to ensure that as many people came 2 together as possible and that you reached out 3 to them in many types of ways to ensure that. 4 So thank you for that.</p> <p>5 MR. SALINAS: Thank you. We were thrilled 6 with the attendance. We didn't know what we 7 would get, but RK&K did a great job I think in 8 organizing that and we were extremely pleased 9 with the attendance.</p> <p>10 MR. COUNCELL: Commissioner Boicourt, are 11 you still with us.</p> <p>12 MR. BOICOURT: I am. And I want to echo 13 Paul and Lisa's praise for this process. I was 14 overwhelmed, I think we all were, attending 15 those meetings to see first of all the numbers 16 and the spirit of Cordova. I thought that was 17 wonderful. Such an easy -- honestly things 18 were a delight in the process. I thought it 19 was just great. And I think that RK&K did a 20 great job, I think the staff did a great. I 21 know that Chip knew I was as fan of rail</p>	<p>1 volunteering me. I actually did have a few 2 moments of spare time coming up at some point. 3 So thanks. So, Miguel, are we looking for any 4 formal action today.</p> <p>5 MR. SALINAS: None today. We just wanted 6 to have discussion, you know, open-ended 7 discussion, if there are questions on the 8 master plan. You know, if there are suggested 9 changes to anything in the master plan, you can 10 certainly consider those and discuss them 11 today. And we'll schedule this at most likely 12 the subsequent meeting that we'll have with the 13 Planning Commission for recommendation to the 14 County Council. At that time you can certainly 15 propose changes as well. Also, between today 16 and the next meeting, of course I'm available 17 for discussion on anything in the master plan.</p> <p>18 MR. COUNCELL: And I think it is important 19 as that progresses that that illustration from 20 the consultant on the old train station site, 21 that that is conceptual. Because I think there</p>

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<p>1 might be a little misconception within the</p> <p>2 community that things are going to happen there</p> <p>3 that probably won't look quite like the</p> <p>4 conceptual plan. That would be my only advice.</p> <p>5 MR. SALINAS: We'll make that very clear.</p> <p>6 And I appreciate that. The one thing that</p> <p>7 people mistake sometimes in the master plans</p> <p>8 are these illustratives, which they really are</p> <p>9 illustratives. They are concept plans that are</p> <p>10 in master plans but they are just that, they</p> <p>11 are concept plans. Obviously if the County and</p> <p>12 the citizens were to pursue some enhancements</p> <p>13 to that site, that's going to be a much more</p> <p>14 different type of planning process that will</p> <p>15 identify the actual components of that. And so</p> <p>16 they are completely illustrative. But what's</p> <p>17 more important is the concept and why citizens</p> <p>18 felt that they wanted to do something more than</p> <p>19 what exists there currently.</p> <p>20 MR. COUNCELL: So not to drag this out,</p> <p>21 but the recycling bins, are they the</p>	<p>1 intersection. Any time you have an</p> <p>2 intersection that's at a 90-degree angle is</p> <p>3 really dangerous for bicyclist and pedestrians</p> <p>4 trying to cross that road. So putting that</p> <p>5 sign up isn't expensive. I would argue putting</p> <p>6 a mid block crosswalk isn't all that expensive.</p> <p>7 Doing gateway enhancements are not expensive.</p> <p>8 And also implementing components of an enhanced</p> <p>9 village center/park is not expensive either.</p> <p>10 So that's one thing I wanted to say. The</p> <p>11 second is I did have a resident, or a business</p> <p>12 owner of the village ask if -- if the -- there</p> <p>13 could be some mention in the master plan, or</p> <p>14 maybe you don't need to but this is worthy of</p> <p>15 discussion, there's a historic structure that</p> <p>16 used to be a gas station, Paul probably knows</p> <p>17 what the name of the gas station was right on</p> <p>18 Cordova Road, across from the old train depot.</p> <p>19 And it now is in private property. It's -- but</p> <p>20 it is listed under the Maryland inventory of</p> <p>21 historic properties. And this business owner,</p>
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<p>1 responsibility of the County. Does that</p> <p>2 come --</p> <p>3 MR. SALINAS: They are not. They are the</p> <p>4 responsibility of the Maryland Department of</p> <p>5 the Environment but I think Public Works</p> <p>6 coordinates with them on that.</p> <p>7 MR. COUNCELL: That would be a major</p> <p>8 improvement. As the center of town, if we</p> <p>9 could -- I mean that would be the biggest thing</p> <p>10 I would like to see come out of this in all</p> <p>11 honesty.</p> <p>12 MR. SALINAS: Yeah, and actually a couple</p> <p>13 things. One is a lot of the recommendations in</p> <p>14 here, when I say it's master plan like, what I</p> <p>15 really mean by that is a lot of these can be</p> <p>16 done at very little cost. Now, for the County</p> <p>17 everything comes at a tremendous cost because</p> <p>18 we rely on grant funding to get a lot of these</p> <p>19 projects done. But really we're not talking</p> <p>20 millions of dollars to install a watch for</p> <p>21 pedestrian sign on Cordova Road near the</p>	<p>1 and there may be others that are with this</p> <p>2 particular owner not in terms of the sentiment,</p> <p>3 believes that it would be a shame to lose that</p> <p>4 historic structure. And has asked the County,</p> <p>5 you know, is there opportunities to be able to</p> <p>6 relocate that structure into the park,</p> <p>7 including the master plan talks about perhaps</p> <p>8 maybe having a small structure for the storing</p> <p>9 of garden tools or a little display area or to</p> <p>10 do something there that would relocate that</p> <p>11 structure into the park. I just wanted to</p> <p>12 mention that to the Planning Commissioners.</p> <p>13 Again, it could be something that is referenced</p> <p>14 in the master plan or it can be something that</p> <p>15 can talked about at the time that we look at</p> <p>16 development of that old train depot site.</p> <p>17 MR. SPIES: Just for point of</p> <p>18 clarification, is that Rice's.</p> <p>19 MR. COUNCELL: No, no. Right across, it's</p> <p>20 actually, if you were at the intersection where</p> <p>21 the store is, facing the firehouse, it would be</p>

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<p>1 to the left and there is, I'm going to guess, 2 maybe 75 feet or less. So the only other 3 suggestion I would make, and this is just 4 practicality, instead of having a crosswalk mid 5 block, which would be about in that area, I 6 wonder if it would make more sense to widen the 7 corner of the intersection so that it could 8 intersect with the same sidewalk there, instead 9 of splitting the property or property line. It 10 looks like to me if the crosswalk were mid 11 block you're going to have a corner between 12 there and Skipton Cordova Road that's kind of 13 going to be in limbo or grow up or hang out. I 14 don't know. If you could take that corner and 15 just clear it to widen it to make it do what 16 you want it to do. And it might not be 17 possible, I'm just asking.</p> <p>18 MR. SALINAS: Yeah, no, I appreciate that 19 comment. And that mid block crosswalk, there 20 are certain best practices in terms of location 21 of the crosswalks. I think in the conceptual</p>	<p>1 road but as a pathway to get to the park, then 2 it makes sense to do that, some sort of 3 crosswalk.</p> <p>4 MR. COUNCELL: Sure. Yup. Good deal.</p> <p>5 MR. SPIES: So in the conceptual plan it 6 looks like the current liquor store, which is 7 definitely dangerous because parking even 8 little cars are out. So it showed where you 9 rotate the parking around to the side, but it 10 also looked like it was further off the road. 11 Was the road being moved or is it proposed to 12 move the building back.</p> <p>13 MR. SALINAS: No, the road is not being 14 proposed to move. That master plan just says 15 if that private property owner ever redevelops 16 that site or a property owner redevelops that 17 site for a commercial business that the 18 suggestion is to redesign the new building, not 19 keep it at the same footprint but redesign it 20 so it's more oriented in the way it's depicted 21 on that.</p>
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<p>1 plan it's probably a little bit too close to 2 that corner. It should be a minimum distance. 3 But there are several options. If this were to 4 come to fruition, I would like to work with the 5 State Highway Administration to come up with a 6 little design meeting with the residents and 7 come up with several options of the design of 8 that mid block crosswalk. But it would have 9 could go somewhere. So it wouldn't happen 10 unless it connected to Rose Street, which is 11 right now a paper street. Master plan says 12 that is owned by the residents -- it's a 13 private road, the County used to maintain it, 14 doesn't maintain it any more, now it's owned by 15 the neighboring properties along Rose Street 16 which goes to the park. But I've also heard 17 the other argument that it's a paper street, 18 nothing has been deeded over to those 19 neighbors, so it's still technically a County 20 road. So we have to sort that out. But if 21 Rose Street was ever used as a pathway, not a</p>	<p>1 MR. SPIES: So it would be moved, the 2 building would be moved.</p> <p>3 MR. SALINAS: Yeah.</p> <p>4 MR. SPIES: The other thing is just a 5 general comment is I agree with Chip, the 6 recycling there, it can, you know, get messy. 7 But for the entire County out in rural 8 communities, you know, we have had three 9 different trash service that had recycling, 10 they canceled recycling, then for someone with 11 a young family, like we're trying to teach our 12 kids to recycle, so that is -- that's one of my 13 mixed feelings where I hate how it looks but we 14 use it on a weekly basis. It's one of our kids 15 chores. So whatever we do, you know, making 16 that more attractive, not just making it go 17 away. Because us in rural Talbot County 18 currently do not really have any other avenues 19 to recycle. Most of our trash services have 20 either canceled it or made it so onerous that 21 people aren't doing it. So that's an outlet</p>

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<p>1 for us in the community, our recycling.</p> <p>2 MR. SALINAS: There were many residents at</p> <p>3 the second community meeting that suggested</p> <p>4 relocating it off site. One of the suggestions</p> <p>5 was the Blue Lantern Site that the County owns</p> <p>6 just south of the elementary school. I think</p> <p>7 it's mentioned in the master plan. But there</p> <p>8 are, and I think you might have a letter that</p> <p>9 was submitted prior to today's meeting, but</p> <p>10 there are people who don't want it moved for</p> <p>11 the reason they feel it's good to have</p> <p>12 recycling collection right in the heart of the</p> <p>13 village. And so if that were to be the case, I</p> <p>14 think we would look at the opportunity to</p> <p>15 relocate it in a different part of that</p> <p>16 property and perhaps screen it so it serves its</p> <p>17 function but yet is, you know, a part of the</p> <p>18 village center concept.</p> <p>19 MR. COUNCELL: Yes.</p> <p>20 MS. GHEZZI: One more question. I was</p> <p>21 interested in the plan noting that a 501(c)3</p>	<p>1 master plan has been completed, and actually</p> <p>2 while the master plan was still going on, there</p> <p>3 has been an active group there that has had</p> <p>4 several meetings. Of course it's been on hold</p> <p>5 recently. That group has actually accomplished</p> <p>6 a number of things in Tilghman working and</p> <p>7 pressuring to get the dredging down in Knapps</p> <p>8 Narrows, the interactive bank, ATM, the kiosk</p> <p>9 and other things going on there. They chose</p> <p>10 not to be formalized. But even in an informal</p> <p>11 way they have I think made a major difference</p> <p>12 in Tilghman. So the same thing could happen in</p> <p>13 Cordova.</p> <p>14 MS. GHEZZI: Great.</p> <p>15 MR. COUNCELL: Thank you. Moving to our</p> <p>16 next agenda item. Applicant, Department of</p> <p>17 Planning and Zoning. Miguel Salinas.</p> <p>18 Recommendation to the County Council, draft</p> <p>19 working waterfront overlay district.</p> <p>20 MR. SALINAS: Thanks. Just going to get</p> <p>21 my. Before I start, this is a little bit more</p>
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<p>1 could be formed by someone in the community to</p> <p>2 advance this, and that leadership is really</p> <p>3 something that would be great coming out of it.</p> <p>4 I'm just wondering if there has been any</p> <p>5 leadership to establish a 501(c)3 or to take on</p> <p>6 any of the other projects you've mentioned.</p> <p>7 MR. SALINAS: There has not to the best of</p> <p>8 my knowledge. My impression just being out in</p> <p>9 Cordova during this planning process is the</p> <p>10 village fire department really is -- really</p> <p>11 serves a lot of function, it's just the</p> <p>12 convener of community meetings. I think the</p> <p>13 master plan suggests if there is a group that</p> <p>14 wants to formalize a 501(c)3 group, they could</p> <p>15 do it with the fire department being a 501(c)3</p> <p>16 as the fiscal agent. Or it doesn't need to be</p> <p>17 formalized. But Cordova, I think part of the</p> <p>18 suggestion to was a group like that could also</p> <p>19 be advocates for implementation of this master</p> <p>20 plan. The best example that I have of that in</p> <p>21 Talbot County is Tilghman, which since the</p>	<p>1 involved discussion I think because of the</p> <p>2 complexity of the draft in terms of zoning with</p> <p>3 what the regulations say. But you could think</p> <p>4 of land use regulations as a triangle. And at</p> <p>5 the apex, at the top of that triangle are</p> <p>6 single family dwelling home owners. And</p> <p>7 looking at the 30,000-foot level, land use</p> <p>8 regulations and restrictions are really there</p> <p>9 to protect for the most part those single</p> <p>10 family dwelling home owners. Number one, they</p> <p>11 want to protect their home values and -- which</p> <p>12 is often times the biggest asset for many home</p> <p>13 owners and they want to protect their homes</p> <p>14 from any incompatible uses. Usually at the</p> <p>15 bottom of that triangle are renters and</p> <p>16 multifamily dwelling owners. And so in order</p> <p>17 to do that, we create these land use</p> <p>18 regulations that segregate land uses. So in</p> <p>19 this area you can only have single family</p> <p>20 dwellings and in this area you can only have</p> <p>21 business parks and in this area you can only</p>

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<p>1 have retail. Or you create bulk requirements 2 that ensure that it protects the economic value 3 of these homes. So you have large lot sizes 4 for example. I'm simplifying this because I'm 5 not talking about the other laudable goals as 6 well in land use planning which are 7 environmental goals, you see that with critical 8 area. There is growth management goals which 9 we had considerable discussion on this morning, 10 and agricultural preservation goals that also 11 factor into that. But for the simplified view, 12 that's how I look at it. And for those that 13 know me well, they know that I have two 14 interests. One is I have a passion for urban 15 design, which I don't get to use a lot of in 16 Talbot County, but that's one of my passions. 17 And my other passion is the intersection 18 between economic development and the market and 19 land use planning. So those are my two huge 20 interests. So if you think about land use 21 regulations that way, the segregation of land</p>	<p>1 second thing I wanted to mention is that from 2 an economic development strategy, I view zoning 3 regulations as an economic development tool. 4 So that means the zoning district that targets 5 commercial development should be able to target 6 it in a way that provides regulations that 7 would capture the economic market within ten to 8 20 years. And that zoning -- that zoning -- 9 those zoning regulations are developed after a 10 master plan is done, then you implement that 11 zoning, then you create effective incentives, 12 including financial incentives, and then you 13 brand that area and market it. To me that's a 14 really good economic development strategy. So 15 we're really in the second phase of this. We 16 did the master plan and now we're working on 17 the zoning implementation. And what we're 18 betting is a zoning district that will capture 19 the market they are trying to achieve, which is 20 maritime dependent, maritime related, maritime 21 enhanced uses in Tilghman. And we certainly</p>
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<p>1 use is these bulk requirements that are really 2 there to protect home owners. It really is the 3 antitheses of Tilghman in its development 4 history. Because in Tilghman, you just didn't 5 have that. You could have one residential lot 6 that has a home on it right next to a marine 7 based business, right next to another 8 residential lot, right next to another marine 9 based business. And that really flies in the 10 face of traditional, conventional land use and 11 zoning. And that's what makes the village of 12 Tilghman so unique. But it also is what 13 creates conflict between home owners and 14 businesses. Somehow in Tilghman's history they 15 have just figured it out. They just figured 16 out how to do it. I think, you know, we've 17 been hearing about some recent conflicts but 18 for the most part Tilghman has figured it out. 19 And that's something unique about Tilghman. So 20 I want you to keep that in mind when we discuss 21 this draft of this new zoning ordinance. The</p>	<p>1 hope that's going to be the case with this 2 zoning district. The last thing I wanted to 3 mention before I start is Gary Crawford, who 4 was a resident on the island, passed away 5 recently. And since I stepped on the island, 6 he's been a friend of mine. He has educated me 7 about the island. He was the local historian. 8 He owned the book store in Tilghman. I miss 9 him. He'll be missed. And he certainly has an 10 imprint into development of the master plan as 11 well as the development of the zoning district. 12 And I can't say enough for him. And so I just 13 wanted to point that out. So to start, the 14 reason why we want to create the zoning 15 district is based on the outcome of the village 16 master plan, which was the master plan says 17 that residents wanted to sustain the waterman's 18 way of life in Tilghman. We know that there 19 are challenges there, but they want to sustain 20 their way of life. The residents want to 21 enhance opportunities for water related,</p>

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<p>1 maritime related business. And they want to 2 maintain what's left for marine based 3 businesses. And here one of the big fears that 4 we heard during the development of the master 5 plan is if we can't somehow find a way, give an 6 opportunity to the eliminate the barriers that 7 may be there on the regulatory side, to enhance 8 those opportunities for marine based 9 businesses, that they are going to lose those 10 remaining properties to residential development 11 and eventually Tilghman is going to go the way 12 of Bellevue, which is it's going to be a 13 complete residential community. And here's a 14 photo of nice homes, but I think that that 15 image captures, and I think the next image too, 16 captures what they are afraid of. And here's a 17 good side by side of the Tilghman Packing 18 Company. As you can see where the original 19 packing company or the oyster sheds started out 20 on that island, and once the Tilghman Packing 21 Company declined and eventually closed, I</p>	<p>1 requirements in terms of design and 2 architecture. So this is an example of an 3 arterial road, a highway, where you have three 4 zoning districts -- you have three zoning 5 districts, light industrial, office and 6 commercial that are mapped over that arterial 7 highway. But in this case there is a corridor 8 overlay zone that's placed over it that 9 provides additional performance standards or 10 design requirements for any development that 11 occurs within the area of that overlay zone. 12 Our gateway overlay zone is a good example of 13 that type of overlay zone. But there is also a 14 different type of overlay zone that can not 15 only provide different performance standards or 16 design requirements but also provides 17 additional incentives of flexibility. And 18 that's also what this zoning district does. 19 The other really critical thing that people 20 need to understand, this is the base really, 21 the foundation of the zoning district, is how</p>
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<p>1 believe in the 70's, the market demand was for 2 housing. And so now you see the conversion of 3 what was commercial property. And actually 4 there was a post office on there, there was 5 retail on there, it was actually its own little 6 mixed use town. And now you see it as 7 residential development. I think that's the 8 fear is what's going to happen with the rest of 9 Tilghman Island. Before we get into the 10 regulations itself, this is just a reminder for 11 those on the Commission and those watching, if 12 you're not familiar with what an overlay 13 district is, it's basically -- it's an overlay 14 zone that overlays the existing underlying 15 zoning districts either to provide or require 16 additional restrictions. And a historic 17 overlay zone is a good example where you have a 18 home and you're in the historic overlay 19 district, if you want to modify, alter, 20 relocate or build new construction under that 21 overlay zone, you have to comply with certain</p>	<p>1 uses are divided up in this zoning district. 2 Uses can be either water dependent, water 3 related, or water enhanced. Uses are not all 4 three or two of those, it can only be one. It 5 can have several uses combined under one lot or 6 to one structure that are water dependent, 7 water related or water enhanced, but a business 8 is going to be classified under one of those 9 three. The water dependent use is something 10 that can't even exist unless it has direct 11 access to the water to physically function. 12 It's going to be on the waterfront. A good 13 example of that are of course marinas and water 14 based aquaculture operations, even some land 15 based aquaculture operations as well. A water 16 related use is a use that provides goods and 17 services for water dependent businesses but 18 it's not critical that they have direct access 19 to the water. And I often like to point out 20 seafood markets as a good example where a 21 seafood market is a good example of what is a</p>

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<p>1 water related use. You see seafood markets 2 right on the water, like Pike's Place in 3 Seattle, or you see seafood markets not on the 4 water. But they certainly are within close 5 proximity to it. The water enhanced uses, 6 there is no need to have any direct water 7 access to function but they get some sort of 8 economic enhancement by being on the water. 9 Good example of that is a restaurant. How many 10 times do people like to go to a restaurant 11 because they want to sit out on the water. So 12 that's a water enhanced use. Sometimes it's 13 hard for people to understand, how can that be 14 maritime support. It's because it still 15 provides a function for those water dependent 16 businesses and it enhances and it provides for 17 that whole marine department -- sorry, marine 18 type of environment within a community. This 19 is Main Street in 1905. Here's an example of 20 one of Gary Crawford's graphics that I was able 21 to get. This is 1905. This is Tilghman Island</p>	<p>1 when people talk about "I like the character of 2 the village, I don't want to lose that 3 character." The ironic thing is that character 4 happened at the time there was no zoning, or if 5 there was zoning it was a very -- it was a very 6 limited zoning district with zoning 7 regulations. When I talk to you about how the 8 apex of the triangle zoning regulations and 9 restrictions are really tied into the 10 protection of the single family development, 11 single family dwelling home owner, that's 12 because over time there is more and more 13 restrictions to protect them and those zoning 14 ordinances and environmental regulations and 15 other things, and so those zoning ordinances 16 just get bigger and bigger. That's the main 17 point on that photo there. So what you have 18 is -- sorry. What you have is a zoning 19 district in Tilghman, village mixed, which -- 20 which actually impedes the kind of 21 objectivities that we're trying to achieve in</p>
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<p>1 Road at Gibsontown Road for those of you 2 familiar. And that's what it looked like. If 3 you look down the road where it says Fronsburg 4 Dry Goods, that's where the current fire 5 department is. Fronsburg, by the way, was a 6 Jewish family that immigrated from Ukraine into 7 Baltimore and then moved to Tilghman Island. 8 They eventually, Fronsburg Dry Goods, actually 9 then that family wound up moving to South 10 Carolina, Charleston I believe, and opened up 11 additional stores there that actually turned 12 out to be major retail stores as time went on 13 into the 50's, 60's and 70's. There's quite a 14 history there. But the most important thing 15 about this photo is that this Main Street was 16 developed at a time that there was actually no 17 zoning district. Our first zoning district I 18 think was in 1953, and Mary Kay has got a copy 19 of that in her office and it's actually hanging 20 on the wall because it's one page. It's a big 21 page but it's one page. And so often times</p>	<p>1 terms of bringing back water dependent 2 businesses and water related businesses into 3 Tilghman. This photo shows how that happens. 4 So on the left is your historic traditional 5 Tilghman. On your right is the new Tilghman, 6 which has been developed under -- actually that 7 was developed under the village center zoning 8 district. So under the village center zoning 9 district you have lot sizes -- I'm sorry, the 10 one on the right was developed I think with the 11 10,000 square foot minimum lot size. I think 12 the density at that time was four dwelling 13 units per acre. And I'm not sure what the 14 setbacks are. But those -- what you see on the 15 right is the way that Tilghman is being 16 developed currently versus the old Tilghman on 17 the left. What you have are, I believe, 18 village mixed bulk requirements that don't meet 19 the traditional village pattern, and I'm going 20 to explain that in a minute because it's going 21 to make it hard for new development. Here's a</p>

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<p>1 good example of two structures that are -- I 2 know the one on the right is historic. The one 3 on the left I would have to look and see if 4 it's listed on the inventory. You see where 5 lot sizes -- sorry, setbacks here are merely 6 right up on the road. And that's really the 7 historic pattern of development in Tilghman. 8 Next slide is a good example of the historic 9 Tilghman. This is at a scale of -- this is at 10 the same scale. The photo on the left is the 11 same scale as the photo on the right. One is 12 traditional Tilghman that has lot sizes ranging 13 from 8,000 square feet to 20,000 square feet on 14 average. They have lot widths of 50 to 70 feet 15 and setbacks, as I showed you previously, 16 almost up to the right-of-way. So it's a 17 little bit different than the village mix 18 zoning district which requires a minimum lot 19 size with public sewer of 30,000 square feet. 20 I think there are setbacks of 50 feet along 21 Tilghman Island Road where those two structures</p>	<p>1 facilities in the 100-foot buffer. And our 2 zoning ordinance, as well as the critical area 3 regulations, specify that water dependent 4 facilities are private piers, or community 5 piers, marinas, and water oriented public 6 recreation, education and research areas, such 7 as Phillips Wharf for example. That's the only 8 water dependent facilities identified in our 9 code that can go in the 100-foot buffer. When 10 our consultant looked at other communities 11 along the Atlantic, which is in their best 12 practices report, they were able to identify a 13 number of water dependent facilities. And if 14 you go to the next slide, this zoning group 15 includes those uses in there. You'll see it's 16 a much more expansive list of water dependent 17 facilities that can go in the 100-foot buffer, 18 including water based transportation facilities 19 or marine contracting or marine fabrication or 20 marine salvaging service or a charter or tour 21 boat facility. And so this zoning district</p>
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<p>1 were that I showed you. There are minimum lot 2 widths of 100 feet. And there are other bulk 3 requirements in there which are different than 4 the traditional pattern of what Tilghman is. 5 So it's hard to revitalize development -- 6 revitalize the economy in Tilghman and 7 encourage redevelopment or active reuse of 8 properties for businesses if everything they 9 have to do is going to require a variance. 10 Because it just can't meet -- existing lots 11 that are there can't meet those bulk 12 requirements. Luckily many of the lots that 13 are on Knapps Narrows, for example, are at 14 least three-quarters of an acre or they are 15 over an acre. So it's a little bit better for 16 them, but for the most part the lots in 17 Tilghman are way under half an acre. One of 18 the things in the district -- one of the other 19 things in our current zoning ordinance which 20 makes it difficult to attract maritime economy 21 is that you can only do water dependent</p>	<p>1 provides more opportunity for more water 2 dependent facilities to locate along the water. 3 This slide I can't say enough of as an example 4 of an analysis that the consultants did. The 5 one on the left is a lot that meets the 6 standards in terms of lot size and lot width to 7 the VM zoning district on lots with public 8 sewer. And the one of the right is a typical 9 Tilghman lot that doesn't meet those bulk 10 requirements. So the one on the left is a 11 minimum lot width of 100 feet. It's 30,000 12 square feet of lot size. The one on the right 13 is a minimum lot width of 50 feet, has a lot 14 width of 50 feet, and is a lot size of 10,000 15 square feet. So when you -- when you factor in 16 the one on the left, the development 17 constraints on the lot, which includes the 18 100-foot shoreline development buffer, and this 19 is a hypothetical and I know that sometimes 20 buffers are modified by Council action to less 21 than 100 feet, but let's say it's 100 feet.</p>

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<p>1 You have the minimum side setback requirements</p> <p>2 of 10 feet and you have the minimum front</p> <p>3 setback requirements of 25 feet. Then you</p> <p>4 factor in your minimal landscape area which is</p> <p>5 required in the code of 25 percent, then you</p> <p>6 have your perimeter landscape requirements to</p> <p>7 protect that from adjoining properties or</p> <p>8 protect adjoining properties from that business</p> <p>9 of a type A landscape yard, and you've got to</p> <p>10 meet your parking requirements, in this case</p> <p>11 this is a fisheries activities facility, so</p> <p>12 it's a water dependent use, that parking</p> <p>13 requirement is one space per 400 square feet of</p> <p>14 gross floor area, plus you need some interior</p> <p>15 parking lot landscapings. The maximum lot</p> <p>16 coverage, because it's in the critical area, is</p> <p>17 15 percent. That means you can get to 4500</p> <p>18 square feet of commercial building. However,</p> <p>19 due to all those constraints, the largest size</p> <p>20 building you can get on that lot is 2,560</p> <p>21 square feet. If you look on the right, this</p>	<p>1 different alternatives related to critical area</p> <p>2 requirements. So that's the kind of -- that's</p> <p>3 the kind of approach that you're seeing in the</p> <p>4 development of this overlay district. The</p> <p>5 other thing I wanted to point out about that</p> <p>6 too is we're not talking about big class A</p> <p>7 office, big business office parks coming into</p> <p>8 Tilghman, the kind of people that have the</p> <p>9 capital to do that. We're talking about</p> <p>10 commercial business owners that don't have that</p> <p>11 kind of capital. And so for them to be able to</p> <p>12 do the kind of requirements that are</p> <p>13 typically -- that they typically have to do in</p> <p>14 development, it just makes it that much more</p> <p>15 difficult. So the more that we provide relief</p> <p>16 or incentives through zoning regulations, the</p> <p>17 easier it's going to be for them to be able to</p> <p>18 get their business off the ground, or to</p> <p>19 maintain their business and not have that</p> <p>20 business close. In the zoning district, you'll</p> <p>21 see for water dependent and water related uses,</p>
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<p>1 example of a typical Tilghman lot has the</p> <p>2 100-foot buffer, it maintains the 10-foot</p> <p>3 minimum side setbacks, it reduces the front</p> <p>4 setback to 15 feet, it reduces the minimum</p> <p>5 landscape area requirements to 10 percent with</p> <p>6 the type A landscape perimeter yard buffer, it</p> <p>7 reduces the park requirements by half. So now</p> <p>8 it's one space per 800 square feet of gross</p> <p>9 floor area. It maintains the interior parking</p> <p>10 lot landscaping requirements. And even with</p> <p>11 unlimited lot coverage, which in this case is</p> <p>12 going to allow you, based on those site</p> <p>13 constraints -- sorry, even with the limited lot</p> <p>14 coverage, the maximum building square footage</p> <p>15 that you'll be able to get due to all those</p> <p>16 environmental constraints is 1,770 square feet.</p> <p>17 So clearly the zoning district that is going to</p> <p>18 provide incentives to encourage maritime</p> <p>19 business in Tilghman and on the waterways is</p> <p>20 going to require some sort of relief from bulk</p> <p>21 standards as well as incentives, and relief for</p>	<p>1 they would not have to comply with the basic</p> <p>2 commercial design standards that are in the</p> <p>3 building mix zoning district. And I think that</p> <p>4 was a sentiment of what we heard from the</p> <p>5 village master planning. You know, you look at</p> <p>6 these photos, this is Southern Marine. I mean</p> <p>7 I look at it and I see a beautiful place. Some</p> <p>8 people might look at it and they see ugly. But</p> <p>9 this is Tilghman, like it or not, it's how</p> <p>10 Tilghman is. And I think people didn't want to</p> <p>11 have prescriptive design standards on how their</p> <p>12 building is going to look if they are going to</p> <p>13 focus on marine -- if they are going to own a</p> <p>14 marine dependent business. Next slide. So one</p> <p>15 of the things that we have had to do with the</p> <p>16 development of this overlay zoning district is</p> <p>17 really balance out the objectives of the</p> <p>18 critical area which are to protect habitats as</p> <p>19 well as improve water quality with the economic</p> <p>20 development objective of the master plan as</p> <p>21 well as this overlay zoning district. It's</p>

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<p>1 been a challenge. But I have to say we have 2 been working with the critical area staff. 3 They have been excellent in helping us think 4 through this process and being open to 5 alternative standards. And nothing is in any 6 way set in stone. We hope that we're close. 7 We feel we're close enough certainly to come 8 forward to the Planning Commission but there 9 may be additional changes even after Council 10 approves the overlay zoning district. It's 11 required to go to the Critical Area Commission 12 and there may be additional changes, just like 13 they're required when we update the zoning 14 ordinance or replace the zoning ordinance as 15 part of Next Step 190. The last thing that I 16 wanted to just mention, and I want people to 17 understand is that there is really limited 18 applicability to -- of this overlay district to 19 properties in Talbot County. It can only go 20 into areas that are zoned village mix or 21 village hamlet, or are zoned commercial. LI,</p>	<p>1 Packing Company used to be. It has a rich 2 history there of a working waterfront and 3 that's the remnants of it. Right now it's 4 being redeveloped into a water dependent use. 5 But that's that view there of the Tar Creek 6 working waterfront. And the next slide is from 7 the Tilghman village master plan, this is a 8 suggestion for potential areas that the overlay 9 zoning district could apply, area one being 10 adjacent, the lots adjacent to Knapps Narrows. 11 Area two being what is Tilghman Island Road, 12 which was the traditional -- is still the 13 traditional Main Street for Tilghman. And area 14 three, which is the lots that are adjacent to 15 Dogwood Harbor. At some point, I mean process 16 is going to be that we're going to review the 17 overlay district, the Planning Commission is 18 going to make a recommendation to the County 19 Council and the Council will then make a 20 decision on the overlay district, and then we 21 will focus on where it will actually be mapped.</p>
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<p>1 GC and LC, right. And we don't have a lot of 2 that. They have to have other characteristics. 3 They have to be -- they have to -- they have to 4 be suitable for the type of businesses that are 5 in the land use table in the overlay district. 6 So really this map shows three areas really in 7 reality where it's going to be applied at least 8 initially. One is in Tilghman. The second is 9 in Bellevue. And the third is property that 10 includes the current marina at the foot of the 11 bridge going into Cambridge. This is the next 12 slide is the Bellevue, from the Bellevue master 13 plan. It's showing three distinct areas of 14 Bellevue. One is historic Bellevue, which is 15 the traditional older homes in Bellevue, 16 although there is some newer homes mixed in. 17 Bellevue Landing itself, that includes the park 18 as well. And then Tar Creek working 19 waterfront. Which is the area that potentially 20 this overlay zone could apply. And the next 21 slide is a photo of where the old Turner</p>	<p>1 But I just wanted you to keep that in mind 2 because the overlay district, when it's mapped, 3 does prohibit new residential from actually 4 occurring on that property and eliminates a 5 number of commercial uses that are not 6 compatible with that district. That's very 7 important to understand. And that's it. 8 MR. COUNCELL: Okay. Questions, comments. 9 Mr. Strannahan. Okay. Bill. 10 MR. BOICOURT: Miguel, I thank you for the 11 presentation. I think it's great. A couple 12 points. One to also recall how important Gary 13 Crawford was for not just this but something 14 you may remember, it was I guess what was 15 called a village center board during the last 16 comprehensive plan. And he was an active 17 member of that and a positive force. The other 18 thing I wanted to recall is that's relevant to 19 this I think, and we referred to it, I don't 20 think he finished his history of Tilghman 21 before he died. He gave a presentation at the</p>

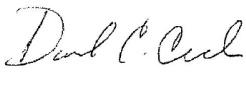
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<p>1 St. Michaels library last year and he died not 2 that long thereafter. It was a superb history 3 and fairly short ordered, and I think it would 4 be beneficial to the Planning Commission if we 5 had access to that. I'll try to track that 6 down. Because it gives some real good 7 background to this effort.</p> <p>8 MR. COUNCELL: Great. Good. 9 Mr. Strannahan.</p> <p>10 MR. STRANNAHAN: Again, thank you, Miguel. 11 That was a very insightful and enlightening 12 presentation. I'm also glad that you comment 13 at the end we need to be cognizant of once 14 these areas are mapped with this overlay 15 district, the things that can not happen within 16 the district, we need to take that into 17 consideration when we're actually looking at 18 this map. Because as we were talking about 19 earlier today, our charge is not to just look 20 at the next three, five, ten years but to 21 consider the potentials for 20, 30 and even 50</p>	<p>1 the overlay. And I just commend you. I think 2 it's very exciting. I just want to say it's 3 very exciting and it -- I can envision what 4 Tilghman Island, how it can continue to 5 prosper, and Bellevue can continue to prosper 6 given the direction you all are going.</p> <p>7 MR. SALINAS: Thank you. I appreciate 8 that. One of the telling things when the 9 consultant identified the communities for the 10 best practices report was it was difficult for 11 him to find a community the size of Tilghman. 12 They tended to be bigger, obviously, based on 13 his examples. But one -- that's one of the 14 things that interest the Department of Natural 15 Resources working waterfronts program which 16 gave us the grant to do this, was because there 17 are other villages that want to have the same 18 type of accomplishments we're trying to achieve 19 in this master plan in the State of Maryland 20 and how can they do that with villages of that 21 size. So they are hoping that this is going to</p>
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<p>1 years. And we appreciate your insight and 2 diligence on that.</p> <p>3 MR. COUNCELL: Commissioner Ghezzi. 4 MS. GHEZZI: And I want to also say thank 5 you, Miguel, and staff, Mary Kay, and others 6 who were involved. I particularly appreciated 7 the best practices report, the working 8 waterfront zone best practices report, as well 9 as the working waterfront zoning discovery 10 report. Having gone out with this consultant 11 and identifying six relative -- or properties, 12 Baltimore, Annapolis, East Hampton, New 13 Gloucester, Greenport and Portland, Maine, 14 different states, different towns, different 15 characteristics but things that we need to 16 consider. And it's nice not to recreate 17 something that's been done and to learn from 18 what other people have done. I think this was 19 extremely valuable and I appreciate you 20 including that in our packet. It also gave me 21 a much better insight into what you're doing at</p>	<p>1 be a good tool for those other villages to be 2 able to use and adopt, if it works, to meet 3 their needs as well. So I appreciate that.</p> <p>4 MR. COUNCELL: Mr. Spies. 5 MR. SPIES: Yes, I just will echo the 6 sentiments of the Commissioners that spoke 7 already. And moving forward, you know, this is 8 a catch 22, the better you do your job, Miguel, 9 the more expensive the lots become making it 10 harder for marine based businesses to afford 11 that. So this is a very difficult process 12 moving forward. The better we develop our 13 communities the more people that want to live 14 there. That's a given. And the more people 15 that want to live there make the property 16 values go up which makes it hard to run a small 17 based marine business. So moving forward and 18 having this as a tool to at least address some 19 of that and make it kind of a targeted area to 20 limit what can and can't happen there, we will 21 address some of that. But, again, with modern</p>

<p style="text-align: right;">Page 130</p> <p>1 technologies it's made these far outlying 2 waterfront communities much more of a viable 3 living spot than it was just a decade ago. So 4 those kind of pressures that are going to be 5 put on all of our communities that you 6 highlighted, it will be nice to have a tool to 7 kind of address that moving forward. Because 8 Talbot County, we're very diverse land usage, 9 so trying to have a one broad stroke planning 10 tool is really not realistic. So it's a good 11 baseline in my opinion and it's a good base to 12 build upon, but having a tool to implement for 13 our unique land uses and communities is 14 important. So I think this is a good start. I 15 look forward to giving input to really solidify 16 it as a tool for us as a Planning Commission 17 moving forward. Again, from a number of 18 projects that I've worked on, my time here on 19 the Planning Commission, I look forward to 20 being part of developing this and moving 21 forward. So thank you.</p>	<p style="text-align: right;">Page 132</p> <p>1 when some district one or two is mapped on a 2 property or properties, they are automatically 3 deemed broader revitalization areas. And 4 that's something the state Critical Area 5 regulations allow. However, there is no 6 guidance on what that means. So this is our 7 attempt with the Critical Area Commission staff 8 to actually help define what that means. I 9 take that back, the City of Baltimore has a 10 water revitalization area but it's so out of 11 context it's not actually applicable or helpful 12 to us. But one of the things you should know, 13 and this is in addition to the overlay zoning 14 district that you have and have to consider, is 15 that the Critical Area Commission wants to know 16 on a small lot, they understand it's hard to do 17 buffer mitigation. So if you do development in 18 the buffer, or outside of it for that fact, in 19 the critical area, you have to mitigate that by 20 plantings. And if you can't plant on site for 21 mitigation, then you have to plant off site in</p>
<p style="text-align: right;">Page 131</p> <p>1 MR. SALINAS: Thank you very much, Paul. 2 I just wanted to point out the handouts that 3 you have include a comparison, and this is for 4 those that are online as well because I'll be 5 posting these on our Next Step 190 web site 6 after the meeting, there is a comparison of the 7 current bulk standards under the village mixed 8 zoning with those changes in the overlay. To 9 address some of the challenges that I described 10 to you in the presentation regarding the 11 different lot configurations in Tilghman. 12 There is also a sheet that describes some of 13 the performance standards under the overlay 14 zone that property owners will -- commercial 15 businesses will have to comply with as part of 16 their plans. And then last, and perhaps for 17 some, the most confusing is the area -- the two 18 areas that the Critical Area Commission is most 19 interested in, which is the water 20 revitalization areas and the adaptive reuse 21 areas. The water revitalization area are areas</p>	<p style="text-align: right;">Page 133</p> <p>1 the critical area, in the watershed, I can't 2 remember the criteria. If you can't do that 3 then you have to pay a few in lieu. But they 4 want to know that if they are giving something 5 back in return, such as reduced -- reduced 6 buffer setbacks, for example, or you can do 7 some water related or water enhanced use in the 8 buffer, which currently you can not do, how do 9 we know we're still achieving water quality and 10 habitat protection in that critical area. One 11 of the things we're now taking a look at it is 12 actually using some of those fee in lieu funds 13 to actually develop a design plan for shore 14 improvement, both structural and 15 non-structural. So bulkheads and also living 16 shorelines that will help address some of the 17 shore erosion that's happening along Knapps 18 Narrows, along Harris Creek, along Tar Creek, 19 along the Chesapeake Bay, that are being 20 impacted from shore erosion due to high tides, 21 sea level rises, storm events, and doing a</p>

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<p>1 demonstration project on Tilghman. And then if</p> <p>2 it succeeds, to be able to then develop an</p> <p>3 entire coastal resiliency infrastructure</p> <p>4 project that can be slowly implemented to</p> <p>5 protect those lands from further erosion.</p> <p>6 Because if we lose those lands, we lose our</p> <p>7 marine dependent businesses. So if we do that,</p> <p>8 then the fee in lieu money that we collect can</p> <p>9 actually then be applied towards that</p> <p>10 demonstration project and towards those</p> <p>11 infrastructure projects in the future for the</p> <p>12 benefit of those commercial property owners.</p> <p>13 So we're looking into that. So I just wanted</p> <p>14 to let you know that.</p> <p>15 MR. COUNCELL: Miguel, just for fun, those</p> <p>16 fee in lieu of, what would they typically run</p> <p>17 on some of these lots.</p> <p>18 MR. SALINAS: They're not -- we don't get</p> <p>19 rich off them, that's for sure.</p> <p>20 MR. COUNCELL: And you can ballpark it. I</p> <p>21 mean is it 5,000, 10,000, 100,000.</p>	<p>1 reduced setbacks and so forth and so on. So I</p> <p>2 think my opinion is we're talking about a</p> <p>3 relatively small amount of waterfront when we</p> <p>4 look at the whole County acre wise. And</p> <p>5 somebody somewhere has to be willing to say,</p> <p>6 "okay, this is a good idea. We can, you know,</p> <p>7 protect the shoreline to the best you can, but</p> <p>8 we understand what you're trying to do and</p> <p>9 that's better for the community and in a sense</p> <p>10 that will relate back to better." And I know</p> <p>11 there is a balance there and all that. But</p> <p>12 when I look at a very small business in</p> <p>13 Tilghman that may want to locate on Knapps</p> <p>14 Narrows, and I think \$20,000 could be the straw</p> <p>15 that breaks his back, he says, I can't do that.</p> <p>16 You know, so, again, I think it's a small</p> <p>17 amount of money in the big picture but it's a</p> <p>18 large amount of money to what we hope would,</p> <p>19 you know, transpire in Tilghman. So I think</p> <p>20 just as Trappe is setting the future for the</p> <p>21 next 50 years, I think this project would, can</p>
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<p>1 MS. VERDERY: It really depends where it</p> <p>2 is, whether it's in the 100-foot buffer or not.</p> <p>3 It can run from, if it's not in the critical</p> <p>4 area, buffer, 31 cents per square foot to a</p> <p>5 dollar something per square foot. Certainly</p> <p>6 not...</p> <p>7 MR. COUNCELL: So half acre lot, if it's</p> <p>8 completely in the buffer, could be up to</p> <p>9 \$20,000. Okay. So my thoughts are when we</p> <p>10 look at Tilghman and the actual plan, if</p> <p>11 Tilghman is going to survive as a working</p> <p>12 village, then this is essential. We don't want</p> <p>13 these waterfronts to be squeezed out by</p> <p>14 residential. So I think we're on the right</p> <p>15 track there. But when you look at the</p> <p>16 businesses that are in Tilghman, I think it's</p> <p>17 going to be important that we do whatever</p> <p>18 we can to help them succeed economically. So</p> <p>19 obviously we hopefully have some control over</p> <p>20 some of those, but it looks to me like the ball</p> <p>21 is in the Critical Areas court as far as</p>	<p>1 and will redefine Tilghman moving forward for a</p> <p>2 long, long time. So I think it's important</p> <p>3 that we do what we can to move it forward to</p> <p>4 help the Critical Area realize how important</p> <p>5 this is if we want to keep Tilghman as a</p> <p>6 working town and not either a bedroom or</p> <p>7 retirement community. Which, you know, we</p> <p>8 welcome that if it works good but there has got</p> <p>9 to be a balance. So I think that's our</p> <p>10 challenge. My hope is from the County side</p> <p>11 when we talk about some of the requirements,</p> <p>12 again, that we can -- that we can work with to</p> <p>13 make it work as far as some flexibility and</p> <p>14 some of the standards in regards to landscape,</p> <p>15 parking, lot coverage, some of those things.</p> <p>16 In other words if we do everything in the big</p> <p>17 picture, it's really minor. Now, I realize we</p> <p>18 have to do what we can, and I'm not saying we</p> <p>19 don't, but it's really, really important to me</p> <p>20 in my opinion that this thing works. So, you</p> <p>21 know, when I look at Knapps Narrows and some of</p>

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<p>1 those old sites that were either packing houses 2 or where they used to do the ship building and 3 where they used to do the creosote coating. In 4 other words, to go in there with a planting 5 plan, it looks to me like you have to put in 6 3 feet of good topsoil and then you still got 7 shell and oil and creosote underneath just 8 because of what happened there. So some of 9 those things, you know, the rubber has got to 10 meet the road and common sense has to take over 11 and that type of thing. But I think this is 12 exciting. So my next question. In a perfect 13 world, what's your timeframe to -- for this to 14 become a reality.</p> <p>15 MR. SALINAS: We're certainly ready for 16 the Commission to make a decision on the 17 recommendation to the County Council. And so 18 between now and the next Commission meeting I 19 will be talking some more with Commission staff 20 just to see if there is final changes to make 21 to the draft, which I will bring to the next</p>	<p>1 the staff has been working diligently with 2 Critical Areas and our experience with Critical 3 Areas was they changed rarely if at all, and 4 the fact that, my sense, this would have been 5 done 500 years ago were it not for the critical 6 area. So I encourage -- I'm glad that you're 7 still working with this but Critical Areas is 8 the issue here and I feel exactly the same way, 9 it's time to give us a little more flexibility 10 here. Also, just a quick suggestion that, 11 Miguel, I'm not sure the normal procedure would 12 be to finish up and make a recommendation to 13 the County Council, but I think that if -- it 14 wouldn't be at all inappropriate to send some 15 of the preliminary stuff to Chuck Callahan, who 16 is the County Council representative for the 17 master plan. So I think he would be very 18 interested in the progress of this and the 19 documents that you have, including the -- which 20 I like (inaudible) the consultant's documents 21 about the working waterfront and from</p>
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<p>1 meeting if that's the case. But certainly 2 between now and your next meeting you have the 3 time to digest this even more and of course 4 talk to us if you have questions. And if you 5 want to make or discuss some changes to the 6 draft, you can do that at the next meeting. At 7 the next meeting if you feel you're at the 8 right point to make a recommendation, you can 9 certainly do that.</p> <p>10 MR. COUNCELL: Do you feel like -- 11 MR. BOICOURT: Chip. 12 MR. COUNCELL: Sure, go ahead, Bill. 13 MR. BOICOURT: I agree with you with 14 regard to the view, and I think there was a 15 consensus of the master plan discussions that 16 we didn't want a total get out of jail free 17 card but the Critical Area was limiting, and 18 Miguel can counter this, but was limiting our 19 ability to do that, to really bend the rules so 20 that this special place can be economically 21 viable. My view from afar is that Miguel and</p>	<p>1 elsewhere.</p> <p>2 MR. SALINAS: Okay, we'll do that 3 actually. And he was -- yeah, he was our point 4 person on the master planning process, you are 5 correct on that. And I just -- maybe to come 6 back full circle, when I talked about at the 7 beginning land use regulations and their 8 purpose, and sometimes we have other laudable 9 goals in terms of environmental goals and 10 growth management goals that come into conflict 11 with the economic development purposes of 12 zoning regulations and land use regulations, 13 that this is a good example of that. There is 14 no question that the Critical Area requirements 15 in significant parts of Talbot County and other 16 areas of the State of Maryland are there to do 17 a good thing, which is to protect habitat and 18 to improve water quality and the bay, which 19 ultimately also helps also with improving the 20 maritime industry. But there are instances 21 like this in very specific targeted areas that</p>

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<p>1 sometimes those conflicts are a little bit more 2 highlighted. And I can't say enough about the 3 Critical Area staff and how open they have been 4 with us to discuss all this to get to the point 5 we are even at today. So it's been good that 6 way. The other thing I wanted to mention was 7 at some point we do want to come back to the 8 Critical Area Commission with a request to 9 reclassify portions or all of Tilghman from 10 limited development areas to a intensely 11 developed area. And if we do that, that will 12 also reduce another barrier for businesses 13 because it eliminated the 15 percent or 14 20 percent lot coverage requirement, maximum 15 lot coverage requirement, and gives them more 16 flexibility in terms of being able to put 17 parking where they want to put it and to have 18 more impervious surface on their lot. 19 MR. COUNCELL: Mr. Spies. 20 MR. SPIES: I just want to reiterate 21 Chip's point that, you know, moving forward</p>	<p>1 we currently have. Not saying everything is 2 perfect but it's manageable. So whatever 3 we can do, I agree. 4 MR. STRANNAHAN: If I may, Miguel. Much 5 along those same lines, it does give us 6 flexibility moving forward in the long term. 7 Back to what Chairman Councell said about the 8 importance of these business, is that we don't 9 know what the future will bring with any of 10 that, but we do know if we make it impossible 11 for these businesses to be successful, to 12 succeed moving forward, they will be gone. And 13 once they are gone and that property is 14 redeveloped into something else, the chances of 15 any of those -- any of those type of businesses 16 ever coming back to that area are essentially 17 nil. 18 MR. COUNCELL: Miguel, would we have some 19 sense of the Critical Areas staff's position on 20 this before our next meeting. 21 MR. SALINAS: I think so.</p>
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<p>1 with this, because in my mind, just to put on 2 the record, like this is not once we pass this 3 it's set in stone and nothing can change and no 4 one will ever touch it again, everything has to 5 follow these guidelines from this point 6 forward. But what I do see and what is 7 important is because it gives us a step and 8 tool that's much more manageable than what we 9 currently have to deal with in these areas. 10 Again, do I think it's perfect or do I know 11 it's going to work 100 percent the way that I 12 see it being able to work, probably not, 13 because just probably not. But it is, what I 14 can see, is a tool that's much more 15 maneuverable and manageable to get a desired 16 outcome than what we currently are working 17 with. Again, I reiterate what Chip says, if we 18 can move this forward and get it into 19 regulation, the sooner the better, because 20 again it's a tool that we will be able to 21 manage that's much more maneuverable than what</p>	<p>1 MR. COUNCELL: Good. That's encouraging. 2 So we're talking about maybe months instead of 3 years. 4 MR. SALINAS: Yeah. And I always tell 5 people, remember it's the staff, so it isn't 6 the Commission. So they can agree to certain 7 things, doesn't mean the Commission will. 8 We've certainly been through that process 9 before. 10 MR. COUNCELL: Sure. Sure. Okay. My 11 hope would be that there is either some -- if 12 we had to do something, there is either some 13 County property or State property, some kind of 14 economic development grant that would help 15 these businesses to work towards -- if it comes 16 down to it, a fee in lieu of or something. In 17 other words this is a big fish. We need to 18 keep it going. Anything further on that. 19 We'll move on next, and work sessions. Okay. 20 Commission matters. So we agreed earlier to 21 come back possibly next Thursday. Is that</p>

<p style="text-align: right;">Page 146</p> <p>1 practical from a staffing standpoint or. In</p> <p>2 other words, my concern was when I said a week</p> <p>3 that this is going to come before the County</p> <p>4 Council before our July meeting. In other</p> <p>5 words that it would be on that agenda. I know</p> <p>6 it's not on next weeks. But practically and</p> <p>7 realistically at this point what works best for</p> <p>8 staff.</p> <p>9 MS. VERDERY: If we have it on Thursday,</p> <p>10 that's fine. I'm not sure if -- we can't have</p> <p>11 it here. So we'll have to check because this</p> <p>12 room is apparently occupied. Is it all day?</p> <p>13 STAFF: Maybe late afternoon.</p> <p>14 MS. VERDERY: We will have to check on the</p> <p>15 timing and location, but certainly by the end</p> <p>16 of next week. The County Council meets every</p> <p>17 other Tuesday, so if it's not on their agenda</p> <p>18 on the 9th, then it would be potentially two</p> <p>19 weeks later. So we still have a little</p> <p>20 flexibility that we can meet.</p> <p>21 MR. COUNCELL: I wasn't trying -- in other</p>	<p style="text-align: right;">Page 148</p> <p>1 look at some other alternatives and make sure</p> <p>2 we set something up.</p> <p>3 MR. COUNCELL: Good. Don't -- make it</p> <p>4 work realistically for you and then we will</p> <p>5 work backwards from there.</p> <p>6 MS. VERDERY: Is there any particular day</p> <p>7 that just won't work in the next two weeks for</p> <p>8 either of you?</p> <p>9 MR. COUNCELL: I wouldn't anticipate it</p> <p>10 taking a great amount of time. In other words</p> <p>11 I think we'll look through the information and</p> <p>12 everybody. Yeah. Obviously I don't want to</p> <p>13 make a motion. We'll have discussion in case</p> <p>14 there is something hanging out there and I</p> <p>15 don't want to circumvent the process. Okay.</p> <p>16 Anything else for the good of the order.</p> <p>17 Hearing nothing, we will adjourn the meeting at</p> <p>18 shortly after 12:00 o'clock. Thank you very</p> <p>19 much.</p> <p>20 (Meeting concluded at 12:02 p.m.)</p> <p>21</p>
<p style="text-align: right;">Page 147</p> <p>1 words I was trying to make sure that we get it</p> <p>2 in -- get done before they have it on their</p> <p>3 agenda.</p> <p>4 MS. GHEZZI: And you mentioned next</p> <p>5 Wednesday would be bad. All day. Like could</p> <p>6 we maybe have it in the afternoon?</p> <p>7 MS. VERDERY: Our technical advisory</p> <p>8 committee are all day. We meet with the staff</p> <p>9 in the morning and then have applicants come in</p> <p>10 the afternoon, call in in the afternoon.</p> <p>11 MR. COUNCELL: I think it would be better</p> <p>12 if we did it in person as opposed to conference</p> <p>13 call or something like that.</p> <p>14 MS. VERDERY: We could potentially -- I</p> <p>15 mean I believe that it's just going to be a</p> <p>16 conversation with the Planning Commission.</p> <p>17 There is no new testimony or anything, so maybe</p> <p>18 one staff person could come here and one could</p> <p>19 do the technical advisory committee on</p> <p>20 Wednesday morning. So we will work to see if</p> <p>21 the room is available on Wednesday morning or</p>	<p style="text-align: right;">Page 149</p> <p>1 STATE OF MARYLAND</p> <p>2 I, David Corbin, a Notary Public in and</p> <p>3 for the State of Maryland, do hereby certify</p> <p>4 that the within named, PLANNING COMMISSION</p> <p>5 MEETING, personally appeared before me at the</p> <p>6 time and place herein set according to law, was</p> <p>7 interrogated by counsel.</p> <p>8 I further certify that the examination was</p> <p>9 recorded stenographically by me and then</p> <p>10 transcribed from my stenographic notes to the</p> <p>11 within printed matter by means of</p> <p>12 computer-assisted transcription in a true and</p> <p>13 accurate manner.</p> <p>14 I further certify that the stipulations</p> <p>15 contained herein were entered into by counsel</p> <p>16 in my presence.</p> <p>17 I further certify that I am not of counsel</p> <p>18 to any of the parties, not an employee of</p> <p>19 counsel, nor related to any of the parties, nor</p> <p>20 in any way interested in the outcome of this</p> <p>21 action.</p> <p>AS WITNESS my hand and Notarial Seal this</p> <p>11th day of June, 2020, at Centerville,</p> <p>Maryland.</p> <p></p> <p>David C. Corbin Notary Public</p> <p>My commission expires November 13, 2023</p>

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