

Deposition of: **Planning Commission Meeting**

June 3, 2020

In the Matter of:

Planning Commission Meeting

Veritext Legal Solutions

800-734-5292 | calendar-dmv@veritext.com |

	Training Commission Process	- June 3, 2020
		Page 1
1	TALBOT COUNTY, MARYLAND	
2		
3		
4	PLANNING COMMISSION MEETING	
5		
6		
7	June 3, 2020, 9:00 a.m.	
8		
9		
10	Talbot Community Center, Easton, Maryland	
11		
12		
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	

TRANSCRIPT OF PROCEEDINGS MR. COUNCELL: I would like to call the MR. COUNCELL: I would like to call the think. Well, in terms of review. I guess to think think sentegories, I guess I don't have any comments on order. Our first order of to Trappe and Trappe East Holdings Business Trust. The request is for consideration of amendment number one for comistency with the Talbot County Comprehensive Plan. So before we start, before the County Council may adopt a personally think that's an inadequate amount of stages to protect the County. That's all I'll say on that. MR. COUNCELL: Lisa. MR. STRANNAHAN: I don't have any comments on those at this time. MR. COUNCELL: Lisa. MR. BOICOURT: Tru all for this seven a paperwork that they may need. I least in my opinion, that there are other a issues in terms of consistencies, but I also want to remind, at escomphensive plan that don't quite fit into the seven thimps. So I'll mention them a we should do is go through the seven items, and then we can prophensive plan that don't quite fit into the sex seven things. So I'll mention them a may be seven items, and the near the end of that we can prophensive plan that don't quite fit into the sex seven things. So I'll mention them a may be seven items, and the near the end of that we can prophensive plan that don't quite fit into the account of the end of that we can prophensive plan that don't quite fit into the sex seven things. So I'll mention them a may pease a prophensive plan that don't quite fit into the account plan that don't quite fit into the prophensive plan that don't quite fit into the account plan that don't quite fit into the plan that all all should be policies. The development and power planing sector policy to that too bring us all back to a bill and prove planing sector policy to the evelopment and how it could take many, and the plan the plan that plan the plan that the providing immediate priority status we're premature				, , , , , , , , , , , , , , , , , , ,
MR. COUNCELL: I would like to call the June 3rd meeting of the Talbot County Planning Commission to order. Our first order of business today is old business, applicant, Town of of Trappe and Trappe Bast Holdings Business Trust. The request is for consideration of mendment number one for consistency with the Talbot County Comprehensive Plan. So before we lostart, before the County Council may adopt a lipproposed amendment, the Planning Commission must certify that the amendment is comsistent with the plan. And we do that by reviewing swith the plan. And we do that by reviewing lost to review each of those seven items and we'll have a discussion about them and then we'll recircle back at the end for a motion. So if when BOICOURT: Chip, this is Bill. The R. COUNCELL: Yes. Page 3 MR. BOICOURT: L' Yes. Page 3 MR. COUNCELL: Yup. So Bill, I think what we should do is go through the seven items, and then at the end of that we can recap or add to it with some comments and then we can go from later. MR. COUNCELL: Yup, So since you're leaved on policy. MR. BOICOURT: I'm happy with that, that's good. MR. COUNCELL: Okay. So since you're leaved that the end of that we can recap or add to there. I have some chings - MR. BOICOURT: I'm happy with that, that's good. MR. BOICOURT: I'm happy with that, that's good. MR. COUNCELL: Okay. So since you're leaved the mendment is the mendment. It with some comments and then we can go from the ready to go, Bill, the first item is on policy. Mr. COUNCELL: Okay. So since you're leaved the policies is the policy to that too late, quote, within the sensitive areas agriculture and forest cover should remain the dominant land issues in or or object.				Page 4
June 3rd meeting of the Tulbot County Planning Commission to order. Our first order of business today is old business, applicant, Town of Trappe and Trappe East Holdings Business Trants. The request is for consideration of amendment number one for consistency with the Talbot County Counteil may adopt a start, before the County Council may adopt a proposed amendment, the Planning Commission must certify that the amendment is consistent with the plan. And we do that by reviewing seven charges. So what I would like to do is to review each of those seven items and well circle back at the end for a motion. So if everyone wants to take a minute and gather that paperwork that they may need. MR. BOICOURT: Chip, this is Bill. MR. BOICOURT: I'm all for this seven consistencies, but I also want to remind, at sissues in terms of consistency with the may be should do is go through the seven items, and then at the end of that we can recap or add to it with some comments and then we can go from there. I have some things— MR. BOICOURT: I'm happy with it. MR. COUNCELL: Okay. So since you're may years, and by providing immediate priority that the read of that we can recap or add to it with some comments and then we can go from that the read of that we can recap or add to it with some comments and then we can go from MR. BOICOURT: I'm happy with it. MR. COUNCELL: Okay. So since you're meeting the county of the new that had anything on the discussion on policy. MR. BOICOURT: I'm happy with that, that's good. MR. BOICOURT: I'm happy with that, that's good. MR. COUNCELL: Okay. So since you're freed to add anything on the discussion on policy. MR. COUNCELL: Okay. So since you're discussion on policy. MR. COUNCELL: Okay. So since you're freed the county All this would the policy to that too late, quote, freed that we can gorigant the remain the dominant land forest cover should remain the dominant	1		1	
4 Commission to order. Our first order of 5 business today is old business, applicant, Town 6 of Trappe and Trappe East Holdings Business 7 Trust. The request is for consideration of 8 anneadment number one for consistency with the 9 Talbot County Comprehensive Plan. So before we 10 start, before the County Comcili may adopt a 11 proposed amendment, the Planning Commission 12 must certify that the amendment is consistent 13 with the plan. And we do that by reviewing 14 seven charges. So what I would like to do is 15 to review each of those seven items and we'll 16 have a discussion about them and then we'll 17 circle back at the end for a motion. So if 18 everyone wants to take a minute and gather that 19 paperwork that they may need. 20 MR. BOICOURT: Chip, this is Bill. 21 MR. COUNCELL: Yes. 21 MR. BOICOURT: I'm all for this seven 22 consistencies, but I also want to remind, at 3 least in my opinion, that there are other 4 issues in terms of consistency with the 5 comprehensive plan that don't quite fit into 6 these seven things. So I'll mention them 7 later. 8 MR. COUNCELL: Yup. So Bill, I think what 9 we should do is go through the seven items, and 10 then at the end of that we can recap or add to 11 the stude of the seven items, and 12 MR. BOICOURT: I'm happy with it. 13 MR. BOICOURT: I'm happy with it. 14 MR. COUNCELL: Okay. So since you're 15 mR. BOICOURT: I'm happy with that, that's 16 good. 17 MR. COUNCELL: Okay. So since you're 18 ready to go, Bill, the first item is on policy. 19 Would you like to add anything on the 20 discussion on policy. 20 discussion on policy. 3 feel dis not consistent with this policy. 4 policy have discussed any since two wind the policy. 5 for review with this proposed at stage two or phase two, and I assess in thas review as proposed at stage two or phase two, and I assess the rove and to 10 the notation of the county. That's all I'll 21 sage to protect the County. That's all I'll 22 man feet of county. That's all I'll 23 as on that. 24 policy his the statist all will asses	2		2	anything specific to a policy. Just trying to
5 business today is old business, applicant, Town 6 of Trappe and Trappe East Holdings Business 7 Trust. The request is for consideration of 8 amendment number one for consistency with the 9 Talbot County Comprehensive Plan. So before we 10 start, before the County Council may adopt a 11 proposed amendment, the Planning Commission 12 must certify that the amendment is consistent 13 with the plan. And we do that by reviewing 14 seven charges. So what I vould like to do is 15 to review each of those seven items and we'll 16 have a discussion about them and then we'll 17 circle back at the end for a motion. So if 18 everyone wants to take a minute and gather that 19 paperwork that they may need. 20 MR. BOICOURT: Chip, this is Bill. 21 MR. COUNCELL: Yes. Page 3 MR. BOICOURT: I'm all for this seven 4 issues in terms of consistency with the 5 comprehensive plan that don't quite fit into 6 these seven things. So I'll mention them 7 later. 8 MR. COUNCELL: Yup. So Bill, I think what 9 we should do is go through the seven items, and 10 then at the end of that we can recap or add to 11 the start is the end of that we can recap or add to 12 there. I have some things — 13 MR. BOICOURT: I'm happy with it. 14 MR. COUNCELL: Yup, good. 15 MR. BOICOURT: I'm happy with it. 16 MR. COUNCELL: Okay. So since you're 17 who is a seven things and then we can go from the development and how it could take many, many sears, and by providing immediate priority to that thine sensitive areas agriculture and forest cover should remain the dominant land in the season of the northeast quadrant as a spray irrigation of the northeast quadrant as a spray irrigation of the northeast quadrant as a spray irrigation of field is not consistent with this policy.	3	June 3rd meeting of the Talbot County Planning	3	think. Well, in terms of review, I guess the
6 of Trappe and Trappe East Holdings Business 7 Trust. The request is for consideration of 8 amendment number one for consistency with the 9 Talbot County Council may adopt a 10 start, before the County Council may adopt a 11 proposed amendment, the Planning Commission 12 must certify that the amendment is consistent 13 with the plan. And we do that by reviewing 14 seven charges. So what I would like to do is 15 to review each of those seven items and we'll 16 have a discussion about them and then we'll 17 circle back at the end for a motion. So if 18 everyone wants to take a minute and gather that 19 paperwork that they may need. 20 MR. BOICOURT: Chip, this is Bill. 21 MR. COUNCELL: Yes. 22 MR. BOICOURT: The all for this seven 23 consistencies, but I also want to remind, at 24 issues in terms of consistency with the 25 comprehensive plan that don't quite fit into 26 these seven things. So I'll mention them 27 later. 28 MR. COUNCELL: Yup. So Bill, I think what 9 29 we should do is go through the seven items, and 10 then at the end of that we can recap or add to 11 it with some comments and then we can go from 12 there. I have some things — 13 MR. BOICOURT: I'm happy with it. 14 MR. COUNCELL: Yup, good. 15 MR. BOICOURT: I'm happy with it. 16 MR. COUNCELL: Okay. So since you're 17 Trust. The request is for consistency with the 4 substant in the material sthat we were given for review — 29 consistencies, but I also want to remind, at 20 inconsistencies with the policies. The development and growth planning sector policy 20 discussion on policy. 21 Trust. The request is for consistency with the 4 substant we were given for review — 29 to that line from the Talbot County developme 20 inconsistencies with the policies. The development and growth planning sector policy 21 to that line from the Talbot County Comprehensive Plan, quote, "County developme 21 to that line from the Talbot County Works 22 to start substant in the from the seven items, and 3 the development and how it could take many, many years, and by provi	4	Commission to order. Our first order of	4	policy here would be what does the County have
Trust. The request is for consideration of 8 amendment number one for consistency with the 9 Talbot County Comprehensive Plan. So before we 10 start, before the County Council may adopt a 11 proposed amendment, the Planning Commission 11 must certify that the amendment is consistent 12 must certify that the amendment is consistent 13 with the plan. And we do that by reviewing 14 seven charges. So what I would like to do is 15 to review each of those seven items and we'll 16 have a discussion about them and then we'll 17 circle back at the end for a motion. So if 18 everyone wants to take a minute and gather that 19 paperwork that they may need. 19 paperwork that they may need. 10 MR. BOICOURT: Chip, this is Bill. 21 MR. COUNCELL: Yes. 22 to that line from the Talbot County 22 consistencies, but I also want to remind, at 3 least in my opinion, that there are other 4 issues in terms of consistency with the 5 comprehensive plan that don't quite fit into 6 these seven things. So I'll mention them 7 later. 8 MR. COUNCELL: Yup. So Bill, I think what 9 we should do is go through the seven items, and 10 then at the end of that we can recap or add to 11 it with some comments and then we can go from 12 there. I have some things — 13 MR. BOICOURT: I'm happy with that, that's 14 MR. COUNCELL: Yup, good. 15 MR. BOICOURT: I'm happy with that, that's 16 good. 17 MR. COUNCELL: Okay. So since you're 18 ready to go, Bill, the first item is on policy. 19 Would you like to add anything on the 20 discussion on policy.	5	business today is old business, applicant, Town	5	for review with this proposed amendment. It
8 amendment number one for consistency with the 9 Talbot County Comprehensive Plan. So before we 10 start, before the County Council may adopt a 11 proposed amendment, the Planning Commission 12 must certify that the amendment is consistent 13 with the plan. And we do that by reviewing 14 seven charges. So what I would like to do is 15 to review each of those seven items and we'll 16 have a discussion about them and then we'll 17 circle back at the end for a motion. So if 18 everyone wants to take a minute and gather that 19 paperwork that they may need. 20 MR. BOICOURT: Chip, this is Bill. 21 MR. COUNCELL: Yes. 21 MR. BOICOURT: I'm all for this seven 22 consistencies, but I also want to remind, at 3 least in my opinion, that there are other 4 issues in terms of consistency with the 5 comprehensive plan that don't quite fit into 6 these seven things. So I'll mention them 7 later. 8 MR. COUNCELL: Yup. So Bill, I think what 9 we should do is go through the seven items, and 10 then at the end of that we can recap or add to 11 it with some comments and then we can go from 12 there. I have some things 13 MR. BOICOURT: I'm happy with it. 14 MR. COUNCELL: Yup, good. 15 MR. COUNCELL: Yup, good. 16 MR. BOICOURT: I'm happy with it. 17 In the series of consistency and then we can go from 18 ready to go, Bill, the first item is on policy. 19 Would you like to add anything on the 20 discussion on policy.	6	of Trappe and Trappe East Holdings Business	6	seems it has review now and it has review as
9 Talbot County Comprehensive Plan. So before we 10 stages to protect the County. That's all I'll say on that. 11 proposed amendment, the Planning Commission 12 must certify that the amendment is consistent 12 MR. COUNCELL: Michael. 13 with the plan. And we do that by reviewing 14 seven charges. So what I would like to do is 15 to review each of those seven items and we'll 16 have a discussion about them and then we'll 17 circle back at the end for a motion. So if 18 everyone wants to take a minute and gather that 19 paperwork that they may need. 19 specific things that I looked at in terms of 19 specific things that I looked at in terms of 20 MR. BOICOURT: Chip, this is Bill. 21 MR. COUNCELL: Yes. 21 development and growth planning sector policy 22 consistencies, but I also want to remind, at 3 least in my opinion, that there are other 3 least in my opinion, that there are other 3 least in my opinion, that there are other 4 issues in terms of consistency with the 5 comprehensive plan that don't quite fit into 6 these seven things. So I'll mention them 7 later. 4 MR. COUNCELL: Yup. So Bill, I think what 9 we should do is go through the seven items, and 10 then at the end of that we can recap or add to 11 ti with some comments and then we can go from 12 there. I have some things — 12 status we're premature development in these areas. Hence what I see policy to that line is inconsistent. Sensitive areas, planning policy to that too late, quote, 90 mill, the first item is on policy. 19 Would you like to add anything on the 20 discussion on policy. 20 field is not consistent with this policy.	7	Trust. The request is for consideration of	7	proposed at stage two or phase two, and I
10 start, before the County Council may adopt a 11 proposed amendment, the Planning Commission 12 must certify that the amendment is consistent 13 with the plan. And we do that by reviewing 14 seven charges. So what I would like to do is 15 to review each of those seven items and we'll 16 have a discussion about them and then we'll 17 circle back at the end for a motion. So if 18 everyone wants to take a minute and gather that 19 paperwork that they may need. 20 MR. BOICOURT: Chip, this is Bill. 21 MR. COUNCELL: Yes. 21 MR. BOICOURT: I'm all for this seven 22 consistencies, but I also want to remind, at 23 least in my opinion, that there are other 24 issues in terms of consistency with the 25 comprehensive plan that don't quite fit into 26 these seven things. So I'll mention them 27 later. 28 MR. COUNCELL: Yup. So Bill, I think whata 29 we should do is go through the seven items, and 10 then at the end of that we can recap or add to 11 it with some comments and then we can go from 12 there. I have some things — 13 MR. BOICOURT: I'm happy with it. 14 MR. COUNCELL: Yup, good. 15 MR. BOICOURT: I'm happy with that, that's 16 good. 16 Would you like to add anything on the 20 discoussion on policy. 21 proposed amendment is consistent 22 mR. COUNCELL: Oday. So since you're 23 palor the palicies. MR. County Works 24 can everybody hear me okay? I have some 25 inconsistencies with the policies. The 26 development and growth planning sector policy 26 policy reflecting chapters two, four and six in 27 the materials that we were given for review — 28 the MR. Councell: Yes. 29 dievelopment and growth planning sector policy 20 field is not consistency with the 31 to that line from the Talbot County 32 to that line from the Talbot County 33 least in my opinion, that there are other 34 issues in terms of consistency with the 45 comprehensive Plan, quote, "County development in these 46 areas." I would like to bring us all back to 47 blan harderson, Public County Works 48 Commission's — Advisory Board, excuse me, 49 MR BOICOURT:	8	amendment number one for consistency with the	8	personally think that's an inadequate amount of
11 proposed amendment, the Planning Commission 12 must certify that the amendment is consistent 13 with the plan. And we do that by reviewing 14 seven charges. So what I would like to do is 15 to review each of those seven items and we'll 16 have a discussion about them and then we'll 17 circle back at the end for a motion. So if 18 everyone wants to take a minute and gather that 19 paperwork that they may need. 20 MR. BOICOURT: Chip, this is Bill. 21 MR. COUNCELL: Yes. Page 3 1 MR. BOICOURT: I'm all for this seven 22 consistencies, but I also want to remind, at 3 least in my opinion, that there are other 4 issues in terms of consistency with the 5 comprehensive plan that don't quite fit into 6 these seven things. So I'll mention them 7 later. 8 MR. COUNCELL: Yup, So Bill, I think what 9 we should do is go through the seven items, and 10 then at the end of that we can recap or add to 11 it with some comments and then we can go from 12 there. I have some things 13 MR. BOICOURT: I'm happy with it. 14 MR. COUNCELL: Yup, good. 15 MR. BOICOURT: I'm happy with that, that's 16 good. 17 MR. COUNCELL: Okay. In addition to the 18 materials that we were given for review 19 can everybody hear me okay? I have some 19 specific things that I looked at in terms of 10 inconsistencies with the policies. The 10 development and growth planning sector policy 11 to that line from the Tailbot County 12 Comprehensive Plan, quote, "County development regulations for designated growth areas should 14 support the orderly expansion of the towns by 15 discouraging premature development in these 16 areas." I would like to bring us all back to 17 Bill Anderson, Public County Works 18 Commission's Advisory Board, excuse me, 19 May 18th memo that talks about the growth of the development and how it could take many, 11 many years, and by providing immediate priority 12 status we're premature in allowing development in these areas. Hence what I see policy to 19 that line is inconsistent. Sensitive areas, 19 planning policy to that too	9	Talbot County Comprehensive Plan. So before we	9	stages to protect the County. That's all I'll
must certify that the amendment is consistent with the plan. And we do that by reviewing with the plan. And we do that by reviewing to review each of those seven items and we'll to review each of those seven items and we'll to review each of those seven items and we'll to review each of those seven items and we'll to review each of those seven items and we'll to review each of those seven items and we'll to review each of those seven items and we'll to review each of those seven items and we'll to review each of those seven items and we'll the have a discussion about them and then we'll to review each of those seven items and we'll the have a discussion about them and then we'll the have a discussion about them and then we'll to review each of those seven items and we'll the have a discussion about them and then we'll the have a discussion about them and then we'll the have a discussion about them and then we'll the materials that we were given for review— can everybody hear me okay? I have some specific things that I looked at in terms of inconsistencies with the policies. The development and growth planning sector policy Page 3 MR. BOICOURT: I'm all for this seven consistencies, but I also want to remind, at sisues in terms of consistency with the sisues in terms of consistency with the these seven things. So I'll mention them these seven things. So I'll mention them MR. COUNCELL: Yup. So Bill, I think what we should do is go through the seven items, and then at the end of that we can recap or add to then at the end of that we can recap or add to then at the end of that we can go from there. I have some things— MR. BOICOURT: I'm happy with it. MR. BOICOURT: I'm happy with it. MR. BOICOURT: I'm happy with that, that's many years, and by providing immediate priority status we're premature in allowing development in these areas. Hence what I see policy to that line is inconsistent. Sensitive areas, planning policy to that too late, quote, "Within the sensitive areas agriculture and forest cover should remai	10	start, before the County Council may adopt a	10	say on that.
13 with the plan. And we do that by reviewing 14 seven charges. So what I would like to do is 15 to review each of those seven items and we'll 16 have a discussion about them and then we'll 17 circle back at the end for a motion. So if 18 everyone wants to take a minute and gather that 19 paperwork that they may need. 20 MR. BOICOURT: Chip, this is Bill. 21 MR. COUNCELL: Yes. Page 3 I MR. COUNCELL: Yes. Page 3 MR. BOICOURT: I'm all for this seven 2 consistencies, but I also want to remind, at 3 least in my opinion, that there are other 4 issues in terms of consistency with the 5 comprehensive plan that don't quite fit into 6 these seven things. So I'll mention them 7 later. MR. COUNCELL: Yup, So Bill, I think what 9 we should do is go through the seven items, and 10 then at the end of that we can recap or add to 11 it with some comments and then we can go from 12 there. I have some things — 13 MR. BOICOURT: I'm happy with it. 14 MR. COUNCELL: Yup, good. 15 MR. BOICOURT: I'm happy with that, that's 16 good. 17 MR. COUNCELL: Okay. So since you're 18 MR. COUNCELL: Okay. In addition to the 16 MR. COUNCELL: Lisa. 18 MR. CHECTIL: Lisa. 18 MR. CHECTIL: Lisa. 19 MR. CHECTIL: Lisa. 19 MR. CHECTIL: Lisa. 19 MR. GHEZZI: Okay. In addition to the 10 policy reflecting chapters two, four and six in 10 the materials that we were given for review— 11 can everybody hear me okay? I have some 12 specific things that I looked at in terms of 12 inconsistencies with the policies. The 14 development and growth planning sector policy 15 Comprehensive Plan, quote, "County development regulations for designated growth areas should 16 support the orderly expansion of the towns by 17 discouraging premature development in these 18 areas." I would like to bring us all back to 19 discouraging premature development in these 19 areas." I would like to bring us all back to 20 discouraging premature in allowing development 21 in these areas. Hence what I see policy to 22 that line is inconsistent. Sensitive areas, 23 planning policy to that	11	proposed amendment, the Planning Commission	11	MR. COUNCELL: Michael.
14 seven charges. So what I would like to do is 15 to review each of those seven items and we'll 16 have a discussion about them and then we'll 17 circle back at the end for a motion. So if 18 everyone wants to take a minute and gather that 19 paperwork that they may need. 20 MR. BOICOURT: Chip, this is Bill. 21 MR. COUNCELL: Yes. Page 3 1 MR. BOICOURT: I'm all for this seven 2 consistencies, but I also want to remind, at 2 issues in terms of consistency with the 4 issues in terms of consistency with the 5 comprehensive plan that don't quite fit into 6 these seven things. So I'll mention them 7 later. MR. COUNCELL: Yup. So Bill, I think what 9 we should do is go through the seven items, and 10 then at the end of that we can recap or add to 11 it with some comments and then we can go from 12 there. I have some things 13 MR. BOICOURT: I'm happy with it. 14 MR. COUNCELL: Yup, good. 15 MR. BOICOURT: I'm happy with that, that's 16 good. 17 MR. COUNCELL: Okay. So since you're 18 ready to go, Bill, the first item is on policy. 18 MR. COUNCELL: Lisa. MR. COUNCELL: Lisa. MR. GHEZZI: Okay. In addition to the 16 policy reflecting chapters two, four and six in 16 the materials that we were given for review 20 can everybody hear me okay? I have some 20 inconsistencies, with the policies. The 21 development and growth planning sector policy 22 can everybody hear me okay? I have some 34 is that we were given for review 24 can everybody hear me okay? I have some 34 is the materials that we were given for review 25 can everybody hear me okay? I have some 34 is the materials that we were given for review 26 can everybody hear me okay? I have some 35 for development and growth planning sector policy 32 to that line from the Talbot County 4 comprehensive Plan, quote, "County developme 3 regulations for designated growth areas should 4 support the orderly expansion of the towns by 4 discouraging premature development in these 4 areas." I would like to bring us all back to 34 Bill Anderson, Public County Works	12	must certify that the amendment is consistent	12	MR. STRANNAHAN: I don't have any comments
15 to review each of those seven items and we'll 16 have a discussion about them and then we'll 17 circle back at the end for a motion. So if 18 everyone wants to take a minute and gather that 19 paperwork that they may need. 20 MR. BOICOURT: Chip, this is Bill. 21 MR. COUNCELL: Yes. Page 3 1 MR. BOICOURT: I'm all for this seven 2 consistencies, but I also want to remind, at 3 least in my opinion, that there are other 4 issues in terms of consistency with the 5 comprehensive plan that don't quite fit into 6 these seven things. So I'll mention them 7 later. 8 MR. COUNCELL: Yup. So Bill, I think what 9 we should do is go through the seven items, and 10 then at the end of that we can recap or add to 11 it with some comments and then we can go from 12 there. I have some things— 13 MR. BOICOURT: I'm happy with it. 14 MR. COUNCELL: Yup, good. 15 MS. GHEZZI: Okay. In addition to the 16 policy reflecting chapters two, four and six in 16 the materials that we were given for review— 2an everybody hear me okay? I have some 3 specific things that I looked at in terms of 2b inconsistencies with the policies. The 2d evelopment and growth planning sector policy 2 Comprehensive Plan, quote, "County developme 3 regulations for designated growth areas should 3 support the orderly expansion of the towns by 4 discouraging premature development in these 4 areas." I would like to bring us all back to 5 discouraging premature development in these 4 areas." I would like to bring us all back to 7 Bill Anderson, Public County Works 8 Commission's Advisory Board, excuse me, 9 May 18th memo that talks about the growth of 10 the development and how it could take many, 11 in these areas. Hence what I see policy to 12 that line is inconsistent. Sensitive areas, 13 planning policy to that too late, quote, 14 within the sensitive areas agriculture and 15 forest cover should remain the dominant land 16 issues." My comment there is that proposed use 19 of the northeast quadrant as a spray irrigation 20 discussion on policy.	13	with the plan. And we do that by reviewing	13	on those at this time.
have a discussion about them and then we'll circle back at the end for a motion. So if everyone wants to take a minute and gather that paperwork that they may need. MR. BOICOURT: Chip, this is Bill. MR. COUNCELL: Yes. Page 3 MR. BOICOURT: I'm all for this seven consistencies, but I also want to remind, at issues in terms of consistency with the comprehensive plan that don't quite fit into these seven things. So I'll mention them MR. COUNCELL: Yup. So Bill, I think what we should do is go through the seven items, and then at the end of that we can recap or add to there. I have some things — MR. BOICOURT: I'm happy with it. MR. COUNCELL: Yup, good. MR. BOICOURT: I'm happy with that, that's good. MR. BOICOURT: I'm happy with that, that's ready to go, Bill, the first item is on policy. Bolicy reflecting chapters two, four and six in the materials that we were given for review — the materials that we were given for review — the materials that we were given for review — the materials that we were given for review — the materials that we were given for review — the materials that we were given for review — 18 can everybody hear me okay? I have some specific things that I looked at in terms of inconsistencies with the policies. The development and growth planning sector policy Comprehensive Plan, quote, "County development support the orderly expansion of the towns by discouraging premature development in these areas." I would like to bring us all back to Bill Anderson, Public County Works Commission's — Advisory Board, excuse me, May 18th memo that talks about the growth of the development and prowth planning sector policy May 18th memo that talks about the growth of the development and growth planning sector policy To that line from the Talbot County Comprehensive Plan, quote, "County development areas." I would like to obring us all back to Bill Anderson, Public County Works Commission's — Advisory Board, excuse me, May 18th memo that talks about the growth of the development and g	14	seven charges. So what I would like to do is	14	MR. COUNCELL: Lisa.
the materials that we were given for review the can everybody hear me okay? I have some specific things that I looked at in terms of inconsistencies with the policies. The development and growth planning sector policy Page 3 1 MR. BOICOURT: I'm all for this seven 2 consistencies, but I also want to remind, at 3 least in my opinion, that there are other 4 issues in terms of consistency with the 5 comprehensive Plan, quote, "County developme 7 regulations for designated growth areas should 4 support the orderly expansion of the towns by 5 discouraging premature development in these 6 areas." I would like to bring us all back to 7 Bill Anderson, Public County Works 8 Commission's Advisory Board, excuse me, May 18th memo that talks about the growth of the development and now it could take many, many years, and by providing immediate priority the development and growth planning sector policy Comprehensive Plan, quote, "County development 6 areas." I would like to bring us all back to 7 Bill Anderson, Public County Works 8 Commission's Advisory Board, excuse me, May 18th memo that talks about the growth of the development and how it could take many, many years, and by providing immediate priority status we're premature in allowing development in these areas. Hence what I see policy to that line is inconsistent. Sensitive areas, planning policy to that too late, quote, "within the sensitive areas agriculture and forest cover should remain the dominant land issues." My comment there is that proposed use of the northeast quadrant as a spray irrigation	15	to review each of those seven items and we'll	15	MS. GHEZZI: Okay. In addition to the
everyone wants to take a minute and gather that paperwork that they may need. MR. BOICOURT: Chip, this is Bill. MR. COUNCELL: Yes. Page 3 MR. BOICOURT: I'm all for this seven consistencies, but I also want to remind, at least in my opinion, that there are other dissues in terms of consistency with the sues on these seven things. So I'll mention them MR. COUNCELL: Yup. So Bill, I think what we should do is go through the seven items, and then at the end of that we can recap or add to it with some comments and then we can go from there. I have some things— MR. BOICOURT: I'm happy with it. MR. COUNCELL: Yup, good. MR. BOICOURT: I'm happy with that, that's good. Read and paperwork that they may need. 10 11 12 13 14 15 16 17 18 18 18 19 20 10 20 10 11 11 12 12 13 14 15 16 16 17 18 18 19 20 19 20 10 10 11 11 12 13 14 15 16 16 16 17 18 18 18 19 20 19 20 10 10 11 11 11 12 13 14 15 16 16 17 18 18 18 18 19 20 10 10 10 10 11 11 11 12 13 14 15 16 16 17 18 18 18 18 19 20 19 20 10 11 11 12 13 14 15 16 16 17 18 18 18 18 18 19 19 10 10 10 10 10 11 11 11	16	have a discussion about them and then we'll	16	policy reflecting chapters two, four and six in
paperwork that they may need. MR. BOICOURT: Chip, this is Bill. MR. COUNCELL: Yes. Page 3 MR. BOICOURT: I'm all for this seven consistencies, but I also want to remind, at least in my opinion, that there are other issues in terms of consistency with the comprehensive plan that don't quite fit into these seven things. So I'll mention them MR. COUNCELL: Yup. So Bill, I think what we should do is go through the seven items, and then at the end of that we can recap or add to it with some comments and then we can go from MR. BOICOURT: I'm happy with it. MR. COUNCELL: Yup, good. MR. BOICOURT: I'm happy with that, that's good. MR. COUNCELL: Okay. So since you're ready to go, Bill, the first item is on policy. page 3 to that line from the Talbot County comprehensive Plan, quote, "County development regulations for designated growth areas should support the orderly expansion of the towns by discouraging premature development in these areas." I would like to bring us all back to Bill Anderson, Public County Works Commission's Advisory Board, excuse me, May 18th memo that talks about the growth of the development and how it could take many, many years, and by providing immediate priority status we're premature in allowing development in these areas. Hence what I see policy to that line is inconsistent. Sensitive areas, planning policy to that too late, quote, "within the sensitive areas agriculture and forest cover should remain the dominant land issues." My comment there is that proposed use of the northeast quadrant as a spray irrigation field is not consistent with this policy.	17	circle back at the end for a motion. So if	17	the materials that we were given for review
MR. BOICOURT: Chip, this is Bill. MR. COUNCELL: Yes. Page 3 MR. BOICOURT: I'm all for this seven consistencies, but I also want to remind, at least in my opinion, that there are other sissues in terms of consistency with the comprehensive plan that don't quite fit into these seven things. So I'll mention them later. MR. COUNCELL: Yup. So Bill, I think what we should do is go through the seven items, and then at the end of that we can recap or add to then at the end of that we can recap or add to there. I have some things— MR. BOICOURT: I'm happy with it. MR. COUNCELL: Yup, good. MR. BOICOURT: I'm happy with that, that's good. MR. COUNCELL: Okay. So since you're ready to go, Bill, the first item is on policy. MR. COUNCELL: Okay. So since you're ready to go, Bill, the first item is on policy. MR. COUNCESTAL: Okay. So fince you're ready to go, Bill, the first item is on policy. MR. COUNCELL: Okay. So fince you're ready to golicy to discousion on policy. MR. COUNCELL: Okay. So fince you're ready to golicy to add anything on the development with the policies. The development and growth planning sector policy Page 1 to that line from the Talbot County Comprehensive Plan, quote, "County development in these areas." I would like to bring us all back to support the orderly expansion of the towns by discouraging premature development in these areas." I would like to bring us all back to Bill Anderson, Public County Works Commission's Advisory Board, excuse me, May 18th memo that talks about the growth of the development and how it could take many, many years, and by providing immediate priority status we're premature in allowing development in these areas. Hence what I see policy to that line is inconsistent. Sensitive areas, planning policy to that too late, quote, "within the sensitive areas agriculture and forest cover should remain the dominant land issues." My comment there is that proposed use of the northeast quadrant as a spray irrigation of the northeast quadrant as a spray irrigation	18	everyone wants to take a minute and gather that	18	can everybody hear me okay? I have some
Page 3 I MR. BOICOURT: I'm all for this seven 2 consistencies, but I also want to remind, at 3 least in my opinion, that there are other 4 issues in terms of consistency with the 5 comprehensive plan that don't quite fit into 6 these seven things. So I'll mention them 7 later. 8 MR. COUNCELL: Yup. So Bill, I think what 9 we should do is go through the seven items, and 10 then at the end of that we can recap or add to 11 it with some comments and then we can go from 12 there. I have some things 13 MR. BOICOURT: I'm happy with it. 14 MR. COUNCELL: Yup, good. 15 MR. BOICOURT: I'm happy with that, that's 16 good. 17 MR. COUNCELL: Okay. So since you're 18 ready to go, Bill, the first item is on policy. 20 development and growth planning sector policy Page 3 1 to that line from the Talbot County 2 Comprehensive Plan, quote, "County development 3 regulations for designated growth areas should 4 support the orderly expansion of the towns by 4 discouraging premature development in these 4 areas." I would like to bring us all back to 7 Bill Anderson, Public County Works 8 Commission's Advisory Board, excuse me, 9 May 18th memo that talks about the growth of 10 the development and how it could take many, 11 many years, and by providing immediate priority 12 status we're premature in allowing development 13 in these areas. Hence what I see policy to 14 that line is inconsistent. Sensitive areas, 15 planning policy to that too late, quote, "within the sensitive areas agriculture and 16 forest cover should remain the dominant land 17 is in the sensitive areas agriculture and 18 ready to go, Bill, the first item is on policy. 19 Would you like to add anything on the 20 of the northeast quadrant as a spray irrigation 20 field is not consistent with this policy.	19	paperwork that they may need.	19	specific things that I looked at in terms of
Page 3 1 MR. BOICOURT: I'm all for this seven 2 consistencies, but I also want to remind, at 3 least in my opinion, that there are other 4 issues in terms of consistency with the 5 comprehensive plan that don't quite fit into 6 these seven things. So I'll mention them 7 later. 8 MR. COUNCELL: Yup. So Bill, I think what 9 we should do is go through the seven items, and 10 then at the end of that we can recap or add to 11 it with some comments and then we can go from 12 there. I have some things 13 MR. BOICOURT: I'm happy with it. 14 MR. COUNCELL: Yup, good. 15 MR. BOICOURT: I'm happy with that, that's 16 good. 17 MR. COUNCELL: Okay. So since you're 18 ready to go, Bill, the first item is on policy. 19 Would you like to add anything on the 20 comprehensive Plan, quote, "County development 3 to that line from the Talbot County 4 to that line from the Talbot County 5 to that line from the Talbot County 6 the tallie in from the Talbot County 7 Comprehensive Plan, quote, "County development are gulations for designated growth areas should 6 support the orderly expansion of the towns by 6 discouraging premature development in these 6 areas." I would like to bring us all back to 7 Bill Anderson, Public County Works 8 Commission's Advisory Board, excuse me, 9 May 18th memo that talks about the growth of 10 the development and how it could take many, 11 many years, and by providing immediate priority 12 status we're premature in allowing development 13 in these areas. Hence what I see policy to 14 that line is inconsistent. Sensitive areas, 15 planning policy to that too late, quote, 16 "within the sensitive area agriculture and 17 forest cover should remain the dominant land 18 issues." My comment there is that proposed use 19 of the northeast quadrant as a spray irrigation 19 of the northeast quadrant as a spray irrigation 20 field is not consistent with this policy.	20	MR. BOICOURT: Chip, this is Bill.	20	inconsistencies with the policies. The
1 to that line from the Talbot County 2 consistencies, but I also want to remind, at 3 least in my opinion, that there are other 4 issues in terms of consistency with the 5 comprehensive plan that don't quite fit into 6 these seven things. So I'll mention them 7 later. 7 Bill Anderson, Public County Works 8 MR. COUNCELL: Yup. So Bill, I think what 9 we should do is go through the seven items, and 10 then at the end of that we can recap or add to 11 it with some comments and then we can go from 12 there. I have some things 13 MR. BOICOURT: I'm happy with it. 14 MR. COUNCELL: Yup, good. 15 MR. BOICOURT: I'm happy with that, that's 16 good. 17 MR. COUNCELL: Okay. So since you're 18 ready to go, Bill, the first item is on policy. 19 Would you like to add anything on the 20 consistencies, but I also want to remind, at 2 Comprehensive Plan, quote, "County development 2 comprehensive Plan, quote, "County development 3 regulations for designated growth areas should 4 support the orderly expansion of the towns by 5 discouraging premature development in these 6 areas." I would like to bring us all back to 7 Bill Anderson, Public County Works 8 Commission's Advisory Board, excuse me, 9 May 18th memo that talks about the growth of 10 the development and how it could take many, 11 in these areas. Hence what I see policy to 12 that line is inconsistent. Sensitive areas, 13 planning policy to that too late, quote, 14 forest cover should remain the dominant land 15 issues." My comment there is that proposed use 16 of the northeast quadrant as a spray irrigation 17 field is not consistent with this policy.	21	MR. COUNCELL: Yes.	21	development and growth planning sector policy
2 consistencies, but I also want to remind, at 3 least in my opinion, that there are other 4 issues in terms of consistency with the 5 comprehensive plan that don't quite fit into 6 these seven things. So I'll mention them 7 later. 7 MR. COUNCELL: Yup. So Bill, I think what 9 we should do is go through the seven items, and 10 then at the end of that we can recap or add to 11 it with some comments and then we can go from 12 there. I have some things 13 MR. BOICOURT: I'm happy with it. 14 MR. COUNCELL: Yup, good. 15 MR. BOICOURT: I'm happy with that, that's 16 good. 17 MR. COUNCELL: Okay. So since you're 18 ready to go, Bill, the first item is on policy. 19 Would you like to add anything on the 20 discussion on policy. 20 Comprehensive Plan, quote, "County development aregulations for designated growth areas should support the orderly expansion of the towns by 2 discouraging premature development in these areas." I would like to bring us all back to 3 bill Anderson, Public County Works 2 Commission's Advisory Board, excuse me, 4 May 18th memo that talks about the growth of 5 the development and how it could take many, 6 many years, and by providing immediate priority 7 status we're premature in allowing development in these areas. Hence what I see policy to 8 that line is inconsistent. Sensitive areas, 9 planning policy to that too late, quote, 10 forest cover should remain the dominant land 11 issues." My comment there is that proposed use 12 of the northeast quadrant as a spray irrigation 13 field is not consistent with this policy.		Page 3		Page 5
least in my opinion, that there are other sisues in terms of consistency with the comprehensive plan that don't quite fit into these seven things. So I'll mention them later. MR. COUNCELL: Yup. So Bill, I think what we should do is go through the seven items, and then at the end of that we can recap or add to there. I have some things MR. BOICOURT: I'm happy with it. MR. COUNCELL: Yup, good. MR. BOICOURT: I'm happy with that, that's good. MR. COUNCELL: Okay. So since you're MR. COUNCELL: Okay. So since you're MR. COUNCELL: Okay. So since you're Would you like to add anything on the ready to go, Bill, the first item is on policy. regulations for designated growth areas should support the orderly expansion of the towns by discouraging premature development in these areas." I would like to bring us all back to Bill Anderson, Public County Works Commission's Advisory Board, excuse me, May 18th memo that talks about the growth of the development and how it could take many, many years, and by providing immediate priority status we're premature in allowing development in these areas. Hence what I see policy to that line is inconsistent. Sensitive areas, planning policy to that too late, quote, "within the sensitive areas agriculture and forest cover should remain the dominant land issues." My comment there is that proposed use of the northeast quadrant as a spray irrigation field is not consistent with this policy.	1	MR. BOICOURT: I'm all for this seven	1	to that line from the Talbot County
4 issues in terms of consistency with the 5 comprehensive plan that don't quite fit into 6 these seven things. So I'll mention them 7 later. 7 Bill Anderson, Public County Works 8 MR. COUNCELL: Yup. So Bill, I think what 9 we should do is go through the seven items, and 10 then at the end of that we can recap or add to 11 twith some comments and then we can go from 12 there. I have some things 13 MR. BOICOURT: I'm happy with it. 14 MR. COUNCELL: Yup, good. 15 MR. BOICOURT: I'm happy with that, that's 16 good. 17 MR. COUNCELL: Okay. So since you're 18 ready to go, Bill, the first item is on policy. 19 Would you like to add anything on the 20 discussion on policy. 20 slill the to bring us all back to 21 discouraging premature development in these areas." I would like to bring us all back to 22 discouraging premature development in these areas." I would like to bring us all back to 23 discouraging premature development in these areas." I would like to bring us all back to 24 discouraging premature development in these areas." I would like to bring us all back to 25 discouraging premature development in these areas." I would like to bring us all back to 26 discouraging premature development in these areas." I would like to bring us all back to 26 discouraging premature development in these areas." I would like to bring us all back to 26 discouraging premature development in these areas." I would like to bring us all back to 27 discoursell back to 28 discouraging premature development in these areas." I would like to bring us all back to 29 discoursell back to 29 discoursell back to 30 discoursell back to 4 discouraging premature development in these areas." I would like to bring us all back to 31 discouraging premature development in these areas." I would like to bring us all back to 31 discouraging premature development areas." I would like to bring us all back to 31 discouraging premature development areas." I would like to bring us all back to 32 discouraging premature development areas." I would like to brin	2	consistencies, but I also want to remind, at	2	Comprehensive Plan, quote, "County developmen
5 comprehensive plan that don't quite fit into 6 these seven things. So I'll mention them 7 later. 7 Bill Anderson, Public County Works 8 MR. COUNCELL: Yup. So Bill, I think what 9 we should do is go through the seven items, and 10 then at the end of that we can recap or add to 11 it with some comments and then we can go from 12 there. I have some things 13 MR. BOICOURT: I'm happy with it. 14 MR. COUNCELL: Yup, good. 15 MR. BOICOURT: I'm happy with that, that's 16 good. 17 MR. COUNCELL: Okay. So since you're 18 ready to go, Bill, the first item is on policy. 19 Would you like to add anything on the 20 discouraging premature development in these areas." I would like to bring us all back to 6 areas." I would like to bring us all back to 7 Bill Anderson, Public County Works 8 Commission's Advisory Board, excuse me, 9 May 18th memo that talks about the growth of 10 the development and how it could take many, 11 many years, and by providing immediate priority 12 status we're premature in allowing development 13 in these areas. Hence what I see policy to 14 that line is inconsistent. Sensitive areas, 15 planning policy to that too late, quote, 16 "within the sensitive areas agriculture and 17 forest cover should remain the dominant land 18 issues." My comment there is that proposed use 19 of the northeast quadrant as a spray irrigation 20 discussion on policy.	3	least in my opinion, that there are other	3	regulations for designated growth areas should
these seven things. So I'll mention them The later. MR. COUNCELL: Yup. So Bill, I think what we should do is go through the seven items, and then at the end of that we can recap or add to then at the end of that we can recap or add to there. I have some things MR. BOICOURT: I'm happy with it. MR. COUNCELL: Yup, good. MR. BOICOURT: I'm happy with that, that's good. MR. BOICOURT: I'm happy with that, that's good. MR. COUNCELL: Okay. So since you're ready to go, Bill, the first item is on policy. Would you like to add anything on the down areas. "I would like to bring us all back to areas." I would like to bring us all back to areas." I would like to bring us all back to areas." I would like to bring us all back to areas." I would like to bring us all back to areas." I would like to bring us all back to areas." I would like to bring us all back to areas." I would like to bring us all back to areas." I would like to bring us all back to areas." I would like to bring us all back to areas." I would like to bring us all back to areas." I would like to bring us all back to areas." I would like to bring us all back to a bill areas." Advisory Board, excuse me, May 18th memo that talks about the growth of the development and how it could take many, many years, and by providing immediate priority status we're premature in allowing development in these areas. Hence what I see policy to that line is inconsistent. Sensitive areas, planning policy to that too late, quote, "within the sensitive areas agriculture and forest cover should remain the dominant land issues." My comment there is that proposed use of the northeast quadrant as a spray irrigation field is not consistent with this policy.	4	issues in terms of consistency with the	4	support the orderly expansion of the towns by
7 later. 8 MR. COUNCELL: Yup. So Bill, I think what 9 we should do is go through the seven items, and 10 then at the end of that we can recap or add to 11 there. I have some things 12 there. I have some things 13 MR. BOICOURT: I'm happy with it. 14 MR. COUNCELL: Yup, good. 15 MR. BOICOURT: I'm happy with that, that's 16 good. 17 MR. COUNCELL: Okay. So since you're 18 ready to go, Bill, the first item is on policy. 18 lill Anderson, Public County Works 8 Commission's Advisory Board, excuse me, 9 May 18th memo that talks about the growth of 10 the development and how it could take many, 11 many years, and by providing immediate priority 12 status we're premature in allowing development 13 in these areas. Hence what I see policy to 14 that line is inconsistent. Sensitive areas, 15 planning policy to that too late, quote, 16 "within the sensitive areas agriculture and 17 forest cover should remain the dominant land 18 issues." My comment there is that proposed use 19 of the northeast quadrant as a spray irrigation 20 field is not consistent with this policy.	5	comprehensive plan that don't quite fit into	5	discouraging premature development in these
MR. COUNCELL: Yup. So Bill, I think what we should do is go through the seven items, and then at the end of that we can recap or add to it with some comments and then we can go from there. I have some things MR. BOICOURT: I'm happy with it. MR. COUNCELL: Yup, good. MR. BOICOURT: I'm happy with that, that's MR. BOICOURT: I'm happy with that, that's MR. COUNCELL: Okay. So since you're MR. COUNCELL: Okay. So since you're Would you like to add anything on the MR. COUNCELL: Yup of the northeast quadrant as a spray irrigation discussion on policy. MR. COUNCELL: Yup, good. MR. COUNCELL: Okay. So Bill, think what the dominant land issues." My comment there is that proposed use of the northeast quadrant as a spray irrigation field is not consistent with this policy.	6	these seven things. So I'll mention them	6	areas." I would like to bring us all back to
we should do is go through the seven items, and then at the end of that we can recap or add to it with some comments and then we can go from there. I have some things MR. BOICOURT: I'm happy with it. MR. COUNCELL: Yup, good. MR. BOICOURT: I'm happy with that, that's good. MR. COUNCELL: Okay. So since you're ready to go, Bill, the first item is on policy. May 18th memo that talks about the growth of the development and how it could take many, many years, and by providing immediate priority status we're premature in allowing development in these areas. Hence what I see policy to that line is inconsistent. Sensitive areas, planning policy to that too late, quote, "within the sensitive areas agriculture and forest cover should remain the dominant land issues." My comment there is that proposed use of the northeast quadrant as a spray irrigation field is not consistent with this policy.	7	later.	7	Bill Anderson, Public County Works
then at the end of that we can recap or add to it with some comments and then we can go from there. I have some things MR. BOICOURT: I'm happy with it. MR. COUNCELL: Yup, good. MR. BOICOURT: I'm happy with that, that's MR. COUNCELL: Okay. So since you're MR. COUNCELL: Okay. So since you're MR. COUNCELL: Okay. So since you're Would you like to add anything on the discussion on policy. It development and how it could take many, many years, and by providing immediate priority status we're premature in allowing development in these areas. Hence what I see policy to that line is inconsistent. Sensitive areas, planning policy to that too late, quote, "within the sensitive areas agriculture and forest cover should remain the dominant land issues." My comment there is that proposed use of the northeast quadrant as a spray irrigation discussion on policy. It development and how it could take many, many years, and by providing immediate priority many years, and by providing immediate priority many years, and by providing immediate priority there. I have some things It discussion is a status we're premature in allowing development in these areas. Hence what I see policy to that line is inconsistent. Sensitive areas, planning policy to that too late, quote, "within the sensitive areas agriculture and forest cover should remain the dominant land is sues." My comment there is that proposed use of the northeast quadrant as a spray irrigation of the northeast quadrant as a spray irrigation field is not consistent with this policy.	8	MR. COUNCELL: Yup. So Bill, I think what	8	Commission's Advisory Board, excuse me,
it with some comments and then we can go from there. I have some things MR. BOICOURT: I'm happy with it. MR. COUNCELL: Yup, good. MR. BOICOURT: I'm happy with that, that's good. MR. BOICOURT: I'm happy with that, that's good. MR. COUNCELL: Okay. So since you're ready to go, Bill, the first item is on policy. Would you like to add anything on the good discussion on policy. It within the sensitive areas agriculture and issues." My comment there is that proposed use of the northeast quadrant as a spray irrigation good. It many years, and by providing immediate priority status we're premature in allowing development in these areas. Hence what I see policy to that line is inconsistent. Sensitive areas, planning policy to that too late, quote, "within the sensitive areas agriculture and issues." My comment there is that proposed use of the northeast quadrant as a spray irrigation given by of the northeast quadrant as a spray irrigation given by of the northeast quadrant as a spray irrigation given by of the northeast quadrant as a spray irrigation given by or the northeast quadrant as a spray irrigation given by or the northeast quadrant as a spray irrigation given by or the northeast quadrant as a spray irrigation given by or the northeast quadrant as a spray irrigation given by or the northeast quadrant as a spray irrigation given by or the northeast quadrant as a spray irrigation given by or the northeast quadrant as a spray irrigation given by or the northeast quadrant as a spray irrigation given by or the northeast quadrant as a spray irrigation given by or the northeast quadrant as a spray irrigation given by or the northeast quadrant as a spray irrigation given by or the northeast quadrant as a spray irrigation given by or the northeast quadrant as a spray irrigation given by or the northeast quadrant as a spray irrigation given by or the northeast quadrant as a spray irrigation given by or the northeast quadrant as a spray irrigation given by or the northeast quadrant as a spray irrigation given by	9	we should do is go through the seven items, and	9	May 18th memo that talks about the growth of
there. I have some things MR. BOICOURT: I'm happy with it. MR. COUNCELL: Yup, good. MR. BOICOURT: I'm happy with that, that's MR. BOICOURT: I'm happy with that, that's MR. BOICOURT: I'm happy with that, that's good. MR. COUNCELL: Okay. So since you're MR. COUNCELL: Okay. So since you're ready to go, Bill, the first item is on policy. Would you like to add anything on the discussion on policy. 12 status we're premature in allowing development in these areas. Hence what I see policy to that line is inconsistent. Sensitive areas, planning policy to that too late, quote, "within the sensitive areas agriculture and forest cover should remain the dominant land issues." My comment there is that proposed use of the northeast quadrant as a spray irrigation field is not consistent with this policy.	10	then at the end of that we can recap or add to	10	•
MR. BOICOURT: I'm happy with it. MR. COUNCELL: Yup, good. MR. BOICOURT: I'm happy with that, that's MR. BOICOURT: I'm happy with that, that's MR. BOICOURT: I'm happy with that, that's good. MR. COUNCELL: Okay. So since you're ready to go, Bill, the first item is on policy. Would you like to add anything on the Would you like to add anything on the discussion on policy. MR. BOICOURT: I'm happy with it. 13 in these areas. Hence what I see policy to that line is inconsistent. Sensitive areas, planning policy to that too late, quote, "within the sensitive areas agriculture and forest cover should remain the dominant land issues." My comment there is that proposed use of the northeast quadrant as a spray irrigation field is not consistent with this policy.	11	it with some comments and then we can go from	11	many years, and by providing immediate priority
MR. COUNCELL: Yup, good. MR. BOICOURT: I'm happy with that, that's good. MR. COUNCELL: Okay. So since you're MR. COUNCELL: Okay. So since you're ready to go, Bill, the first item is on policy. Would you like to add anything on the discussion on policy. MR. COUNCELL: Okay. So since you're forest cover should remain the dominant land issues." My comment there is that proposed use of the northeast quadrant as a spray irrigation field is not consistent with this policy.	12	there. I have some things	12	status we're premature in allowing development
MR. BOICOURT: I'm happy with that, that's good. MR. COUNCELL: Okay. So since you're ready to go, Bill, the first item is on policy. Would you like to add anything on the discussion on policy. MR. BOICOURT: I'm happy with that, that's planning policy to that too late, quote, "within the sensitive areas agriculture and forest cover should remain the dominant land issues." My comment there is that proposed use of the northeast quadrant as a spray irrigation field is not consistent with this policy.	13	MR. BOICOURT: I'm happy with it.	13	in these areas. Hence what I see policy to
16 good. 17 MR. COUNCELL: Okay. So since you're 18 ready to go, Bill, the first item is on policy. 19 Would you like to add anything on the 20 discussion on policy. 16 "within the sensitive areas agriculture and 17 forest cover should remain the dominant land 18 issues." My comment there is that proposed use 19 of the northeast quadrant as a spray irrigation 20 field is not consistent with this policy.	14	MR. COUNCELL: Yup, good.	14	that line is inconsistent. Sensitive areas,
MR. COUNCELL: Okay. So since you're ready to go, Bill, the first item is on policy. Would you like to add anything on the discussion on policy. 17 forest cover should remain the dominant land 18 issues." My comment there is that proposed use 19 of the northeast quadrant as a spray irrigation 20 field is not consistent with this policy.	15	MR. BOICOURT: I'm happy with that, that's	15	planning policy to that too late, quote,
ready to go, Bill, the first item is on policy. Would you like to add anything on the Would you like to add anything on the discussion on policy. 18 issues." My comment there is that proposed use 19 of the northeast quadrant as a spray irrigation 20 field is not consistent with this policy.	16	good.	16	"within the sensitive areas agriculture and
Would you like to add anything on the 19 of the northeast quadrant as a spray irrigation 20 discussion on policy. 20 field is not consistent with this policy.	17	MR. COUNCELL: Okay. So since you're	17	forest cover should remain the dominant land
20 discussion on policy. 20 field is not consistent with this policy.	18	ready to go, Bill, the first item is on policy.	18	issues." My comment there is that proposed use
	19	Would you like to add anything on the	19	of the northeast quadrant as a spray irrigation
MR. BOICOURT: I'm trying my comment 21 Sensitive areas, planning policy 2.32, quote.	20	discussion on policy.	20	field is not consistent with this policy.
	21	MR. BOICOURT: I'm trying my comment	21	Sensitive areas, planning policy 2.32, quote,

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

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

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

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

		1115510	
	Page 22		Page 24
1	resolution one amendment one to Resolution	1	three or four phases or maybe more. Does that
2	281. And that still is a pretty big chunk. So	2	come into play with me voting if this should
3	the timing of the development is, and I said	3	be is in compliance with the comprehensive
4	much in the last question which also covers	4	plan to move this bill forward and vote on is
5	this, but I think the timing of this	5	it in compliance with the comprehensive plan.
6	development is substantial.	6	I believe it is. And I believe my desire to
7	MR. COUNCELL: Commissioner Spies.	7	see five phases is something that I can't force
8	MR. SPIES: I think I will sound like a	8	upon the applicant or even come into this
9	broken record today. But I'm just going to hit	9	conversation.
10	on it probably for the second time of ten that	10	MR. COUNCELL: So when I think about the
11	I'll mention it today. I'm not charged with	11	timing of development, I think about two
12	writing the policy up here, I'm not charged	12	things. We've talked about the phasing. And I
13	with making deals to make a project more	13	think from the Applicant and the Town's
14	favorable at this hearing. I would love to see	14	perspective, again, we have to look at the big
15	this in a five, six, seven phase project and	15	picture. We talk about phasing this probably
16	agreement. But, again, I'm just going to hit	16	in four or five phases. But my opinion is that
17	on one of my charges today is saying is it in	17	is not a long term logical solution to this.
18	line with our comprehensive plan to move this	18	They have agreed to do it in two phases. I
19	project to S1-W1. And when I look at that,	19	think that gives the Town the ability to move
20	some of the arguments or some of the things I	20	forward. I think it gives the developer the
21	would like to see are things that I don't think	21	ability to move forward. This has been a
	Page 23		Page 25
1	really are come into play today. When this	1	designated growth area either formally or
2	first came when this first came up to me,	2	informally for 30 years. When we talk about
3	since I've been on the Planning Commission, it	3	timing, again, this is going to take place over
4	was first proposed for the whole entire project	4	many years to come. So I think the timing is
5	to go to S1-W1, and I think if they pushed it	5	right. Again, it's taking pressure off of our
6	hard enough or really wanted to do that and got	6	rural and sensitive areas. And a lot of these
7	fed up with the system, they would have the	7	answers or discussions are the same for each of
8	legal groundworks to move the entire property	8	these policies, and that's okay, but I think we
9	to S1-W1. I think some of the stuff that they	9	still need to talk about them. And it's okay
10	have given us since they first came in front of	10	to be repetitive because they do lapse over.
11	us has been compromises. I know there is more	11	And, again, we want to take this serious and I
12	than just saying, you know, with the wastewater	12	think we have. We want to look at it from
13	treatment system, there is some benefit to the	13	every aspect. But my opinion is the timing of
14	developer to move that enhanced system because	14	the development is correct. So next we'll move
15	they wouldn't need any offsets or trades. But	15	on to item four, the timing of rezoning.
16	I think that's an environmental benefit also.	16	Commissioner Boicourt, do you have any
17	So they are getting something, we're getting	17	comments. Bill, I don't know if you have your
18	something. And I also believe by phasing it,	18	phone muted or not, but we can't hear you.
19	agreeing to do it in two phases, we're getting	19	MR. BOICOURT: I'm sorry again.
20	something. Would I like to see it more? I	20	MR. COUNCELL: And you had such a good
21	would. I would like to see it, you know, in	21	opening line, right?

	<u> </u>		, , , , , , , , , , , , , , , , , , ,
	Page 26		Page 28
1	MR. BOICOURT: With regard to timing of	1	annexed into the Town of Trappe on May 5th,
2	rezoning, my understanding, I mean correct me	2	2003. So obviously that was 17 years ago. So
3	if I'm wrong, is that at the time of the	3	when we talk about the timing of rezoning, I
4	annexation process there's a the County is	4	think that ship has sailed so to speak. Next
5	asked whether they would like to exercise a	5	we'll move on to item five, development
6	five year hold if there is a substantial change	6	patterns. Commissioner Boicourt.
7	in use and rezoning proposed by the Town. To	7	MR. BOICOURT: I think all we have in
8	me that time is long gone, that the and in	8	front of us is that sketch that the applicant
9	this case, in retrospect especially, would have	9	gave us a few meetings ago. It's not
10	very little the County would have very	10	encouraging to be honest. I agree with Jay
11	little input even if they exercised the five	11	Corvan's assessment that it's it looks like
12	year hold. And because, first of all it's been	12	sprawl. But we don't have adequate information
13	a long time, but even if the five year hold	13	in my opinion to know what the development
14	were exercised, the Town and the developer	14	count will be. What we do have is some
15	could go forth with planning and permits for	15	suggestion as to where the sewer and water
16	the change. So I'm a little bit confused by	16	facilities will be, but that's it. I can't
17	that.	17	really assess that from where I stand.
18	MR. COUNCELL: Thank you. Commissioner	18	MR. COUNCELL: Okay. Commissioner
19	Strannahan.	19	Strannahan.
20	MR. STRANNAHAN: I agree with Commissioner	20	MR. STRANNAHAN: I don't have any comments
21	Boicourt that the timing for any input on	21	at this time beyond what we have been given of
	Page 27		Page 29
1	rezoning is by us is probably long past.	1	the proposed development.
2	MR. COUNCELL: Commissioner Ghezzi.	2	MR. COUNCELL: Commissioner Ghezzi.
3	MS. GHEZZI: I have no comment on the	3	MS. GHEZZI: I would only hope that the
4	timing of the rezoning. But I do just want to	4	developer is building a development that will
5	take this opportunity to comment. We've been	5	allow for growth and that I think we can
6	asked to determine whether or not this	6	interpolate that if 2500 homes are built over a
7	resolution is consistent with our Talbot County	7	period, which would be everybody's guess at
8	comprehensive plan. And what means do we have	8	this point, particularly given Covid, maybe it
9	to do that but to go back to our comprehensive	9	will have a positive impact, I don't know, but
10	plan, evaluate the policies, evaluate the	10	it may also have a very negative impact. Let's
11	resolution and how they comport. The points I	11	just use some conservative numbers. 2500
12	made earlier specifically demonstrated to me	12	homes, 2.5 persons per home is 6,250 more
13	inconsistency. I guess I wonder why, and we	13	residents. That's growing our County by
14	have no chance for comment from the applicant,	14	17 percent. That's a significant jump in
15	but why is it so necessary to not phase this	15	population in development patterns. If you
16	development differently. Why does it have to	16	look at the recent resolution, there is not a
17	be done in such a large chunk.	17	commitment, from what I understand, and I would
18	MR. COUNCELL: Commissioner Spies.	18	like more time to review this, but it appears
19	MR. SPIES: No comment.	19	that there is not a commitment to the ENR or
20	MR. COUNCELL: So I look at the timing of	20	BNR. It's the membrane versus the enhanced
21	the rezoning and I see where the property was	21	approaches. And I have some recollection that

	Page 30		Page 32
1	if there's no commitment to these, to one or	1	uses. Commissioner Boicourt, would you like to
2	the other, it's difficult to say whether or not	2	start the discussion.
3	various MDE requirements are going to be	3	MR. BOICOURT: Yes. The land use, the
4	tripped and can the existing system actually	4	primary when it comes to land use, I go back
5	carry the load when it's already, according to	5	to the vision of, and I think that we all agree
6	two sources, public sources that have provided	6	pretty much on that, but the second paragraph
7	comment, impacting the quality of the	7	of the revision statement talks about
8	waterways. Again, is it so why is it so	8	recognizing that the overall environment is an
9	necessary to rush into this when we have so	9	economic asset of the County, protection of our
10	many unanswered questions.	10	agricultural lands and waterways and our
11	MR. COUNCELL: Commissioner Spies.	11	harvest is a high priority. Moving
12	MR. SPIES: On development timing or	12	development, and we have all seemingly agreed
13	development pattern, you know, my statement has	13	upon this because it's smart growth and it's
14	just been, you know, whether I'm for or against	14	part of our plan, moving the development in and
15	the overall scope of this project and not	15	around the established towns is our goal. And
16	knowing or hearing before today that anything	16	this fits that goal. But the other thing is
17	was they didn't go through the process on	17	the next thing I want to touch on comes down to
18	the up and up, I can't rule on that. They must	18	the environment. The other thing is the high
19	have in my mind, it's in front of me. So, you	19	quality of the County's infrastructure,
20	know, it would be interesting to see those down	20	including schools, roads, sewer and water is
21	the road. But on today, it looked like it went	21	maintained as the County's needs change and
	Page 31		Page 33
1	through the proper development patterns that	1	grow. I think by going this large, two-thirds
2	we've set as guidelines by the County. It's	2	of the development first phase, the County has
3	gone through each of our stages of site	3	very little control over what may be a 20 year
4	planning, annexation by one of our towns, and	4	process for the first phase. And the question
5	then coming back in front of us to rule on the	5	is whether the County can react and provide the
6	S1-W1 and if it meets that portion of it	6	kind of infrastructure associated with that
7	meets is in line with our comprehensive	7	growth. I think we have inadequate controls
8	plan. So on development pattern, you know, I	8	over that. So that's a concern. And another
9	think it's followed the pattern that we set as	9	aspect is that the specific aspect of the
10	guidelines as a County.	10	environment, there is two concerns. One, the
11	MR. COUNCELL: Thank you. When I look a	t 1 1	one that's been talked about many times in our
12	development patterns, I look at where the	12	discussion of by people testifying, that is
13	comprehensive plan guides development. And,	13	the impact of the spray irrigation process on
14	again, we talk about that development moving	14	the headwaters of Miles Creek. The fact that
15	towards existing population areas in and around	15	only 50 percent or so of spray irrigation
16	the existing towns. In order to do that, the	16	systems seem to meet standards is a substantial
17	idea is to take pressure away from the rural	17	concern. In addition, this mammoth the
18	counties. So Commissioner Ghezzi, I agree with	18	possibility of putting the initial a lot of
19	some of your statements and that will move us	19	sewer into the existing sewage treatment plant.
20	where I think we will have a more robust	20	There is a number of problems there. There is
21	discussion under item six, which would be land	21	an inherent water body to which the Trappe

	<u> </u>		Julie 3, 2020
	Page 34		Page 36
1	(inaudible) is directed. That's Trappe Creek.	1	system, as opposed to going directly into our
2	In addition, Trappe is only a BNR, biological	2	waterways. None of us want to see the
3	nutrient reduction, level plan. And I	3	waterways contaminated. But I don't see at
4	understand it that they are not meeting the	4	this time where what has been proposed is
5	standards of BNR. All the other major plants	5	necessarily worse than what we're going to get
6	in the County have moved to ENR, which is a	6	by having all of this go directly into the
7	much higher level treatment. I would be	7	creeks. I can't imagine that spray irrigation
8	against it not just at the headwaters of Miles	8	makes that those nutrients increase as
9	Creek but also the existing plan of Trappe's	9	opposed to the end of the pipe coming directly
10	impact on Trappe Creek.	10	out of the creek.
11	MR. COUNCELL: Thank you. Commissioner	11	MR. COUNCELL: Thank you. Commissioner
12	Strannahan.	12	Ghezzi.
13	MR. STRANNAHAN: I think Commissioner	13	MS. GHEZZI: Thank you. My first four
14	Boicourt made some very good points there,	14	points in my opening remarks commented on land
15	however I would like to point out from looking	15	use policies. I won't reiterate those. I do
16	at the maps provided that although two-thirds	16	agree with Commissioner Boicourt. Furthermore,
17	of the land area is designated to be in this	17	I do respect the recommendations of the Talbot
18	first phase, it does not appear that two-thirds	18	County Public Works Advisory Board in their
19	of the units can be constructed within this	19	letter to the Talbot County to vote against the
20	phase. The bulk of the development appears to	20	amendment to Resolution 281 but vote in favor
21	be in phase two. We are looking, as Chairman	21	of the adoption of recommendation two. I think
	Page 35		Page 37
1	Councell said, at a 30 or 50 year project. We	1	that they poured over this again and again with
2	have a we don't know what that's going to	2	MDE. I think they have they have understood
3	bring but we have to do the best we can now	3	all of the elements to this. Very detailed.
4	trying to look forward. The ENR plant is, from	4	So I look to their recommendation as well as
5	what I can find out, is as good a system as	5	would certainly be willing to also work on, as
6	we can come up with right now. Spray	6	they recommend, the Council, County Manager,
7	irrigation is listed as one of the preferred if	7	County attorney, whomever, to develop the text
8	not the preferred way or method of disposing of	8	of an appropriate amendment for consideration.
9	the treatment. What has been suggested by	9	And back to my comment on the documents that I
10	others is that we go to the Trappe this	10	acquired late yesterday, I would also like to
11	development go with the Trappe or the Easton	11	ask legal counsel, these are legal documents,
12	facilities for treatment of the sewage, at	12	if legal counsel could actually review I
13	which they would be the end of the pipe	13	don't know if this is appropriate but I
14	would drop directly into either LaTrappe Creek	14	would like to ask if it is appropriate and ask
15	from Trappe or the Choptank River and they	15	legal counsel who is present here if they could
16	could monitor the outflows at the end of the	16	determine whether or not these have an impact
17	pipe. What we have read and what we have been	17	on our decision today.
18	told, this is the nutrient content, the	18	MR. COUNCELL: Thank you. Commissione
19	outflows, will be measured at the end of the	19	Spies.
20	pipe here as well, just at the end of the pipe	20	MR. SPIES: Through this whole process I
21	before it goes into the spray irrigation	21	would say the land use has been the part that's
	1 7 6		• 1

			The trice ting state 3, 2020
	Page 38		Page 40
1	given me the most heartburn, the most concerns	1	it's, again, am I going by my opinion or what
2	about this ruling that we're charged with. And	2	it should be or is it appropriate to say I need
3	the toughest thing is as a state, I guess I'm	3	this development and future developments in the
4	going to be on film and record saying this, as	4	County to follow Talbot County and Maryland
5	a state, I don't think we've done a good job of	5	State guidelines for nutrient removal and
6	really explaining the guidelines of	6	nutrient loading. And I'm going to have to
7	environmental impact and what is the best	7	lean towards that. The one concern I would
8	practice, what is the worst practice, and how	8	have is just to bring out to talk about is, you
9	much loading each practice actually occurs and	9	know, if in the early stages we aren't if
10	which practices need offsets and not offsets	10	we're not spray irrigating and we're sending
11	and how you figure that number out. You start	11	the early stage wastewater to the Trappe
12	going down that hole, that is you've got to	12	facility, then there is some nutrient loading
13	get your old school Texas calculator out and	13	and are there any offsets and plans to deal
14	figure that out. It is complicated. You can	14	with that. I know once the spray irrigation
15	ask two, three experts and you get two or three	15	comes into play the project is deemed zero
16	different answers. But what we do have and	16	nutrient loading. But prior to that, there
17	what we're dealing with is the state does have	17	will be some nutrient loading and are there
18	guidelines. And whether they are right or	18	offsets. I couldn't find the answer to that.
19	wrong, I wish they came to me earlier and asked	19	I don't know if Ray or anyone on staff has an
20	me what it should be but they didn't. But	20	idea if there is offsets for that early
21	whether they are right or wrong, they set	21	loading, but that be would the one thing that I
	Page 39		Page 41
1	guidelines. And when I look at this project,	1	would have a conversation about for this
2	the project has followed the state's	2	project. Because once it starts spray
3	recommendations. It's using an enhanced	3	irrigating, as guided and ruled by the State,
4	nutrient removal system, and in the state's	4	you know, and I do believe it's a good system
5	guidelines it's set up where there is zero	5	if operated, monitored and run correctly.
6	loading to the local waterways. Is that right,	6	MR. COUNCELL: Thank you. I did an
7	is that wrong. You know, I have an opinion,	7	interview several years ago and I told the
8	but for what I think this development and	8	interviewer at the time, I said other than my
9	future developments not only should use but are	9	family, there is nothing I can more about than
10	required to use is the state's guidelines. The	10	my farms. And I would carry that a step
11	state has told us that the system they have in	11	further to include the lands and waters of
12	place and submitted in this application is the	12	Talbot County. Our family has been here a long
13	approved one of the approved if not one of	13	time, we've made our living off the land, we
14	the top tier approved ways to deal with	14	continue to do that, and it's extremely
1			
15	nutrient loading for this scale of a project.	15	important to me that future generations enjoy
15 16		15 16	important to me that future generations enjoy that same luxury. I've got family and I've got
	nutrient loading for this scale of a project.		
16	nutrient loading for this scale of a project. And why I said I have heartburn in the	16	that same luxury. I've got family and I've got
16 17	nutrient loading for this scale of a project. And why I said I have heartburn in the beginning is because of past jobs, past	16 17	that same luxury. I've got family and I've got friends that either farm or work on the water
16 17 18	nutrient loading for this scale of a project. And why I said I have heartburn in the beginning is because of past jobs, past experience, past very close colleagues of mine	16 17 18	that same luxury. I've got family and I've got friends that either farm or work on the water all the way around this Trappe area. So this

	<i>U</i>		· · · · · · · · · · · · · · · · · · ·
	Page 42		Page 44
1	refer to review of waste loads from proposed	1	support them. And if we don't, then we should
2	wastewater treatment plants, and this was	2	do something about it. So I'm not smart enough
3	provided to us by Ray Clarke. It says "MDE has	3	to know all the ins and outs and the
4	indicated that spray irrigation is net zero for	4	regulations when it comes to Maryland
5	nutrients at the root zone. The annual load of	5	Department of Environment. I'm not going to
6	total nitrogen, 365 days a year, the units of	6	try to. But I have to assume, as Commissioner
7	pounds per year at phase five", which is the	7	Spies said, that they know what they are doing
8	end of this development, "is set at	8	with their job. I have full faith in Ray
9	4,911 pounds." In the comments to that it says	9	Clarke and his analysis of this project. And I
10	"the total nitrogen cap is 8 pounds of total	10	therefore, again, when it comes to land use and
11	nitrogen per year." This is talking now,	11	the environment, again, you know, this has been
12	I'm going to refer to region two wastewater	12	a priority funding area for a long time. And I
13	treatment plant in St. Michaels of	13	think well, one more comment. Mr. Boicourt
14	660,000 gallons per day. So the total nitrogen	14	mentioned, and we got in the some of our
15	cap is 8,000 sorry, not eight, 8,040 pounds	15	testimony, that over 50 percent of these
16	of total nitrogen per year discharged directly	16	wastewater treatments have problems. We got
17	into the Miles River. The total phosphorus cap	17	some information on that in generalities. But
18	for that 660,000 gallons a day, total	18	in my mind if these were major infractions that
19	phosphorus cap, 603 pounds of total phosphorous	19	couldn't be corrected immediately that this
20	per year, method of discharge directly to the	20	technology and these wastewater treatment
21	Miles River. We heard in the testimony that	21	plants would not continue to be supported.
	Page 43		Page 45
1	the discharge from this project will be the	1	Again, my question is are these paperwork
2	same in equivalents as the Town of Easton,	2	errors, are they minor adjustments to
3	which as Commissioner Strannahan said,	3	something. I don't know. But as a Planning
4	discharges directly into the Choptank River.	4	Commission member, I should be provided by
5	So as a farmer it looks to me, again I'm going	5	somebody, either the applicant or an opponent,
6	to agree with Commissioner Strannahan, that if	6	the exact things they would like for me to
7	that can be measured at the point before it	7	consider. And we had that this morning by one
8	goes to the spray irrigation field, there are	8	of the applicants, we got a rather lengthy
9	some controls that can take place as opposed to	9	letter from them. And it stated a study. And
10	discharging directly. But my hope is that this	10	I haven't honestly looked at it other than the
11	will continue to be monitored, it will be	11	date. And the study was on wastewater
12	monitored in the phases that are proposed. As	12	treatment plants, and the date is 1990. Well,
13	time goes on I think the technology will	13	is that relevant today? I don't know. I don't
14	improve. And I'm sure that the Town and the	14	know. But, again, I think this Commission's
15	developer will utilize this new technology.	15	charge is to look at the overall policy. We
16	But the big question here is do we trust our	16	have to rely on the appropriate regulatory
17	Public Works Commission in the County, do we	17	agencies for the details of the problem.
18	trust our Public Works advisors in the Town	18	That's my opinion. So next we'll go through to
19	in the County I mean, and do we trust the	19	densities or intensities, which is our last
20	M 1 1D	20	item in our charge. Commissioner Boicourt, do
- "	Maryland Department of the Environment. And	20	item in our charge. Commissioner Dolcourt, do
21	the answer to that is if we do, then we should	21	you have any comments on this.

	Page 46		Page 48
1	MR. BOICOURT: Not specific, no.	1	separate phases of approximately 400
2	MR. COUNCELL: Okay. Commissioner	2	residential units per phase. The proposed
3	Strannahan.	3	wastewater treatment plant will be constructed
4	MR. STRANNAHAN: I have no specific	4	in phases to be consistent with the size of
5	comments on this.	5	each phase of development." The MDE permit, a
6	MR. COUNCELL: Commissioner Ghezzi.	6	draft permit it's called, would only require
7	MS. GHEZZI: It's my understanding that	7	that the permittee notify MDE for each
8	the densities and intensities comport with the	8	100,000 gallons per day of increase in flow.
9	plan of the city of Trappe. So no further	9	So there is no real control at that point. But
10	comment.	10	if we sort of endorse, in my opinion, the five
11	MR. COUNCELL: Commissioner Spies.	11	separate phases that the applicant has
12	MR. SPIES: No comment on densities and	12	proposed, and this is in agreement with the
13	intensities.	13	Public Works Advisory Board, that will give the
14	MR. COUNCELL: I agree with Commissioner	14	County time to reflect on A, how well the
15	Ghezzi, I think the town administers its own	15	proposed wastewater treatment plan is working,
16	zoning ordinance, has its own comprehensive	16	and I think at least it's important how the
17	plan and its development process. So that	17	County is doing with regards to impact of this,
18	wraps up the seven the seven charges that we	18	the development on the infrastructure, on the
19	have before us. And now what I would like to	19	schools, roads, on the fire. They listed all
20	do is give each Commissioner time for a general	20	those in the letter to the Council. So I don't
21	recap of the project. And following that we	21	think it's unburden an unsided burden on the
	Page 47		Page 49
1	will entertain a motion for either recommend or	1	part of the applicant to have the County step
2	approval or disapproval to the County Council.	2	in, that's the only control they have, and look
3	Commissioner Boicourt, we're going to start	3	at how things are going at those five phases.
4	with you again.	4	Again, the phases may be 50 years. But, still,
5	MR. BOICOURT: Yeah, I guess it's somewhat	5	to give cart blanch 50 years when in fact the
6	of a repeat, you know, it's sort of like the	6	impact of this big of a development is going to
7	letter that was sent to the County Council. I	7	be a substantial impact not just on the
8	came to the same conclusion after reading that	8	neighbors around Trappe but inhabitants of
9	letter that I did before they sent it in. And	9	Trappe but the County as a whole. And the
10	then and I agree, everybody said this is	10	County has a lot of impact and a lot of
11	where the development should be, this is	11	concerns about that I'm sure in my opinion. So
12	it's been approved that (inaudible)	12	I'm definitely in support of the Public Works
13	property. The primary question I have is the	13	Advisory Committee Board and its primary
14	pace and scale of growth. And that the	14	recommendations. I think they are very well
15	there is I think at the present proposed of	15	considered. And I don't think going to a five
16	going two-thirds, going two-thirds of the area,	16	or other kind of number, but two is inadequate
17	it also applies to two-thirds of the building.	17	in my opinion. So I'm against this, the
18	The applicant pointed out, and this is repeated	18	proposed amendment, for that reason. Noted
19	in the Public Works Advisory Board memorandum,	19	it's not against the development, it's just
20	that the and I'll quote, "the development of	20	that we think, I mean I'm talking about the
21	the project is planned to be completed in five	21	Public Works Advisory Board and me, that it

Page 72 those stages. 3 MR. COUNCELL: Thank you, Bill. 4 Commissioner Strannahan. 5 MR. STRANNAHAN: I too like what the Public Works Advisory Bourd had to say. However, this was 2003, 2006, before we were this far down the road with this development. 9 I would have a lot more questions to ask about this development and how it's proceeding 10 forward. The — again, the housing that is 11 proposed in the first phase — the first 12 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 approve the entire site as S1-W1. This is 20 approve the entire site as S1-W1. This is 21 certainly, as Commissioner Spies said earlier, 22 the word of the county that we were presented 23 Councell brings up a really good point in do we trust our various parties that are providing us information to make the best decision possible. 4 doundertunately, pouring over those 4 documents, and I want to trust everybody in what they have presented to see that the loads are 5 substantially less. And I appreciate — this 6 was a question I asked the last meeting. I 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 the few to have an opportunity 5 here to have our say, to look into this, to go 6 approve the entire site as S1-W1. This is 7 correct and the Town of Truspes sented 7 to the are reconsistencies and inconsistencies in 8 the documents that we have also gotten where 9 the documents that we have also gotten where 18 the documents that we have also gotten where 19 a better situation than what we were presented 10 this development and bow it's proceeding 11 forward. The — again, the busing the documents that we have also gotten where 12 with a few months ago. The impact on the 13 cornsistencies and inconsistencies in 14				
those stages. MR. COUNCELL: Thank you, Bill. Commissioner Strannahan. MR. STRANNAHAN: I too like what the Public Works Advisory Board had to say. However, this was 2003, 2006, before we were this far down the road with this development. I would have a lot more questions to ask about this developement and how it's proceeding this developement and how it's proceeding forward. The — again, the housing that is proposed in the first phase — the first section of this, which again my understanding is — as the housing is constructed within the first phase of the water and sewer allocation is — will be in phases, and that naturally occurs anyway. That we have an opportunity here to have our say, to look into this, to go approve the entire site as SI-W1. This is certainly, as Commissioner Spies said earlier, with a few months ago. The impact on the County is going to be huge over the next 30 to 50 years. But the face of the County is going to be huge over the next 30 to 50 years. But the face of the County is going to be wery much different probably even ten or 6 20 years from now. But it gives the County the time to make arrangements and plans for 7 andways, for schools, for other types of 4 amenities that are going to be required to be 7 amenities that are going to be required to be 7 amenities that are going to be required to 8 as far as the comprehensive plan goes, which is 4 developers and the Town of Trappe scem to have dotted their Is and crossed their Ts on 7 making this fit within our comprehensive plan 20 detect their is and crossed their Ts on 7 making this fit within our comprehensive plan 20 making this fit within our comprehensive plan 30 making this fit within our		_		
MR. COUNCELL: Thank you, Bill. Commissioner Stramahan. MS. GHEZZI: Thank you. I think Chairman Councell brings up a really good point in do we trust our various parties that are providing us information to make the best decision possible. However, this was 2003, 2006, before we were this far down the road with this development. I would have a lot more questions to ask about this development and how it's proceeding this development and how it's proceeding to the document that Ray Clarke has presented to us, and now reading the document that Ray Clarke has presented to us, and now reading the document that Ray Clarke has presented to us, and now reading the document that Ray Clarke has presented to us, and now reading the document that Ray Clarke has presented to us, and now reading the document that Ray Clarke has presented to us, and now reading the document that Ray Clarke has presented to us, and now reading the document that Ray Clarke has presented to us, and now reading the document that Ray Clarke has presented to us, and now reading the document that Ray Clarke has presented to us, and now reading the document that Ray Clarke has presented to us, and now reading the document that Ray Clarke has presented to us, and now reading the document that Ray Clarke has presented to us, and now reading the document that Ray Clarke has presented to us, and now reading the document that Ray Clarke has presented to us, and now reading the document that Ray Clarke has presented to us, and now reading the document that Ray Clarke has presented to us, and now reading the document that Ray Clarke has presented to us, and now reading the document that Ray Clarke has presented to us, and now reading the document that Ray Clarke has presented to us, and now reading the document that Ray Clarke has presented to us, and now reading the document that Ray Clarke has presented to us, and now rea	1	would be good for the County to weigh in on	1	MR. COUNCELL: Thank you. Commissioner
MR STRANNAHAN: I too like what the Public Works Advisory Board had to say. However, this was 2003. 2006, before we were this far down the road with this development. I would have a lot more questions to ask about this development and how it's proceeding forward. The — again, the housing that is section of this, which again my understanding is — as the housing is constructed within the lifest phase of the water and sewer allocation is — will be in phases, and that naturally is — as the housing is constructed within the lifest phase of the water and sewer allocation is — will be in phases, and that naturally is — as the housing is constructed within the lifest phase of the water and sewer allocation is — will be in phases, and that naturally head that have an opportunity here to have our say, to look into this, to go away from the original proposal, which was to approve the entire site as S1-W1. This is certainly, as Commissioner Spies said earlier, Page 51 a better situation than what we were presented with a few months ago. The impact on the County is going to be huge over the next 30 to 50 years. But the face of the County is going to be huge over the next 30 to 50 years. But the face of the County is going to be huge over the next 30 to 50 years. But the face of the County is going to be huge over the next 30 to 50 years. But the face of the County is going to be huge over the next 30 to 50 years. But the face of the County is going to be huge over the next 30 to 50 years. But the face of the County is going to be huge over the next 30 to 50 years. But the face of the County is going to be huge over the next 30 to 50 years. But the face of the County is going to be huge over the next 30 to 50 years. But the face of the County is going to be huge over the next 30 to 50 years. But the face of the County is going to be huge over the next 30 to 50 years. But the face of the County is going to be fugured to be a mentities that are going to be required to be a mentities that are going to be required to be a menti	2	those stages.	2	Ghezzi.
MR. STRANNAHAN: I too like what the Public Works Advisory Board had to say. However, this was 2003, 2006, before we were this far down the road with this development. I would have a lot more questions to ask about this development and how it's proceeding forward. The again, the housing that is proposed in the first phase the first section of this, which again my understanding is as the housing is constructed within the is will be in phases, and that naturally is as the housing is constructed within the is will be in phases, and that naturally learn to ccurs anyway. That we have an opportunity learn to rouse also gotten where we're to have our say, to look into this, to go approve the entire site as SI-WI. This is 20 approve the entire site as SI-WI. This is 21 certainly, as Commissioner Spies said earlier, 21 a better situation than what we were presented 2 with a few months ago. The impact on the 20 years from now. But it gives the County is going to be huge over the next 30 to 50 years. But the face of the County is going to be huge over the next 30 to 50 years. But the face of the County is going to be roughly even ten or 20 years from now. But it gives the County the time to make arrangements and plans for roadways, for schools, for other types of a menities that are growing in substantially less. And I appreciate, you know, as a further in the document that Ray Clarke has presented to us, and now reading the document that Ray Clarke has presented to us, and now reading the document that Ray Clarke has presented to us, and now reading the document that Ray Clarke has presented to us, and now reading the document that Ray Clarke has presented to us, and now reading the document that Ray Clarke has presented to us, and now reading the document that Ray Clarke has presented to us, and now reading the document that Ray Clarke has presented to us, and now reading the document that Ray Clarke has presented to us, and now reading the document that Ray Clarke has presented to us, and now reading	3	MR. COUNCELL: Thank you, Bill.	3	MS. GHEZZI: Thank you. I think Chairman
Public Works Advisory Board had to say. However, this was 2003, 2006, before we were this far down the road with this development. In would have a lot more questions to ask about this development and how it's proceeding to the first phase — the first proposed in the first phase — the first proposed in the first phase — the first proposed in the first phase of the water and sewer allocation is — will be in phases, and that naturally occurs anyway. That we have an opportunity here to have our say, to look into this, to go away from the original proposal, which was to approve the entire site as S1-W1. This is correctainly, as Commissioner Spies said earlier, to be very much different probably even ten or 20 years from now. But it gives the County the time to make arrangements and plans for roadways, for schools, for other types of amenities that are going to be required to be provided by the County. Again, as I said earlier, in many ways as far as development 12 goes, the ship has ailed, as Commissioner Spies said, this has already been decided. Right now we're just trying to get the best outcome for the County that we can have. And as far as the comprehensive plan goes, which is what our charge is here today, both the document than Ray Clarke has presented to us this morning, the first time fursat time I've seen it, I mean I'm heartened to see that the loads are substantially less. And I appreciate — this was a question I asked the last meeting. I mean I'm heartened to see that the loads are substantially less. And I appreciate, you know, seeing that. The — but there are consistencies and inconsistencies in the documents that we have also gotten where the rear ocaristencies was a question I asked the last meeting. I appreciate, you know, seeing that. The — but there are consistencies and inconsis	4	Commissioner Strannahan.	4	Councell brings up a really good point in do we
However, this was 2003, 2006, before we were this far down the road with this development. I would have a lot more questions to ask about this development and how it's proceeding to this development and how it's proceeding to the document, and I want to trust everybody in what they have presented to us, and now reading the document that Ray Clarke has presented to us this morning, the first the I've seen it, I mean I'm heartened to see that the loads are substantially less. And I appreciate — this was a question I asked the last meeting. I appreciate, you know, seeing that. The — but there are consistencies and inconsistencies in the documents that we have also gotten where we're not agreeing. You know, we can trust — we can trust people but we also need to come to a mutual understanding of consistency. And that's where I'm struggling because I just — Page 53 a better situation than what we were presented with a few months ago. The impact on the County is going to be huge over the next 30 to 50 years. But the face of the County is going to be very much different probably even ten or 20 years from now. But it gives the County the time to make arrangements and plans for roadways, for schools, for other types of amenities that are going to be required to be provided by the County. Again, as I said earlier, in many ways as far as development 12 goes, the ship has sailed, as Commissioner 25 spies said, this has already been decided. Right now we're just trying to get the best outcome for the County that we can have. And as far as the comprehensive plan goes, which is what our charge is here today, both the 40 dotted their I's and crossed their T's on 40 making this fit within our comprehensive plan 40 dotted their I's and crossed their T's on 40 making this fit within our comprehensive plan 40 dotted their I's and crossed their T's on 40 making this fit within our comprehensive plan 40 dotted their I's and crossed their T's on 40 dotted their I's and crossed their T's on 40 dotted their I's and crossed their T's o	5	MR. STRANNAHAN: I too like what the	5	trust our various parties that are providing us
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, 21 a better situation than what we were presented 2 with a few months ago. The impact on the 20 years. But the face of the County is going 5 to be very much different probably even ten or 20 years from now. But it gives the County the time to make arrangements and plans for roadways, for schools, for other types of a menities that are going to be required to be provided by the County. Again, as I said 10 carlier, in many ways as far as development 2 goes, the ship has sailed, as Commissioner 2 goes, the ship has already been decided. 14 Right now we're just trying to get the best outcome for the County that we can have. And a sfar as the comprehensive plan goes, which is what our charge is here today, both the docuded their I's and crossed their T's on 20 making this fit within our comprehensive plan goes, which is what our charge is here today, both the 20 making this fit within our comprehensive plan goes, which is a process the chiral transit it a possible outcome to work and the first time I've scen i	6	Public Works Advisory Board had to say.	6	information to make the best decision possible.
1 would have a lot more questions to ask about this development and how it's proceeding forward. The again, the housing that is proposed in the first phase the first 12 mean I'm heartened to see that the loads are section of this, which again my understanding 13 substantially less. And I appreciate this 14 was a question I asked the last meeting. I appreciate, you know, seeing that. The but 15 first phase of the water and sewer allocation 15 appreciate, you know, seeing that. The but 16 is will be in phases, and that naturally 16 there are consistencies and inconsistencies in 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 \$1-W1. This is 21 certainly, as Commissioner Spies said earlier, 21 that's where I'm struggling because I just 22 that's where I'm struggling because I just 23 that's where I'm struggling because I just 24 that's where I'm struggling because I just 25 to be very much different probably even ten or 20 years from now. But it gives the County the 20 years from now. But it gives the County the 20 years from now. But it gives the County the 21 time to make arrangements and plans for 22 years from now. But it gives the County the 23 time to make arrangements and plans for 24 years. These questions were the same questions asked in 2002. So are we really causing the 24 powers and the Town of Trappe seem to have 24 dotted their I's and crossed their I's on 25 making this fit within our comprehensive plan goes, which is 4 developer and the Town of Trappe seem to have 25 dotted their I's and crossed their I's on 26 making this fit within our comprehensive plan 20 that such a difficult thing to ask. And I do	7	However, this was 2003, 2006, before we were	7	And unfortunately, pouring over those
this development and how it's proceeding forward. The — again, the housing that is proposed in the first phase — the first section of this, which again my understanding is — as the housing is constructed within the first phase of the water and sewer allocation is — will be in phases, and that naturally cocurs anyway. That we have an opportunity here to have our say, to look into this, to go away from the original proposal, which was to away from the original proposal, which was to paprove the entire site as SI-WI. This is cretainly, as Commissioner Spies said earlier, a better situation than what we were presented with a few months ago. The impact on the County is going to be huge over the next 30 to So years. But the face of the County the time to make arrangements and plans for roadways, for schools, for other types of amenities that are going to be required to be provided by the County. Again, as I said earlier, in many ways as far as development goes, the ship has sailed, as Commissioner Spies said, this has already been decided. Right now we're just trying to get the best outcome for the County that we can have. And as far as the comprehensive plan goes, which is developer and the Town of Trappe seem to have dotted their I's and crossed their T's on making this fit within our comprehensive plan is this morning, the first time I've seen it, I mean I'm heartened to see that the loads are substantially less. And I appreciate — this mean I'm heartened to see that the loads are substantially less. And I appreciate — this time ta men I'm heartened to see that the loads are substantially less. And I appreciate — this substantially less. And I appreciate — this ta substantially less. And I appreciate — this ta was a question I asked the last meeting. I there are consistencies and inconsistencies in the document that Ray Clarke has presented to see that the loads are substantially less. And I appreciate — this twere not agretion I osked the last meeting. I there are consistencies and inconsistencies in the docume	8	this far down the road with this development.	8	documents, and I want to trust everybody in
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, 21 a better situation than what we were presented 22 with a few months ago. The impact on the 23 County is going to be huge over the next 30 to 24 50 years. But the face of the County is going 25 to be very much different probably even ten or 26 20 years from now. But it gives the County the 27 time to make arrangements and plans for 28 roadways, for schools, for other types of 29 amenities that are going to be required to be 20 provided by the County. Again, as I said 21 carlier, in many ways as far as development 22 goes, the ship has sailed, as Commissioner 23 Spies said, this has already been decided. 24 Right now we're just trying to get the best 25 outcome for the County that we can have. And 26 as far as the comprehensive plan goes, which is 27 what our charge is here today, both the 28 dotted their I's and crossed their T's on 29 making this fit within our comprehensive plan 20 making this fit within our comprehensive plan 20 making this fit within our comprehensive plan 20 to the first time I'w aposition in the provision substantially less. And I appreciate, vob a substantially less. And I appreciate, was a question I asked the last meeting. I 21 there are consistencies and inconsistencies in the there are consistencies and inconsistencies in the there are consistencies and inconsistencies of the there are consistencies and inconsistencies of the water have also gotten where we're not agreeing. You know, we can trust people but we also need to come to a mutual understanding of consistenc	9	I would have a lot more questions to ask about	9	what they have presented to us, and now reading
proposed in the first phase — the first section of this, which again my understanding is — as the housing is constructed within the first phase of the water and sewer allocation is — will be in phases, and that naturally cocurs anyway. That we have an opportunity here to have our say, to look into this, to go approve the entire site as S1-W1. This is 20 approve the entire site as S1-W1. This is 21 certainly, as Commissioner Spies said earlier, 21 a better situation than what we were presented 22 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 20 years from now. But it gives the County the time to make arrangements and plans for 5 roadways, for schools, for other types of amenities that are going to be required to be provided by the County. Again, as I said earlier, in many ways as far as development 21 goes, the ship has sailed, as Commissioner 22 otherwise for the tomake arrangement of the developers and the Town of Trappe seem to have developers and the Town of Trappe seem to have dotted their I's and crossed their T's on 20 making this fit within our comprehensive plan 20 making this fit within our comp	10	this development and how it's proceeding	10	the document that Ray Clarke has presented to
section of this, which again my understanding label is as the housing is constructed within the lis as the lis but there are consistencies and inconsistencies in the documents that we have also gotten where we're not agreeing. You know, seeing that. The but there are consistencies and inconsistencies in the documents that we have also gotten where we're not agreeing. You know, seeing that. The but there are consistencies and inconsistencies in the documents that we have also gotten where we're not agreeing. You know, seeing that. The but there are consistencies and inconsistencies in the documents that we have also gotten where we're not agreeing. You know, seeing that. The but there are consistencies and inconsistencies in the documents that we have also gotten where we're not agreeing. You know, seeing that. The but there are consistencies and inconsistencies in the documents that we have also gotten where we're not agreeing. You know, seeing that. The but there are consistencies and inconsistencies in the documents that we have also gotten where we're not agreeing. You know, seeing that. The but there are consistencies and inconsistencies in the documents that we're not agreeing. You know, seeing that the documents that we have also gotten where we're not agreeing. You kno	11	forward. The again, the housing that is	11	us this morning, the first time I've seen it, I
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, 22 with a few months ago. The impact on the 23 County is going to be huge over the next 30 to 24 50 years. But the face of the County is 25 to be very much different probably even ten or 26 20 years from now. But it gives the County the 27 time to make arrangements and plans for 28 roadways, for schools, for other types of 29 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 what our charge is here today, both the 16 dotted their I's and crossed their T's on 17 away from the water and sewer allocation 18 there are consistencies and inconsistencies in 18 the documents that we have also gotten where 19 we're not agreeing. You know, seeing that. The — but there are consistencies and inconsistencies in 18 the documents that we have also gotten where 19 we're not agreeing. You know, seeing that. The — but there are consistencies and inconsistencies in 18 the documents that we have also gotten where 19 we're not agreeing. You know, seeing that. The — but there are consistencies and inconsistencies in 18 the documents that we have also gotten where 19 we're not agreeing. You know, seeing that. The — but the decuments that we have also gotten where 19 we're not agreeing. You know, seeing that. The — but there are consistencies and inconsistencies in 19 the documents that we have also gotten where 19 we're not agreeing. You know, seeing that. The — but the decuments that we have also gotten	12	proposed in the first phase the first	12	mean I'm heartened to see that the loads are
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, 22 with a few months ago. The impact on the 23 County is going to be huge over the next 30 to 24 50 years. But the face of the County is going 25 to be very much different probably even ten or 26 20 years from now. But it gives the County the 27 time to make arrangements and plans for 28 roadways, for schools, for other types of 29 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 I's on 19 away from the valve and opportunity 10 the documents that we have also gotten where 10 we're not agreeing. You know, we can trust 20 we're not agreeing. You know, we can trust 20 we're not agreeing. You know, we can trust 20 we're not agreeing. You know, we can trust 20 we're not agreeing. You know, we can trust 20 we're not agreeing. You know, we can trust 20 we're not agreeing. You know, we can trust 20 we're not agreeing. You know, we can trust 20 we're not agreeing. You know, we can trust 20 we're not agreeing. You know, we can trust 20 we're not agreeing. You know, we can trust 20 we're not agreeing. You know, we can trust 20 we'c not agreeing. You know, we can trust 20 we'c an trust people but we also need to come to a mutual understanding of consistences and the fourtust 20 that's where I'm strugglin	13	section of this, which again my understanding	13	substantially less. And I appreciate this
there are consistencies and inconsistencies in the documents that we have also gotten where we're not agreeing. You know, we can trust we can trust people but we also need to come to a mutual understanding of consistency. And that's where I'm struggling because I just Page 51 a better situation than what we were presented with a few months ago. The impact on the County is going to be huge over the next 30 to 50 years. But the face of the County is going to be very much different probably even ten or 20 years from now. But it gives the County the time to make arrangements and plans for amenities that are going to be required to be provided by the County. Again, as I said carlier, in many ways as far as development Right now we're just trying to get the best outcome for the County that we can have. And as far as the comprehensive plan goes, which is what our charge is here today, both the developers and the Town of Trappe seem to have a difficult thing to ask. And I do	14	is as the housing is constructed within the	14	was a question I asked the last meeting. I
the documents that we have also gotten where we're not agreeing. You know, we can trust away from the original proposal, which was to approve the entire site as S1-W1. This is certainly, as Commissioner Spies said earlier, Page 51 a better situation than what we were presented with a few months ago. The impact on the County is going to be huge over the next 30 to 50 years. But the face of the County is going to be very much different probably even ten or 20 years from now. But it gives the County the time to make arrangements and plans for amenities that are going to be required to be provided by the County. Again, as I said earlier, in many ways as far as development goes, the ship has sailed, as Commissioner Spies said this has already been decided. Right now we're just trying to get the best outcome for the County that we can have. And as far as the comprehensive plan goes, making this fit within our comprehensive plan and why is that such a difficult thing to ask. And I do	15	first phase of the water and sewer allocation	15	appreciate, you know, seeing that. The but
here to have our say, to look into this, to go away from the original proposal, which was to approve the entire site as S1-W1. This is certainly, as Commissioner Spies said earlier, Page 51 a better situation than what we were presented with a few months ago. The impact on the County is going to be huge over the next 30 to be very much different probably even ten or be very much different probably even ten or county is going to be very much different probably even ten or be very much different probably even ten or county is going to be huge over the next of time to make arrangements and plans for mamnities that are going to be required to be provided by the County. Again, as I said provided by the County. Again, as I said provided by the County. Again, as I said Right now we're just trying to get the best coutcome for the County that we can have. And Right now we're just trying to get the best coutcome for the County that we can have. And developers and the Town of Trappe seem to have dotted their I's and crossed their T's on making this fit within our comprehensive plan making this fit within our comprehensive plan making this fit within our comprehensive plan mever not agreeing. You know, we can trust — we can trust people but we also need to come to a mutual understanding of consistency. And that's where I'm struggling because I just me Not to mention the inconsistencies for me. Not to mention the inconsistencies that I've mentioned with respect to policies and land use, et cetera, but there is inconsistencies with whom is doing what to whom and why. I don't get the sense that this project has come any further in the last 18 years. These questions were the same questions asked in 2002. So are we really causing the developer to spin his wheels when nothing has happened. They withdrew their application in Trappe withdrew the application. So it's not like yes, it's been on the dockets but we have been in a couple of economic downturn. And I ask what isn't it a possible outcome to work together	16	is will be in phases, and that naturally	16	there are consistencies and inconsistencies in
away from the original proposal, which was to approve the entire site as S1-W1. This is 20 a mutual understanding of consistency. And 21 certainly, as Commissioner Spies said earlier, Page 51 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 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 20 making this fit within our comprehensive plan 20 that such a difficult thing to ask. And I do	17	occurs anyway. That we have an opportunity	17	the documents that we have also gotten where
approve the entire site as \$1-W1. This is 21 certainly, as Commissioner Spies said earlier, Page 51 a better situation than what we were presented with a few months ago. The impact on the County is going to be huge over the next 30 to 50 years. But the face of the County is going to be very much different probably even ten or 220 years from now. But it gives the County the roadways, for schools, for other types of amenities that are going to be required to be provided by the County. Again, as I said provided by the County. Again, as I said Right now we're just trying to get the best coutcome for the County that we can have. And as far as the comprehensive plan goes, which is what our charge is here today, both the dotted that's where I'm struggling because I just Page 53 it's there is too many inconsistencies for me. Not to mention the inconsistencies that I've mentioned with respect to policies and lit's there is too many inconsistencies for me. Not to mention the inconsistencies that I've mentioned with respect to policies and lit's there is too many inconsistencies for me. Not to mention the inconsistencies that I've mentioned with respect to policies and lit's there is too many inconsistencies for me. Not to mention the inconsistencies that lit's there is too many inconsistencies that lite there is too many inconsist	18	here to have our say, to look into this, to go	18	we're not agreeing. You know, we can trust
21 certainly, as Commissioner Spies said earlier, Page 51 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 dotted their I's and crossed their T's on 18 developers and the Town of Trappe seem to have 19 dotted their I's and crossed their T's on 10 let that's where I'm struggling because I just Page 53 1 that's where I'm struggling because I just Page 53 1 it's there is too many inconsistencies for 1 me. Not to mention the inconsistencies that 2 me. Not to mention the inconsistencies that 2 me. Not to mention the inconsistencies that 2 like there is too many inconsistencies for 1 me. Not to mention the inconsistencies that 1 land use, et cetera, but there is 1 inconsistencies with whom is doing what to whom and why. I don't get the sense that this 1 project has come any further in the last 18 2 pers. These questions were the same questions 2 asked in 2002. So are we really causing the 2 developer to spin his wheels when nothing has 1 happened. They withdrew their application. So it's not 1 like	19	away from the original proposal, which was to	19	we can trust people but we also need to come to
Page 51 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 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 dotted their I's and crossed their T's on 19 albeiter situation than what we were presented 1 it's there is too many inconsistencies for 2 me. Not to mention the inconsistencies that 2 me. Not to mention the inconsistencies for 2 me. Not to mention the inconsistencies for 2 me. Not to mention the inconsistencies for 3 I've mentioned with respect to policies and 4 and use, et cetera, but there is 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 dotted their I's and crossed their T's on 19 a reflection of our entire community. Why is 19 a reflection of our entire community. Why is	20	approve the entire site as S1-W1. This is	20	a mutual understanding of consistency. And
a better situation than what we were presented with a few months ago. The impact on the County is going to be huge over the next 30 to be very much different probably even ten or county is going to be very moch different probably even ten or be very much different probably even ten or county is going to be very moch different probably even ten or be very much different probably even ten or county is going to be very moch different probably even ten or county is going to be very much different probably even ten or county is going to be very much different probably even ten or county is going to be very much different probably even ten or county is going to be very much different probably even ten or county is going to be very much different probably even ten or county is going to be huge over the next 30 to county is going to be huge over the next 30 to county is going to be huge over the next 30 to county is going to be huge over the next 30 to county is going to be huge over the next 30 to county is going to be huge over the next 30 to county is going to be huge over the next 30 to county is going to be huge over the next 30 to county is going to be huge over the next 30 to county is going to be huge over the next 30 to county is going to be huge over the next 30 to county is going to be huge over the next 30 to county is going to be huge over the next 30 to county is going to be required to be county is going county if we mentioned with respect to policies and county is making the town of the County the county the time to make arrangements and plans for county get the sense that this project has come any further in the last 18 concasistencies with whom is doing what to whom county get the sense that this concasistencies with whom is doing what to whom county get the sense that this concasistencies with whom is doing what to whom county get the sense that county fer developer to spin his wheels when nothing has happened. They withdrew the application. So it's not like yes, it's been on the dockets but we ha	21	certainly, as Commissioner Spies said earlier,	21	that's where I'm struggling because I just
with a few months ago. The impact on the County is going to be huge over the next 30 to So years. But the face of the County is going to be very much different probably even ten or 20 years from now. But it gives the County the roadways, for schools, for other types of amenities that are going to be required to be provided by the County. Again, as I said earlier, in many ways as far as development goes, the ship has sailed, as Commissioner Spies said, this has already been decided. Right now we're just trying to get the best outcome for the County that we can have. And as far as the comprehensive plan goes, which is dotted their I's and crossed their T's on making this fit within our comprehensive plan me. Not to mention the inconsistencies that I've mentioned with respect to policies and lead use, et cetera, but there is inconsistencies with whom is doing what to whom and why. I don't get the sense that this project has come any further in the last 18 years. These questions were the same questions asked in 2002. So are we really causing the developer to spin his wheels when nothing has happened. They withdrew their application in 2009 from MDE and resubmitted. The Town of Trappe withdrew the application. So it's not like yes, it's been on the dockets but we have been in a couple of economic downturns. We're in another economic downturn. And I ask what isn't it a possible outcome to work together to come up with something that will be a reflection of our entire community. Why is that such a difficult thing to ask. And I do		Page 51		Page 53
County is going to be huge over the next 30 to 50 years. But the face of the County is going to be very much different probably even ten or 20 years from now. But it gives the County the roadways, for schools, for other types of amenities that are going to be required to be provided by the County. Again, as I said rearlier, in many ways as far as development goes, the ship has sailed, as Commissioner Right now we're just trying to get the best routcome for the County that we can have. And ras far as the comprehensive plan goes, which is roadways, for schools, for other types of goes, the ship has sailed, as Commissioner roadways, for schools, for other types of goes, the ship has sailed, as Commissioner roadways, for schools, for other types of goes, the ship has sailed, as Commissioner roadways, for schools, for other types of goes, the ship has sailed, as Commissioner roadways, for schools, for other types of goes, the ship has sailed, as Commissioner roadways, for schools, for other types of goes, the ship has sailed, as Commissioner roadways, for schools, for other types of goes, the ship has sailed, as Commissioner roadways, for schools, for other types of goes, the ship has sailed, as Commissioner roadways, for schools, for other types of goes, the ship has sailed, as Commissioner roadways, for schools, for other types of goes, the ship has sailed, as Commissioner roadways, for schools, for other types of goes, the ship has sailed, as Commissioner roadways, for schools, for other types of goes, the ship has sailed, as Commissioner roadways, for schools, for other types of goes, the ship has sailed, as Commissioner roadways, for schools, for other types of goes, the ship has sailed, as Commissioner roadways, for schools, for other types of goes, the ship has sailed, as Commissioner roadways, for schools, for other types of goes, the ship has sailed, as Commissioner roadways for schools, for other types of goes, the ship has already been decided. Right now we're	1	a better situation than what we were presented	1	it's there is too many inconsistencies for
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 20 to be very much different probably even ten or 5 inconsistencies with whom is doing what to whom 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 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 20 the total time to whom is doing with to whom and why. I don't get the sense that this 20 project has come any further in the last 18 20 project has come any further in the last 18 20 project has come any further in the last 18 20 project has come any further in the last 18 20 project has come any further in the last 18 20 project has come any further in the last 18 20 project has come any further in the last 18 20 project has come any fur	2	with a few months ago. The impact on the	2	me. Not to mention the inconsistencies that
to be very much different probably even ten or 20 years from now. But it gives the County the time to make arrangements and plans for amenities that are going to be required to be provided by the County. Again, as I said earlier, in many ways as far as development goes, the ship has sailed, as Commissioner Spies said, this has already been decided. Right now we're just trying to get the best outcome for the County that we can have. And as far as the comprehensive plan goes, which is what our charge is here today, both the dotted their I's and crossed their T's on making this fit within our comprehensive plan inconsistencies with whom is doing what to whom and why. I don't get the sense that this project has come any further in the last 18 years. These questions were the same questions asked in 2002. So are we really causing the developer to spin his wheels when nothing has happened. They withdrew their application in Trappe withdrew the application. So it's not like yes, it's been on the dockets but we have been in a couple of economic downturns. We're in another economic downturn. And I ask what isn't it a possible outcome to work together to come up with something that will be a reflection of our entire community. Why is that such a difficult thing to ask. And I do	3	County is going to be huge over the next 30 to	3	I've mentioned with respect to policies and
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 making this fit within our comprehensive plan 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 making this fit within our comprehensive plan 20 that such a difficult thing to ask. And I do	4	50 years. But the face of the County is going	4	land use, et cetera, but there is
time to make arrangements and plans for roadways, for schools, for other types of amenities that are going to be required to be provided by the County. Again, as I said earlier, in many ways as far as development goes, the ship has sailed, as Commissioner Spies said, this has already been decided. Right now we're just trying to get the best outcome for the County that we can have. And as far as the comprehensive plan goes, which is what our charge is here today, both the developers and the Town of Trappe seem to have dotted their I's and crossed their T's on making this fit within our comprehensive plan goes, the ship has sailed, as Commissioner lace developer to spin his wheels when nothing has happened. They withdrew their application in lace developer to spin his wheels when nothing has happened. They withdrew their application in lace developer to spin his wheels when nothing has happened. They withdrew their application in lace developer to spin his wheels when nothing has happened. They withdrew their application in lace developer to spin his wheels when nothing has happened. They withdrew their application in lace developer to spin his wheels when nothing has happened. They withdrew their application in lace developer to spin his wheels when nothing has happened. They withdrew their application in lace developer to spin his wheels when nothing has happened. They withdrew their application in lace developer to spin his wheels when nothing has happened. They withdrew the application in lace developer to spin his wheels when nothing has happened. They withdrew their application in lace developer to spin his wheels when nothing has happened. They withdrew their application in lace developer to spin his wheels when nothing has happened. They withdrew the application in lace developer to spin his wheels when nothing has happened. They withdrew the application in lace developer to spin his developer to spin his wheels when nothing has happened. They withdrew the application in lace developer to spin his develop	5	to be very much different probably even ten or	5	inconsistencies with whom is doing what to whom
roadways, for schools, for other types of amenities that are going to be required to be provided by the County. Again, as I said earlier, in many ways as far as development spees, the ship has sailed, as Commissioner Spies said, this has already been decided. Right now we're just trying to get the best outcome for the County that we can have. And sa far as the comprehensive plan goes, which is what our charge is here today, both the developers and the Town of Trappe seem to have making this fit within our comprehensive plan speeds to spin his wheels when nothing has developer to spin his wheels when nothing has happened. They withdrew their application in Trappe withdrew the application. So it's not like yes, it's been on the dockets but we have been in a couple of economic downturns. We're in another economic downturn. And I ask what isn't it a possible outcome to work together to come up with something that will be a reflection of our entire community. Why is that such a difficult thing to ask. And I do	6	20 years from now. But it gives the County the	6	and why. I don't get the sense that this
amenities that are going to be required to be provided by the County. Again, as I said earlier, in many ways as far as development goes, the ship has sailed, as Commissioner Spies said, this has already been decided. Right now we're just trying to get the best outcome for the County that we can have. And as far as the comprehensive plan goes, which is what our charge is here today, both the developers and the Town of Trappe seem to have making this fit within our comprehensive plan asked in 2002. So are we really causing the developer to spin his wheels when nothing has happened. They withdrew their application in 2009 from MDE and resubmitted. The Town of Trappe withdrew the application. So it's not like yes, it's been on the dockets but we have been in a couple of economic downturns. We're in another economic downturn. And I ask what isn't it a possible outcome to work together to come up with something that will be a reflection of our entire community. Why is that such a difficult thing to ask. And I do	7	time to make arrangements and plans for	7	project has come any further in the last 18
provided by the County. Again, as I said 10 developer to spin his wheels when nothing has 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 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 making this fit within our comprehensive plan 20 that such a difficult thing to ask. And I do	8	roadways, for schools, for other types of	8	years. These questions were the same questions
earlier, in many ways as far as development goes, the ship has sailed, as Commissioner Spies said, this has already been decided. Right now we're just trying to get the best outcome for the County that we can have. And as far as the comprehensive plan goes, which is what our charge is here today, both the developers and the Town of Trappe seem to have dotted their I's and crossed their T's on making this fit within our comprehensive plan 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 making this fit within our comprehensive plan 20 that such a difficult thing to ask. And I do	9	amenities that are going to be required to be	9	asked in 2002. So are we really causing the
goes, the ship has sailed, as Commissioner Spies said, this has already been decided. Right now we're just trying to get the best outcome for the County that we can have. And as far as the comprehensive plan goes, which is what our charge is here today, both the developers and the Town of Trappe seem to have dotted their I's and crossed their T's on making this fit within our comprehensive plan 12 2009 from MDE and resubmitted. The Town of Trappe withdrew the application. So it's not like yes, it's been on the dockets but we have been in a couple of economic downturns. We're in another economic downturn. And I ask what isn't it a possible outcome to work together to come up with something that will be a reflection of our entire community. Why is that such a difficult thing to ask. And I do	10	provided by the County. Again, as I said	10	developer to spin his wheels when nothing has
Spies said, this has already been decided. Right now we're just trying to get the best outcome for the County that we can have. And as far as the comprehensive plan goes, which is what our charge is here today, both the developers and the Town of Trappe seem to have dotted their I's and crossed their T's on making this fit within our comprehensive plan Trappe withdrew the application. So it's not like yes, it's been on the dockets but we have like yes, it's been on the dockets but we like yes, it's been on the dockets but we have like yes, it's been on the dockets but we have like yes, it's been on the dockets but we have like yes, it's been on the dockets but we have like yes, it's been on the dockets but we have like yes, it's been on the dockets but we have like yes, it's been on the dockets but we have like yes, it's been on the dockets but we have like yes, it's been on the dockets but we have	11	earlier, in many ways as far as development	11	happened. They withdrew their application in
Right now we're just trying to get the best outcome for the County that we can have. And as far as the comprehensive plan goes, which is what our charge is here today, both the developers and the Town of Trappe seem to have dotted their I's and crossed their T's on making this fit within our comprehensive plan dotted their I's and crossed their T's on making this fit within our comprehensive plan dotted their I's and crossed their T's on that such a difficult thing to ask. And I do	12	goes, the ship has sailed, as Commissioner	12	2009 from MDE and resubmitted. The Town of
outcome for the County that we can have. And as far as the comprehensive plan goes, which is what our charge is here today, both the developers and the Town of Trappe seem to have dotted their I's and crossed their T's on making this fit within our comprehensive plan to the developers and the Town of Trappe seem to have dotted their I's and crossed their T's on making this fit within our comprehensive plan to have to gether to come up with something that will be that such a difficult thing to ask. And I do	13	Spies said, this has already been decided.	13	Trappe withdrew the application. So it's not
as far as the comprehensive plan goes, which is what our charge is here today, both the developers and the Town of Trappe seem to have dotted their I's and crossed their T's on making this fit within our comprehensive plan Me're in another economic downturn. And I ask what isn't it a possible outcome to work together to come up with something that will be a reflection of our entire community. Why is that such a difficult thing to ask. And I do	14	Right now we're just trying to get the best	14	like yes, it's been on the dockets but we
what our charge is here today, both the developers and the Town of Trappe seem to have dotted their I's and crossed their T's on making this fit within our comprehensive plan what isn't it a possible outcome to work together to come up with something that will be a reflection of our entire community. Why is that such a difficult thing to ask. And I do	15	outcome for the County that we can have. And	15	have been in a couple of economic downturns.
developers and the Town of Trappe seem to have dotted their I's and crossed their T's on a reflection of our entire community. Why is making this fit within our comprehensive plan 20 that such a difficult thing to ask. And I do	16	as far as the comprehensive plan goes, which is	16	We're in another economic downturn. And I ask
dotted their I's and crossed their T's on making this fit within our comprehensive plan 19 a reflection of our entire community. Why is 20 that such a difficult thing to ask. And I do	17	what our charge is here today, both the	17	what isn't it a possible outcome to work
20 making this fit within our comprehensive plan 20 that such a difficult thing to ask. And I do	18	developers and the Town of Trappe seem to have	18	together to come up with something that will be
	19	dotted their I's and crossed their T's on	19	a reflection of our entire community. Why is
21 and also what the MDE requires. 21 think we need some time to review additional	20	making this fit within our comprehensive plan	20	that such a difficult thing to ask. And I do
21 drink we need some time to review additional	21	and also what the MDE requires.	21	think we need some time to review additional

documents. I would like some time to review the letter from Armistead, as well I would like 3 some time to look at this I don't think I've 4 seen this before, the Talbot another 5 document provided. I just feel like there is 6 too many inconsistencies. And why is it so 7 necessary, there is no deadline on the 8 resolution today, why can we not have one more 9 month to review and try to get more of these 10 pieces in place so that we make the best 11 possible decision for all of us in the County. 12 MR, COUNCELL: Thank you. Mr. Spies. 13 MR, SPIES: Again, I want to reiterate the 14 statement from Commissioner Boicourt and 15 Commissioner Strannahan. The Public Works Advisory Board has been a great partner to the 16 comprehensive plan to other projects we've done 17 to gother. They are a tremendous asset to the 18 comprehensive plan to drive projects we've done 19 to gether. They are a tremendous asset to the 20 county. With that said, their charge and what 21 they submitted to the County Council is totally 22 different than our charge. They were writing 33 an opinion on how that resolution that 44 amendment and how the Resolution 281 should 45 look. And I agree with everything that they 45 said in that. I wish the County Council would 46 have implemented more of their recommendations 46 into that plan. They chose not to and they 47 have submitted this amendment and this 48 or plane and it has the county Council is totally 49 have submitted this amendment and this 40 resolution to us to find if it is compliant 40 the sections from \$2.*V2 to SI-WI. I shat my 40 they submitted? Not really But in my ruling 41 they submitted? Not really But in my ruling 41 they submitted? Not really But in my ruling 42 they submitted? Why can we not have one more 43 month to review and try to get more of these 44 they submitted? Not really I wished things were done differently in the 45 So the County Council and the way think I wish to county council in the submitted in the submitted? 46 the submitted? Not really I wished th		6 - 1		<i>5 6</i>
the letter from Armistead, as well I would like some time to look at this — I don't think I've seen this before, the Talbot — another some time to look at this — I don't think I've seen this before, the Talbot — another document provided. I just feel like there is to too many inconsistencies. And why is it so recessary, there is no deadline on the resolution today, why can we not have one more month to review and try to get more of these pieces in place so that we make the best possible decision for all of us in the County. MR. COUNCELL: Thank you. Mr. Spies. MR. SPIES: Again, I want to reiterate the statement from Commissioner Boicourt and Some time to look at this — I don't think I've MR. COUNCELL: Thank you. Mr. Spies. MR. SPIES: Again, I want to reiterate the statement from Commissioner Boicourt and Some time to look at this — I don't think I've MR. COUNCELL: Thank you. Mr. Spies. Commissioner Strannahan. The Public Works Advisory Board has been a great partner to the Planning Commission, all the way through writing — rewriting and going over the congrehensive plan to other projects we've done congrehensive plan		Page 54		Page 56
some time to look at this – I don't think I've seen this before, the Talbot – another document provided. I just feel like there is to many inconsistencies. And why is it so necessary, there is no deadline on the resolution today, why can we not have one more month for review and try to get more of these pieces in place so that we make the best pieces in place so that we make the best month for review and try to get more of these pieces in place so that we make the best month for review and try to get more of these month fo	1	documents. I would like some time to review	1	compliant with the comprehensive plan of moving
4 seen this before, the Talbot – another 5 document provided. I just feel like there is 6 too many inconsistencies. And why is it so 7 necessary, there is no deadline on the 8 resolution today, why can we not have one more 9 month to review and try to get more of these 10 pieces in place so that we make the best 11 possible decision for all of us in the County. 12 MR. COUNCELL: Thank you. Mr. Spies. 13 MR. SPIES: Again, I want to revierate the 14 statement from Commissioner Boicourt and 15 Commissioner Strannahan. The Public Works 16 Advisory Board has been a great partner to the 17 Planning Commission, all the way through 18 writing – rewriting and going over the 19 comprehensive plan to other projects we've done 20 together. They are a tremendous asset to the 21 County. With that said, their charge and what 21 they submitted to the County Council is totally 22 different than our charge. They were writing 33 an opinion on how that resolution – that 44 amendment and how the Resolution 281 should 55 look. And I agree with everything that they 56 said in that. I wish the County Council would 77 have submitted this amendment and this 88 into that plan. They chose not to and they 9 have submitted this amendment and this 10 mit that plan. They chose not to and they 11 have implemented more of their recommendations 12 into that plan. They chose not to and they 13 have implemented more of their recommendations 14 into that plan. They chose not to and they 15 have what I'm voting on today. On the five 16 phase approach, my opinion is, you know, if I 17 can support and would find the five phase 18 approach compliant with moving the property 19 from \$2W2 to \$1W1, then really the long term 20 process to thinking then I have to find that 20 comprehensive plan in 1973, which again should 20 encourage new growth around the population	2	the letter from Armistead, as well I would like	2	the sections from S2-W2 to S1-W1. Is that my
document provided. I just feel like there is to too many inconsistencies. And why is it so recessary, there is no deadline on the resolution today, why can we not have one more month to review and try to get more of these position today, why can we not have one more month to review and try to get more of these position today, why can we not have one more month to review and try to get more of these position today, why can we not have one more month to review and try to get more of these position today, why can we not have one more month to review and try to get more of these position today, why can we not have one more more month to review and try to get more of these position today, why can we not have one more more month to review and try to get more of these position today, why can we not have one more more month to review and try to get more of these position today, why can we not have one more more month to review and try to get more of these position today, why can we not have one more more month to review and try to get more of these position today, why can we not have one more more month to review and try to get more of these position today, why can we not have one more more these position of today in the death of think it is in line with our comprehensive plan to other projects we've done together. They are a tremendous asset to the comprehensive plan to other projects we've done together. They are a tremendous asset to the comprehensive plan to other projects we've done together. They are a tremendous asset to the comprehensive plan to other projects we've done together. They are a tremendous asset to the comprehensive plan to other projects we've done together. They are a tremendous asset to the comprehensive plan to other projects we've done together. They are a tremendous asset to the comprehensive plan to other projects we've done together. They are a tremendous asset to the comprehensive plan to other projects we've done together. They are a tremendous asset to the comprehensive plan to other pro	3	some time to look at this I don't think I've	3	preferred preferred phased approach that
too many inconsistencies. And why is it so necessary, there is no deadline on the resolution today, why can we not have one more month to review and try to get more of these pieces in place so that we make the best possible decision for all of us in the County. MR. COUNCELL: Thank you. Mr. Spies. MR. SPIES: Again, I want to reiterate the statement from Commissioner Boicourt and Commissioner Strannahan. The Public Works Advisory Board has been a great partner to the peomprehensive plan to other projects we've done comprehensive plan to other projects we've done comprehensive plan to other projects we've done they submitted to the County Council is totally different than our charge. They were writing an opinion on how that resolution — that amendment and how the Resolution 281 should have implemented more of their recommendations into that plan. They chose not to and they have submitted this amendment and this resolution to us to find if it is compliant with our comprehensive plan. So even though I wished things were done differently in the past, what's submitted in front of me today by the County Council and what I have to rule on, you know, I do think - I do think it is in line with our comprehensive plan and it has followed the — it has followed our County as a County, and Trappe as a municipality, are going to have to stay very diligent and mind the — any large scale project is that we as a County, and Trappe as a municipality, are going to have to stay very diligent and mind the details of how that facility is run. Because the issue is going to come up and the issues that arise are going to come up and the issues that arise are going to come up and the wish details of how that facility is run. Page 57 there is issues. And, you know, that's where it the concern is and that's where in the future we as a County have to stay involved, stay diligent in making sure that new facility is run correctly. Because when things are big. MR. COUNCELL: Thank you. So a couple to things and I'm going to refer back to a c	4	seen this before, the Talbot another	4	they submitted? Not really. But in my ruling
resolution today, why can we not have one more month to review and try to get more of these pieces in place so that we make the best pieces in the County Council and that I will so think it is in the County. With the and the past pieces in that we to ride on, you know, Id ob think. I do think it is in the County Council would place as a County, and Trappe as a municipality, are going to be to tap very diligent and mind the details of how that facility is run. Page 55 they submitted to the County Council is totally different than our charge. They were writing an opinion on how that resolution - that an opinion on how that resolution - that an opinion on how that resolution - that an o	5	document provided. I just feel like there is	5	and how I'm going to vote today is that even
month to review and try to get more of these pieces in place so that we make the best 11 possible decision for all of us in the County. MR. COUNCELL: Thank you. Mr. Spies. 13 MR. SPIES: Again, I want to reiterate the 14 statement from Commissioner Boicourt and 15 Commissioner Strannahan. The Public Works 16 Advisory Board has been a great partner to the 17 Planning Commission, all the way through 18 writing – rewriting and going over the 19 comprehensive plan to other projects we've done 19 together. They are a tremendous asset to the 21 County. With that said, their charge and what 2 different than our charge. They were writing 3 an opinion on how that resolution – that 4 amendment and how the Resolution 281 should 5 look. And I agree with everything that they said in that. I wish the County Council would have implemented more of their recommendations in the County comprehensive plan. So even though I agree with a lot that was said by the Public 12 agree with a lot that was said by the Public 13 Works Advisory Board, again, our charge is 4 different than what their charge was, and 15 that's what I'm voting on today. On the five 16 phase approach, my opinion is, you know, Id on think. I' I what I have to find that I was the beat of the County Council in that I wish the County of the County Council in that I wish the County Council would have implemented more of their recommendations in the County Council would that was said by the Public 12 agree with a lot that was said by the Public 12 agree with a lot that was said by the Public 14 that's what I'm voting on today. On the five 16 phase approach, my opinion is, you know, Id 17 can support and would find the five phase approach, my opinion is, you know, Id 17 can support and would find the five phase approach compliant with moving the property 19 from S2-W2 to S1-W1, then really the long term 19 countries in Maryland to have a zoning 19 countries to think it is in 10 in with our comprehensive plan in 1973, which again should 20 encourage new growth around the	6	too many inconsistencies. And why is it so	6	though I have some concerns and even though I
month to review and try to get more of these pieces in place so that we make the best 11 possible decision for all of us in the County. 12 MR. COUNCELL: Thank you. Mr. Spies. 13 MR. SPIES: Again, I want to reiterate the 14 statement from Commissioner Boicourt and 15 Commissioner Strannahan. The Public Works 16 Advisory Board has been a great partner to the 17 Planning Commission, all the way through 18 writing – rewriting and going over the 19 comprehensive plan to other projects we've done 19 comprehensive plan and it has 18 details of how that facility is run. 19 Because the issue is going to come up and the 20 issues that arise are going to come up and the 21 mismanagement. And if anything is mismanaged 21 mismanagement. And if anything is mismanaged 22 mismanagement. And if anything is mismanaged 23 mismanagement. And if anything is mismanaged 24 diligent in making sure that new facility is 25 run correctly. Because when things are big. 30 that's where in the future 34 was a County have to stay involved, stay 35 run correctly. Because when things are big. 36 that's where in the future 36 was a County have to stay involved, stay 36 run correctly. Because when things are big. 37 there is issues. And, you know, that's where 37 the concern is and that's where in the future 38 was a County have to stay involved, stay 36 run correctly. Because when things are big. 37 there is issues. And, you know, that's where 38 there is issues. And, you know, that's where 39 the concern is and that's where in the future 39 was a County have to stay involved, stay 40 diligent in making sure that new facility is 50 run correctly. Because when things are big. 50 that's where 17 a	7	necessary, there is no deadline on the	7	wished things were done differently in the
page 55 1 they submitted to the County Council is totally different than our charge. They were writing an opinion on how that resolution — that amendment and how the Resolution 281 should have implemented more of their recommendations into that plan. They chose not to and they have submitted this amendment and this with our comprehensive plan and it has followed the — it has followed our County and State procedures to — for development process. So the one thing that I will say is the concern with the — any large scale project is that we as a County, and Trappe as a municipality, are going to have to stay very diligent and mind the details of how that facility is run. Because the issue is going to come up and the issue is going to come up and the county. With that said, their charge and what the details of how that facility is run. Page 55 1 they submitted to the County Council is totally different than our charge. They were writing an opinion on how that resolution — that a mendment and how the Resolution 281 should thave implemented more of their recommendations into that plan. They chose not to and they have submitted this amendment and this with our comprehensive plan. So even though I agree with a lot that was said by the Public large works Advisory Board, again, our charge is that's what I'm voting on today. On the five phase approach, my opinion is, you know, if I can support and would find the five phase approach compliant with moving the property from S2-W2 to S1-W1, then really the long term process to thinking then I have to find that	8	resolution today, why can we not have one more	8	past, what's submitted in front of me today by
Ill possible decision for all of us in the County. MR. COUNCELL: Thank you. Mr. Spies. MR. SPIES: Again, I want to reiterate the statement from Commissioner Boicourt and Commissioner Strannahan. The Public Works Advisory Board, again, our charge is the that's what I'm voting on today. On the five phase approach, my opionion is, you know, if I can support and would find the five phase approach, om ponces to thinking then I have to find that in process to thinking then I have to find that facility or ordinance. We were one of the first to have a comprehensive plan in 1973, which again should encourage new growth around the population of the population	9	month to review and try to get more of these	9	the County Council and what I have to rule on,
MR. COUNCELL: Thank you. Mr. Spies. MR. SPIES: Again, I want to reiterate the statement from Commissioner Boicourt and Commissioner Strannahan. The Public Works Advisory Board has been a great partner to the Planning Commission, all the way through writing — rewriting and going over the comprehensive plan to other projects we've done comprehensive into the county Council is totally comprehensive plan to the County Council is totally different than our charge. They were writing an opinion on how that resolution — that a mendment and how the Resolution 281 should that in that I wish the County Council would have implemented more of their recommendations into that plan. They chose not to and they have submitted this amendment and this contained the with our comprehensive plan. So even though I agree with a lot that was said by the Public work sadvisory Board, again, our charge is different than what their charge was, and that's what I'm voting on today. On the five contained the work that each of the Commissioners has put into this. And part of my comments here are how I feel, obviously, but also I am going to to us. So it's time for a little history ordinance. We were one of the first to have a comprehensive pla	10	pieces in place so that we make the best	10	you know, I do think I do think it is in
MR. SPIES: Again, I want to reiterate the statement from Commissioner Boicourt and Commissioner Strannahan. The Public Works Advisory Board has been a great partner to the Planning Commission, all the way through writing rewriting and going over the comprehensive plan to other projects we've done to gether. They are a tremendous asset to the County. With that said, their charge and what they submitted to the County Council is totally different than our charge. They were writing an opinion on how that resolution that amendment and how the Resolution 281 should bave implemented more of their recommendations into that plan. They chose not to and they have submitted this amendment and this resolution to us to find if it is compliant with our comprehensive plan. So even though I different than what their charge was, and that's what I'm voting on today. On the five phase approach, my opinion is, you know, if I can support and would find the five phase approach compliant with moving the property from \$2-W2 to \$1-W1, then really the long term 20 process to thinking then I have to find that 13 State procedures to for development process. So the one thing that I will say is the concern with the in lam I will have a going to hone thay sa a County, and Trappe as a municipality, are going to have to stay very diligent and mind the details of how that facility is run. 14 Because the issue is going to come up and the issues that arise are going to come up and the the details of how that facility is run. 15 Because the issue is poing to come up and the issues that arise are going to come up and the the details of how that facility is run. 16 Because the issue is poing to come up and the the details of how that facility is run. 17 there is issues. And, you know, that's where in the future we as a County have to stay involved, stay diligent in making sure that new facility is run. 18 The details of how that facility is run. 19 Evaluate the issue is going to come up and the the details of how that facility is run.	11	possible decision for all of us in the County.	11	line with our comprehensive plan and it has
14 statement from Commissioner Boicourt and 15 Commissioner Strannahan. The Public Works 16 Advisory Board has been a great partner to the 17 Planning Commission, all the way through 18 writing rewriting and going over the 19 comprehensive plan to other projects we've done 20 together. They are a tremendous asset to the 21 County. With that said, their charge and what 22 different than our charge. They were writing 23 an opinion on how that resolution 281 should 25 look. And I agree with everything that they 26 said in that. I wish the County Council would 27 have implemented more of their recommendations 28 into that plan. They chose not to and they 29 have submitted this amendment and this 20 to that's whare I'm at with our comprehensive plan. So even though I 21 agree with a lot that was said by the Public 21 different than what their charge was, and 22 they submitted this amendment and this 23 they submitted this amendment and this 34 they submitted this amendment and this 45 look. And I agree with everything that they 46 said in that. I wish the County Council would 47 have implemented more of their recommendations 48 into that plan. They chose not to and they 49 have submitted this amendment and this 51 on that plan. They chose not to and they 52 the problems are big. So that's where I'm at on this. 53 MR. COUNCELL: Thank you. So a couple of things and I'm going to refer back to a couple things. First, I appreciate your time and the work that each of the Commissioners has put into this. And part of my comments here are 18 how I feel, obviously, but also I am going to outles in Maryland to have a zoning 18 approach compliant with moving the property 19 from S2-W2 to S1-W1, then really the long term 20 process to thinking then I have to find that 20 process to thinking then I have to find that 20 comprehensive plan in 1973, which again should 20 encourage new growth around the population	12	MR. COUNCELL: Thank you. Mr. Spies.	12	followed the it has followed our County and
15 Commissioner Strannahan. The Public Works 16 Advisory Board has been a great partner to the 17 Planning Commission, all the way through 18 writing rewriting and going over the 19 comprehensive plan to other projects we've done 20 together. They are a tremendous asset to the 21 County. With that said, their charge and what 22 different than our charge. They were writing 23 an opinion on how that resolution that 24 amendment and how the Resolution 281 should 25 look. And I agree with everything that they 26 said in that. I wish the County Council would 27 have implemented more of their recommendations 28 into that plan. They chose not to and they 29 have submitted this amendment and this 20 resolution to us to find if it is compliant 21 with our comprehensive plan. So even though I 22 different than what their charge was, and 23 different than what their charge was, and 34 different than what their charge was, and 35 different than what their charge was, and 36 different than what their charge was, and 37 different than what their charge was, and 38 different than what their charge was, and 39 different than what their charge was, and 40 different than what their charge was, and 41 different than what their charge was, and 42 different than what their charge was, and 43 different than what their charge was, and 44 different than what their charge was, and 45 different than what their charge was, and 46 the details of how that facility is run. 47 here is issues: And, you know, that's where in the future 47 we as a County have to stay involved, stay 48 diligent in making sure that new facility is 49 there is issue is going to come up and the 40 the details of how that facility is run. 40 range with a facility is run. 41 different in and that's where in the future 41 diligent in making sure that new facility is 41 thee tails of how that facility is run. 42 the teatils of how that facility is run. 43 details of how that facility is run. 44 amendment and how the Resolution 241 should 45 there is issue is g	13	MR. SPIES: Again, I want to reiterate the	13	State procedures to for development process.
Advisory Board has been a great partner to the Planning Commission, all the way through writing rewriting and going over the comprehensive plan to other projects we've done together. They are a tremendous asset to the County. With that said, their charge and what Page 55 they submitted to the County Council is totally different than our charge. They were writing an opinion on how that resolution that amendment and how the Resolution 281 should blook. And I agree with everything that they said in that. I wish the County Council would have implemented more of their recommendations into that plan. They chose not to and they have submitted this amendment and this resolution to us to find if it is compliant with our comprehensive plan. So even though I different than what their charge was, and different what I'm voting on today. On the five phase approach, my opinion is, you know, if I can support and would find the five phase approach compliant with moving the property from \$2-W2 to \$1-W1, then really the long term process to thinking then I have to find that day a a County, and Trappe as a municipality, are details of how that facility is run. Because the issue is going to come up and the issues that arise are going to come up and the issues that arise are going to come trom mismanagement. And if anything is mismanaged the concern is and that's w	14	statement from Commissioner Boicourt and	14	So the one thing that I will say is the concern
Planning Commission, all the way through writing — rewriting and going over the comprehensive plan to other projects we've done together. They are a tremendous asset to the County. With that said, their charge and what Page 55 they submitted to the County Council is totally different than our charge. They were writing an opinion on how that resolution — that amendment and how the Resolution 281 should shave implemented more of their recommendations into that plan. They chose not to and they have submitted this amendment and this with our comprehensive plan. So even though I agree with a lot that was said by the Public different than what their charge was, and that's what I'm voting on today. On the five phase approach compliant with moving the property from \$2-W2 to \$1-W1, then really the long term 20 mismanage to singuing to come up and the the details of how that facility is run. Because the issue is going to come up and the isue assue that arise are going to come up and the	15	Commissioner Strannahan. The Public Works	15	with the any large scale project is that we
writing rewriting and going over the comprehensive plan to other projects we've done together. They are a tremendous asset to the County. With that said, their charge and what Page 55 they submitted to the County Council is totally an opinion on how that resolution that amendment and how the Resolution 281 should blook. And I agree with everything that they said in that. I wish the County Council would have implemented more of their recommendations into that plan. They chose not to and they have submitted this amendment and this resolution to us to find if it is compliant with our comprehensive plan. So even though I agree with a lot that was said by the Public different than what their charge was, and that is what I'm voting on today. On the five phase approach, my opinion is, you know, if I can support and would find the five phase from \$2-W2 to \$1-W1, then really the long term from \$2-W2 to \$1-W	16	Advisory Board has been a great partner to the	16	as a County, and Trappe as a municipality, are
comprehensive plan to other projects we've done together. They are a tremendous asset to the County. With that said, their charge and what Page 55 they submitted to the County Council is totally different than our charge. They were writing an opinion on how that resolution — that amendment and how the Resolution 281 should said in that. I wish the County Council would have implemented more of their recommendations into that plan. They chose not to and they have submitted this amendment and this resolution to us to find if it is compliant with our comprehensive plan. So even though I agree with a lot that was said by the Public large with a lot that was said by the Public large with a lot that was their charge was, and large proach, my opinion is, you know, if I can support and would find the five phase approach compliant with moving the property from \$2-W2 to \$1-W1, then really the long term from \$2-W2 to \$1-W1, then really the long term from \$2-W2 to \$1-W1, then really the long term from \$2-W2 to \$1-W1, then really the long term from \$2-W2 to \$1-W1, then really the long term from mismanagement. And if anything is mismanaged the issues that arise are going to come up and the issues that arise are going to come trom mismanagement. And if anything is mismanaged the issues that arise are going to come trom mismanagement. And if anything is mismanaged the issues that arise are going to come trom mismanagement. And if anything is mismanaged the issues that arise are going to come the first to have a page 57 there is issues. And, you know, that's where in the future we as a County have to stay involved, stay diligent in making sure that new facility is run correctly. Because when thing's where in the future we as a County have to stay involved, stay diligent in making sure that new facility is run correctly. Because when thing's are big. So that's where I'm at on this. MR. COUNCELL: Thank you. So a couple things. First, I appreciate your time and the work that each of the Commissioners has put into this. And part of	17	Planning Commission, all the way through	17	going to have to stay very diligent and mind
together. They are a tremendous asset to the County. With that said, their charge and what Page 55 they submitted to the County Council is totally different than our charge. They were writing an opinion on how that resolution that amendment and how the Resolution 281 should look. And I agree with everything that they said in that. I wish the County Council would have implemented more of their recommendations into that plan. They chose not to and they have submitted this amendment and this resolution to us to find if it is compliant with our comprehensive plan. So even though I garee with a lot that was said by the Public different than what their charge was, and from S2-W2 to S1-W1, then really the long term look. And I agree at remendous and what Page 55 there is issues. And, you know, that's where in the future we as a County have to stay involved, stay diligent in making sure that new facility is run correctly. Because when things are big, the problems are big. So that's where I'm at on this. MR. COUNCELL: Thank you. So a couple of things and I'm going to refer back to a couple things. First, I appreciate your time and the work that each of the Commissioners has put into this. And part of my comments here are how I feel, obviously, but also I am going to loosely address some things that were presented to us. So it's time for a little history lesson. So Talbot County was one of the first counties in Maryland to have a zoning ordinance. We were one of the first to have a comprehensive plan in 1973, which again should encourage new growth around the population	18	writing rewriting and going over the	18	the details of how that facility is run.
Page 55 1 they submitted to the County Council is totally 2 different than our charge. They were writing 3 an opinion on how that resolution that 4 amendment and how the Resolution 281 should 5 look. And I agree with everything that they 6 said in that. I wish the County Council would 7 have implemented more of their recommendations 8 into that plan. They chose not to and they 9 have submitted this amendment and this 10 resolution to us to find if it is compliant 11 with our comprehensive plan. So even though I 12 agree with a lot that was said by the Public 13 Works Advisory Board, again, our charge is 14 different than what their charge was, and 15 that's what I'm voting on today. On the five 16 phase approach, my opinion is, you know, if I 17 can support and would find the five phase 18 approach compliant with moving the property 19 from \$2-W2 to \$1-W1, then really the long term 20 from \$2-W2 to \$1-W1, then really the long term 21 there is issues. And, you know, that's where in the future 22 the concern is and that's where in the future 23 we as a County have to stay involved, stay 24 there is issues. And, you know, that's where in the future 25 the concern is and that's where in the future 26 we as a County have to stay involved, stay 26 the concern is and that's where in the future 27 we as a County have to stay involved, stay 28 diligent in making sure that new facility is 29 the concern is and that's where in the future 30 we as a County have to stay involved, stay 4 diligent in making sure that new facility is 4 diligent in making sure that new facility is 5 run correctly. Because when things are big, 4 the problems are big. So that's where I'm at 5 on this. MR. COUNCELL: Thank you. So a couple of things. First, I appreciate your time and the 10 work that each of the Commissioners has put 11 into this. And part of my comments here are 12 how I feel, obviously, but also I am going to 13 to this. 14 different than what their charge was, and 15 to the concern is and that's where in the future 16 conce	19	comprehensive plan to other projects we've done	19	Because the issue is going to come up and the
they submitted to the County Council is totally they submitted to the County Council is totally different than our charge. They were writing an opinion on how that resolution that amendment and how the Resolution 281 should look. And I agree with everything that they said in that. I wish the County Council would have implemented more of their recommendations into that plan. They chose not to and they have submitted this amendment and this resolution to us to find if it is compliant with our comprehensive plan. So even though I agree with a lot that was said by the Public Works Advisory Board, again, our charge is Works Advisory Board, again, our charge is there is issues. And, you know, that's where in the future we as a County have to stay involved, stay diligent in making sure that new facility is run correctly. Because when things are big, the problems are big. So that's where I'm at on this. MR. COUNCELL: Thank you. So a couple o things and I'm going to refer back to a couple things. First, I appreciate your time and the work that each of the Commissioners has put into this. And part of my comments here are how I feel, obviously, but also I am going to different than what their charge was, and different than what their charge was, and that's what I'm voting on today. On the five phase approach, my opinion is, you know, if I can support and would find the five phase approach compliant with moving the property from S2-W2 to S1-W1, then really the long term from S2-W2 to S1-W1, then really the long term from S2-W2 to S1-W1, then really the long term from S2-W2 to S1-W1, then really the long term from S2-W2 to S1-W1, then really the long term from S2-W2 to S1-W1, then really the long term from S2-W2 to S1-W1, then really the long term from S2-W2 to S1-W1, then really the long term from S2-W2 to S1-W1, then really the long term	20	together. They are a tremendous asset to the	20	issues that arise are going to come from
they submitted to the County Council is totally different than our charge. They were writing an opinion on how that resolution that amendment and how the Resolution 281 should look. And I agree with everything that they said in that. I wish the County Council would have implemented more of their recommendations into that plan. They chose not to and they have submitted this amendment and this resolution to us to find if it is compliant with our comprehensive plan. So even though I agree with a lot that was said by the Public Works Advisory Board, again, our charge is Works Advisory Board, again, our charge is different than our charge was, and Works Advisory Board, again, our charge is phase approach, my opinion is, you know, if I can support and would find the five phase from S2-W2 to S1-W1, then really the long term there is issues. And, you know, that's where in the future the concern is and that's where in the future the concern is and that's where in the future the concern is and that's where in the future the concern is and that's where in the future the concern is and that's where in the future the concern is and that's where in the future the concern is and that's where in the future the concern is and that's where in the future the concern is and that's where in the future diligent in making sure that new facility is run correctly. Because when things are big, the problems are big. So that's where I'm at on this. MR. COUNCELL: Thank you. So a couple o things and I'm going to refer back to a couple things. First, I appreciate your time and the work that each of the Commissioners has put into this. And part of my comments here are how I feel, obviously, but also I am going to loosely address some things that were presented to us. So it's time for a little history lesson. So Talbot County was one of the first counties in Maryland to have a zoning ordinance. We were one of the first to have a comprehensive plan in 1973, which again should encourage new growth around the population	21	County. With that said, their charge and what	21	mismanagement. And if anything is mismanaged,
different than our charge. They were writing an opinion on how that resolution that amendment and how the Resolution 281 should look. And I agree with everything that they said in that. I wish the County Council would have implemented more of their recommendations into that plan. They chose not to and they have submitted this amendment and this resolution to us to find if it is compliant with our comprehensive plan. So even though I gree with a lot that was said by the Public Works Advisory Board, again, our charge is different than what their charge was, and that's what I'm voting on today. On the five phase approach, my opinion is, you know, if I can support and would find the five phase approach compliant with moving the property from S2-W2 to S1-W1, then really the long term different than what their I have to find that different greewith a lot that was a county have to stay involved, stay diligent in making sure that new facility is run correctly. Because when things are big, the problems are big. So that's where I'm at on this. MR. COUNCELL: Thank you. So a couple o things and I'm going to refer back to a couple things. First, I appreciate your time and the work that each of the Commissioners has put into this. And part of my comments here are loosely address some things that were presented to us. So it's time for a little history lesson. So Talbot County was one of the first counties in Maryland to have a zoning ordinance. We were one of the first to have a comprehensive plan in 1973, which again should encourage new growth around the population		Page 55		Page 57
an opinion on how that resolution that amendment and how the Resolution 281 should blook. And I agree with everything that they blook. And I agree with a lot wish the County Council would blook. And I agree with a lot wish the County Council would blook. And I agree with a lot wish the County Council would blook. And I agree with a lot wish the County Council would blook. And I agree with a lot wish the County Council would blook. And I agree with a lot wish the County Council would blook. And I agree with a lot wish the County Council would blook. And I agree with a lot wish the County would blook. And I agree with a lot wish the County would blook. And I agree with a lot wish the County would blook. And I agree with a lot wish the County would in the the problems are big. So that's where I'm at on this. MR. COUNCELL: Thank you. So a couple of things and I'm going to refer back to a couple things. First, I appreciate your time and the work that each of the Commissioners has put into this. And part of my comments here are low I feel, obviously, but also I am going to loosely address some things that were presented to us. So it's time for a little history blook I feel, obviously, but also I am going to to us. So it's time for a little history blook I feel, obviously, but also I am going to us. So it's time for a little history blook I feel, obviously, but also I am going to us. So it's time for a little history blook I feel, obviously, but also I am going to us. So it's time for a little history blook I feel, obviously, but also I am going to us. So it's time for a little history blook I feel, obviously, but al	1	they submitted to the County Council is totally	1	there is issues. And, you know, that's where
amendment and how the Resolution 281 should blook. And I agree with everything that they blook. And I agree with a big. So that's where I'm at on this. MR. COUNCELL: Thank you. So a couple of things and I'm going to refer back to a couple of things. First, I appreciate your time and the work that each of the Commissioners has put blook. And I agree with a lot that was said by the Public blook. And I agree with a lot that was said by the Public blook. And I agree with a lot that was said by the Public blook. And I agree with a lot that was said by the Public blook. And I agree with a lot that was a couple of things and I'm going to refer back to a couple of things. First, I appreciate your time and the blook. And Dark of the Commissioners has put blook that each of the Commis	2	different than our charge. They were writing	2	the concern is and that's where in the future
1 look. And I agree with everything that they said in that. I wish the County Council would have implemented more of their recommendations into that plan. They chose not to and they have submitted this amendment and this phase approach, my opinion is, you know, if I form \$2-W2 to \$1-W1, then really the long term of their said in that. I wish the County Council would the problems are big. So that's where I'm at on this. MR. COUNCELL: Thank you. So a couple of things and I'm going to refer back to a couple of things. First, I appreciate your time and the work that each of the Commissioners has put into this. And part of my comments here are how I feel, obviously, but also I am going to loosely address some things that were presented to us. So it's time for a little history lesson. So Talbot County was one of the first counties in Maryland to have a zoning ordinance. We were one of the first to have a comprehensive plan in 1973, which again should encourage new growth around the population	3	an opinion on how that resolution that	3	we as a County have to stay involved, stay
said in that. I wish the County Council would have implemented more of their recommendations into that plan. They chose not to and they have submitted this amendment and this resolution to us to find if it is compliant with our comprehensive plan. So even though I gree with a lot that was said by the Public Works Advisory Board, again, our charge is different than what their charge was, and that's what I'm voting on today. On the five phase approach, my opinion is, you know, if I can support and would find the five phase from S2-W2 to S1-W1, then really the long term from S2-W2 to S1-W1, then really the long term from S2-W2 to find that have implemented more of their recommendations from Sa-W2 to S1-W1, then really the long term from S2-W2 to find that have implemented more of their recommendations from S2-W2 to S1-W1, then really the long term from S2-W2 to find that have implemented more of their recommendations from S2-W2 to S1-W1, then really the long term from S2-W2 to find that have implemented more of their recommendations from S2-W2 to S1-W1, then really the long term from S2-W2 to find that have implemented more of their recommendations from that the problems are big. So that's where I'm at on this. MR. COUNCELL: Thank you. So a couple of this. MR. COUNCELL: Thank you. So a couple of this. MR. COUNCELL: Thank you. So a couple of this. MR. COUNCELL: Thank you. So a couple of this. MR. COUNCELL: Thank you. So a couple of this. MR. COUNCELL: Thank you. So a couple of this. MR. COUNCELL: Thank you. So a couple of this. All I'm going to refer back to a couple things. It into this. And part of my comments here are how I feel, obviously, but also I am going to loosely address some things that were presented to us. So it's time for a little history loosely address some things that were presented to us. So it's time for a little history loosely address some things that were presented to us. So it's time for a little history counties in Maryland to have a zoning ordinance. We were one of the firs	4	amendment and how the Resolution 281 should	4	diligent in making sure that new facility is
have implemented more of their recommendations into that plan. They chose not to and they have submitted this amendment and this 9 have submitted this amendment and this 10 resolution to us to find if it is compliant 11 with our comprehensive plan. So even though I 12 agree with a lot that was said by the Public 12 into this. And part of my comments here are 13 Works Advisory Board, again, our charge is 13 how I feel, obviously, but also I am going to 14 different than what their charge was, and 14 loosely address some things that were presented 15 that's what I'm voting on today. On the five 15 to us. So it's time for a little history 16 phase approach, my opinion is, you know, if I 17 can support and would find the five phase 18 approach compliant with moving the property 19 from S2-W2 to S1-W1, then really the long term 20 process to thinking then I have to find that 20 encourage new growth around the population	5	look. And I agree with everything that they	5	run correctly. Because when things are big,
8 into that plan. They chose not to and they 9 have submitted this amendment and this 10 resolution to us to find if it is compliant 11 with our comprehensive plan. So even though I 12 agree with a lot that was said by the Public 13 Works Advisory Board, again, our charge is 14 different than what their charge was, and 15 that's what I'm voting on today. On the five 16 phase approach, my opinion is, you know, if I 17 can support and would find the five phase 18 approach compliant with moving the property 19 from S2-W2 to S1-W1, then really the long term 20 process to thinking then I have to find that 8 MR. COUNCELL: Thank you. So a couple of things and I'm going to refer back to a couple of things and I'm going to refer back to a couple of things and I'm going to refer back to a couple of things and I'm going to refer back to a couple of things and I'm going to refer back to a couple of things and I'm going to refer back to a couple of things and I'm going to refer back to a couple of things and I'm going to refer back to a couple of things and I'm going to refer back to a couple of things and I'm going to refer back to a couple of the going and I'm going to refer back to a couple of the first on things. First, I appreciate your time and the work that each of the Commissioners has put into this. And part of my comments here are low I feel, obviously, but also I am going to loosely address some things that were presented to us. So it's time for a little history lesson. So Talbot County was one of the first our support and would find the five phase or a little history lesson. So Talbot County was one of the first our support and would find the five phase or a little history lesson. So Talbot County was one of the first our support and would find the five phase or a little history lesson. So Talbot County was one of the first our support and would find the five phase or a little history lesson. So Talbot County was one of the first our support and would find the five phase or a little history lesson. So Talbot Co	6	said in that. I wish the County Council would	6	the problems are big. So that's where I'm at
have submitted this amendment and this resolution to us to find if it is compliant with our comprehensive plan. So even though I agree with a lot that was said by the Public Works Advisory Board, again, our charge is that's what I'm voting on today. On the five phase approach, my opinion is, you know, if I can support and would find the five phase approach compliant with moving the property from S2-W2 to S1-W1, then really the long term from S2-W2 to S1-W1, then really the long term from S2-W2 to S1-W1, then really the long term from S2-W2 to Stimulated this somethings and I'm going to refer back to a couple things. First, I appreciate your time and the work that each of the Commissioners has put into this. And part of my comments here are how I feel, obviously, but also I am going to loosely address some things that were presented to us. So it's time for a little history lesson. So Talbot County was one of the first counties in Maryland to have a zoning ordinance. We were one of the first to have a comprehensive plan in 1973, which again should encourage new growth around the population	7	have implemented more of their recommendations	7	on this.
resolution to us to find if it is compliant with our comprehensive plan. So even though I agree with a lot that was said by the Public Works Advisory Board, again, our charge is that's what I'm voting on today. On the five phase approach, my opinion is, you know, if I can support and would find the five phase proach compliant with moving the property from S2-W2 to S1-W1, then really the long term from S2-W2 to S1-W1, then really the long term from S2-W2 to S1-W1, then really the long term from S2-W2 to Sind side if it is compliant with moving the property from S2-W2 to Sind if it is compliant with moving the property from S2-W2 to Sind if it is compliant with moving the property from S2-W2 to Sind if it is compliant with moving the property from S2-W2 to Sind if it is compliant with moving the property from S2-W2 to Sind if it is compliant from S2-W2 to Si	8	into that plan. They chose not to and they	8	MR. COUNCELL: Thank you. So a couple of
with our comprehensive plan. So even though I agree with a lot that was said by the Public linto this. And part of my comments here are linto this. And part	9	have submitted this amendment and this	9	things and I'm going to refer back to a couple
agree with a lot that was said by the Public Works Advisory Board, again, our charge is different than what their charge was, and that's what I'm voting on today. On the five phase approach, my opinion is, you know, if I can support and would find the five phase approach compliant with moving the property from S2-W2 to S1-W1, then really the long term process to thinking then I have to find that into this. And part of my comments here are how I feel, obviously, but also I am going to loosely address some things that were presented to us. So it's time for a little history lesson. So Talbot County was one of the first counties in Maryland to have a zoning ordinance. We were one of the first to have a comprehensive plan in 1973, which again should encourage new growth around the population	10	resolution to us to find if it is compliant	10	things. First, I appreciate your time and the
Works Advisory Board, again, our charge is different than what their charge was, and that's what I'm voting on today. On the five phase approach, my opinion is, you know, if I can support and would find the five phase approach compliant with moving the property from S2-W2 to S1-W1, then really the long term process to thinking then I have to find that 13 how I feel, obviously, but also I am going to loosely address some things that were presented to us. So it's time for a little history lesson. So Talbot County was one of the first counties in Maryland to have a zoning ordinance. We were one of the first to have a comprehensive plan in 1973, which again should encourage new growth around the population	11	with our comprehensive plan. So even though I	11	work that each of the Commissioners has put
different than what their charge was, and that's what I'm voting on today. On the five phase approach, my opinion is, you know, if I can support and would find the five phase approach compliant with moving the property from S2-W2 to S1-W1, then really the long term process to thinking then I have to find that 14 loosely address some things that were presented to us. So it's time for a little history lesson. So Talbot County was one of the first counties in Maryland to have a zoning ordinance. We were one of the first to have a comprehensive plan in 1973, which again should encourage new growth around the population	12	agree with a lot that was said by the Public	12	into this. And part of my comments here are
that's what I'm voting on today. On the five phase approach, my opinion is, you know, if I can support and would find the five phase approach compliant with moving the property from S2-W2 to S1-W1, then really the long term process to thinking then I have to find that to us. So it's time for a little history lesson. So Talbot County was one of the first counties in Maryland to have a zoning ordinance. We were one of the first to have a comprehensive plan in 1973, which again should encourage new growth around the population	13	Works Advisory Board, again, our charge is	13	how I feel, obviously, but also I am going to
phase approach, my opinion is, you know, if I can support and would find the five phase approach compliant with moving the property from S2-W2 to S1-W1, then really the long term process to thinking then I have to find that 16 lesson. So Talbot County was one of the first counties in Maryland to have a zoning ordinance. We were one of the first to have a comprehensive plan in 1973, which again should encourage new growth around the population	14	different than what their charge was, and	14	loosely address some things that were presented
can support and would find the five phase 17 counties in Maryland to have a zoning 18 approach compliant with moving the property 19 from S2-W2 to S1-W1, then really the long term 20 process to thinking then I have to find that 21 counties in Maryland to have a zoning 22 ordinance. We were one of the first to have a 23 comprehensive plan in 1973, which again should 24 encourage new growth around the population	15	that's what I'm voting on today. On the five	15	to us. So it's time for a little history
approach compliant with moving the property 18 ordinance. We were one of the first to have a from S2-W2 to S1-W1, then really the long term 20 process to thinking then I have to find that 20 encourage new growth around the population	16	phase approach, my opinion is, you know, if I	16	lesson. So Talbot County was one of the first
from S2-W2 to S1-W1, then really the long term 20 process to thinking then I have to find that 20 encourage new growth around the population	17	can support and would find the five phase	17	counties in Maryland to have a zoning
20 process to thinking then I have to find that 20 encourage new growth around the population	18	approach compliant with moving the property	18	ordinance. We were one of the first to have a
	19	from S2-W2 to S1-W1, then really the long term	19	comprehensive plan in 1973, which again should
21 the two phase approach as submitted to us is 21 centers. In 1987 or '88 was when the critical	20	process to thinking then I have to find that	20	encourage new growth around the population
*	21	the two phase approach as submitted to us is	21	centers. In 1987 or '88 was when the critical

	Page 58		Page 60
1	area law became into effect and we went in the	1	MR. SALINAS: Callers, can you mute your
2	critical areas to a zoning of one per 20, a	2	phones, please.
3	density. And I think so then in 1990 we	3	MR. COUNCELL: For those that are on your
4	redid the comprehensive plan. There was a	4	phone, can you please mute your phone. I agree
5	large group involved in that. Each of the	5	my statements are important so it was worth
6	major organizations were involved at the time.	6	repeating. I'm kidding. Again, the Planning
7	Farm Bureau was represented. Some of the other	7	Commission reviewed the amendments in January
8	organizations were represented. The business	8	and February of 2016 and updated the
9	community. That was a big change for Talbot	9	comprehensive plan which became effective
10	County. Again, we went from a zoning density	10	August 6, 2016. Then our zoning maps, phase
11	of one dwelling unit per 2 acres, to one per 20	11	one, Bill 1376. In that phase we made
12	plus three in the rural areas. Designated	12	modifications to the village boundaries based
13	growth areas were talked about, maybe not as	13	off of our comprehensive plan. We had
14	formally as in later comprehensive plans. But	14	community meetings in almost every village. We
15	the consensus was if we were going to save	15	adopted those maps February 10th, 2018. Phase
16	Talbot County, then growth had to be directed	16	two of the zoning bill, Bill 1401, was Chapter
17	in the right area. And Trappe, again, was one	17	190. We had listening sessions that began in
18	of those areas identified. In 1997 the	18	late 2016, public discussions related to the
19	comprehensive plan was revisited again. Again,	19	issues, and option papers from those listening
20	there was a large group that was involved in	20	sessions through 2017 were generated. There
21	that. The comprehensive plan was again updated	21	were over 75 meetings before sending the
	Page 59		Page 61
1	in 2005. In 2005 there were over 100 citizen	1	Planning Commission recommendations to the
2	committee members. Over 100. We started that	2	County Council in May of 2018. The County
3	in 2001, it ended in 2004. So it was not a	3	Council hosted several work sessions with
4	lightly thought out thing. It was we met at	4	staff, the Planning Commission and the public.
5	least once a month, sometimes twice a month.	5	Several of those proposed amendments were sent
6	So that brings us to our current comprehensive	_	
		6	back to this Planning Commission for
7	plan, which is Bill 1329. So the comprehensive	7	back to this Planning Commission for recommendation or revisal in 2018. Bill 1401
7 8			•
	plan, which is Bill 1329. So the comprehensive	7	recommendation or revisal in 2018. Bill 1401
8	plan, which is Bill 1329. So the comprehensive plan, our current comprehensive plan, started	7 8	recommendation or revisal in 2018. Bill 1401 was adopted by the County Council and became
8 9	plan, which is Bill 1329. So the comprehensive plan, our current comprehensive plan, started in 2011. Forty-five County citizens served on	7 8 9	recommendation or revisal in 2018. Bill 1401 was adopted by the County Council and became effective November 10, 2019. Then we started
8 9 10	plan, which is Bill 1329. So the comprehensive plan, our current comprehensive plan, started in 2011. Forty-five County citizens served on review committees based on the chapters. The	7 8 9 10	recommendation or revisal in 2018. Bill 1401 was adopted by the County Council and became effective November 10, 2019. Then we started on our village zoning, Bill 1402. And this
8 9 10 11	plan, which is Bill 1329. So the comprehensive plan, our current comprehensive plan, started in 2011. Forty-five County citizens served on review committees based on the chapters. The Planning Commission forwarded those	7 8 9 10 11	recommendation or revisal in 2018. Bill 1401 was adopted by the County Council and became effective November 10, 2019. Then we started on our village zoning, Bill 1402. And this applied the new village zoning to all 22
8 9 10 11 12	plan, which is Bill 1329. So the comprehensive plan, our current comprehensive plan, started in 2011. Forty-five County citizens served on review committees based on the chapters. The Planning Commission forwarded those recommendations to the County Council in 2015.	7 8 9 10 11 12	recommendation or revisal in 2018. Bill 1401 was adopted by the County Council and became effective November 10, 2019. Then we started on our village zoning, Bill 1402. And this applied the new village zoning to all 22 villages throughout the County. And that
8 9 10 11 12 13	plan, which is Bill 1329. So the comprehensive plan, our current comprehensive plan, started in 2011. Forty-five County citizens served on review committees based on the chapters. The Planning Commission forwarded those recommendations to the County Council in 2015. Four years. Four years. Among those	7 8 9 10 11 12 13	recommendation or revisal in 2018. Bill 1401 was adopted by the County Council and became effective November 10, 2019. Then we started on our village zoning, Bill 1402. And this applied the new village zoning to all 22 villages throughout the County. And that became effective November 10, 2019 as well.
8 9 10 11 12 13 14	plan, which is Bill 1329. So the comprehensive plan, our current comprehensive plan, started in 2011. Forty-five County citizens served on review committees based on the chapters. The Planning Commission forwarded those recommendations to the County Council in 2015. Four years. Four years. Among those discussions were Trappe, among other things,	7 8 9 10 11 12 13 14	recommendation or revisal in 2018. Bill 1401 was adopted by the County Council and became effective November 10, 2019. Then we started on our village zoning, Bill 1402. And this applied the new village zoning to all 22 villages throughout the County. And that became effective November 10, 2019 as well. Again, we continued to monitor the critical
8 9 10 11 12 13 14 15	plan, which is Bill 1329. So the comprehensive plan, our current comprehensive plan, started in 2011. Forty-five County citizens served on review committees based on the chapters. The Planning Commission forwarded those recommendations to the County Council in 2015. Four years. Four years. Among those discussions were Trappe, among other things, where development should occur, how it should	7 8 9 10 11 12 13 14 15	recommendation or revisal in 2018. Bill 1401 was adopted by the County Council and became effective November 10, 2019. Then we started on our village zoning, Bill 1402. And this applied the new village zoning to all 22 villages throughout the County. And that became effective November 10, 2019 as well. Again, we continued to monitor the critical area and those bills, Bill 1411, to make sure
8 9 10 11 12 13 14 15 16	plan, which is Bill 1329. So the comprehensive plan, our current comprehensive plan, started in 2011. Forty-five County citizens served on review committees based on the chapters. The Planning Commission forwarded those recommendations to the County Council in 2015. Four years. Four years. Among those discussions were Trappe, among other things, where development should occur, how it should occur, how we could and should protect	7 8 9 10 11 12 13 14 15 16	recommendation or revisal in 2018. Bill 1401 was adopted by the County Council and became effective November 10, 2019. Then we started on our village zoning, Bill 1402. And this applied the new village zoning to all 22 villages throughout the County. And that became effective November 10, 2019 as well. Again, we continued to monitor the critical area and those bills, Bill 1411, to make sure there was consistency. So I guess the
8 9 10 11 12 13 14 15 16	plan, which is Bill 1329. So the comprehensive plan, our current comprehensive plan, started in 2011. Forty-five County citizens served on review committees based on the chapters. The Planning Commission forwarded those recommendations to the County Council in 2015. Four years. Four years. Among those discussions were Trappe, among other things, where development should occur, how it should occur, how we could and should protect environmentally sensitive areas and the rural	7 8 9 10 11 12 13 14 15 16 17	recommendation or revisal in 2018. Bill 1401 was adopted by the County Council and became effective November 10, 2019. Then we started on our village zoning, Bill 1402. And this applied the new village zoning to all 22 villages throughout the County. And that became effective November 10, 2019 as well. Again, we continued to monitor the critical area and those bills, Bill 1411, to make sure there was consistency. So I guess the allegations and the charges that the County has
8 9 10 11 12 13 14 15 16 17 18	plan, which is Bill 1329. So the comprehensive plan, our current comprehensive plan, started in 2011. Forty-five County citizens served on review committees based on the chapters. The Planning Commission forwarded those recommendations to the County Council in 2015. Four years. Four years. Among those discussions were Trappe, among other things, where development should occur, how it should occur, how we could and should protect environmentally sensitive areas and the rural areas of the County. Then the County Council	7 8 9 10 11 12 13 14 15 16 17 18	recommendation or revisal in 2018. Bill 1401 was adopted by the County Council and became effective November 10, 2019. Then we started on our village zoning, Bill 1402. And this applied the new village zoning to all 22 villages throughout the County. And that became effective November 10, 2019 as well. Again, we continued to monitor the critical area and those bills, Bill 1411, to make sure there was consistency. So I guess the allegations and the charges that the County has not had a plan, has not looked forward, I would

	0		
	Page 62		Page 64
1	charged with the seven items that we discussed	1	week. I would prefer that it not go for a
2	and nothing more. When it comes to the design	2	month. My question for the Planning Office is
3	standards, again, this has been annexed into	3	if we were to give it an additional week to
4	the Town of Trappe. It's up to that town to	4	review some documentation that was provided to
5	design. I'm sure the County and the citizens	5	us this morning and to address some of
6	will have input into that. I feel sure of	6	Commissioners Ghezzi's concerns, is that
7	that. I think the County has a good working	7	practical or is it easier to move it out a
8	relationship with the Town of Trappe, and I	8	month.
9	think they would welcome any input from the	9	MS. VERDERY: I'm trying to confirm
10	County. So I don't fell like this is over and	10	we're trying to confirm, I want to see when
11	I don't feel like the book has been closed. As	11	it's scheduled for the County Council, and Tony
12	far as the phases of the development, I think	12	may know the answer to that question, when this
13	the market will dictate those phases. My hope	13	is scheduled, or discussing the possibility of
14	is that the advocacy groups and our	14	a delaying the decision for one week, would
15	environmental groups in the County, which I	15	that interfere. I'm not sure if it's on the
16	have a lot of respect for, we don't always	16	June 9th agenda or not.
17	agree but that's a good thing, I hope they	17	MR. KUPERSMITH: I was just going to say,
18	continue to monitor this project, no matter	18	I can check the June 9th agenda. I don't
19	what the outcome is, no matter how many phases.	19	believe it's on there. Do you have it up?
20	It's up to them. For the neighboring property	20	MR. SALINAS: I do.
21	owners that are concerned, I sympathize with	21	MR. COUNCELL: So for those that can't
	Page 63		Page 65
1	you. I would have concerns as well. If I were	1	hear, we're reviewing the County Council agenda
2	a neighbor, I would insist, ask or at my own	2	to make sure that we sync with their agenda.
3	expense, I would put in a monitoring well. I	3	MR. SALINAS: It's not.
4	would want to know what's going on in my	4	MS. VERDERY: Not being on that agenda, I
5	property. And if something went airy, I would	5	would anticipate there wouldn't be any issues
6	look to the proper authority to correct that.	6	with you delaying your decision.
7	Again, I have faith in Ray Clarke. I think he	7	MR. COUNCELL: So what would be the easier
8	is an expert at what he does. When it comes to	8	way to do that, Mary Kay. Again, if we were to
9	those type things, I'm going to have to rely on	9	delay it for one week.
10	him. When it comes to the comprehensive plan	10	MS. VERDERY: You would need to postpone
11	and its consistency with this project, I think	11	your decision and we would reschedule the
12	this Planning Commission is more than qualified	12	meeting for a date that's convenient for the
13	to make that decision. I have faith in every	13	Commission to reconvene and rehear this and we
14	one of you. Again, we might not agree on every	14	would just continue this with old business.
15	point, but you all have my utmost respect and I	15	MR. COUNCELL: Okay. So, again, it is the
16	hope I have the same from you. We'll discuss	16	pleasure of the Commission, so it looks to me
17	these matters and do it in a civil way and come	17	like we could entertain a motion to postpone to
18	out of it better for the County. Commissioner	18	a later date and reconvene, or we could move
19	Ghezzi has asked for some additional time. So	19	forward with the applicants and their request
20	in respect for her, I would like to have the	20	today. So with that hold on. Yup.
21	discussion of possibly delaying this vote by a	21	MS. VERDERY: We have our Technical

Advisory Committee next Wednesday. So I'm not sure if that date is really convenient for sure if that date is really convenient for staff to be able to man both of those meetings. A So we would like the opportunity to just post it in on our web page once we confirm a meeting in this room or wherever we reconvene. B Hopefully back in this room. MR. KUPERSMITH: The open meetings act just seed that the problem well as the staff to be able to man both of those meeting in this room. MR. KUPERSMITH: The open meetings act just seed that that can't be, just reight hours beforehand, that's too short. So we need to hours beforehand, that's too short. So we need to hour she forchand, that's too short. So we need to hour she forchand, that's too short. So we need to hour she forchand, that's too short. So we need to have a conflict. MS. VERDERY: I'm sure we can confirm with 16 to have a conflict. Page 67 MR. COUNCELL: So, again, it is the pleasure of the read at later date, believe that would be a motion and to review materials recently obtained and for planning Commissions of that we might make a final vote on this Councell. It as the own that we well the no testimony, June. MR. COUNCELL: No, so we are not taking anything further. Again, we will also business. Mary Kay, do we have any new business.				511 Weeting 54110 5, 2020
sure if that date is really convenient for staff to be able to man both of those mectings. So we would like the opportunity to just post it on our web page once we confirm a meeting place and meeting time. We're not sure who is meeting in this room or wherever we reconvene. Hopefully back in this room. MR. KUPERSMITH: The open meetings act just requires reasonable advance of the meeting. So when we know the date, we would take steps to advertise that. That can't be, would have steps to advertise that. That can't be, more lead time than that. MS. VERDERY: I'm sure we can confirm with MS. VERDERY: I'm sure we can confirm with more lead time than that. MS. VERDERY: I'm sure we can confirm with may available. I'm not sure if you all are have a conflict. Page 67 MR. COUNCELL: So, again, it is the pleasure of the rest of the Planning Commission. I am prepared to go either way. So with that, we'll move forward with some type of monotine in some direction. MS. GHEZZI: I motion that we decide at a later date, I believe that would be MS. GHEZZI: I motion that we might make a I lith. Eleventh. 14 9:00 aclock. MR. ALINAS: Commission, and wote. So with that, will those in favor of the motion. Again, we will signify by roll call vote. Miguel. MR. SALINAS: Commission and vote. So with that, all those in favor of the motion. Again, we will signify by roll call vote. Miguel. MR. SALINAS: Commission and vote. So with that, all those in favor of the motion. Again, we will signify by roll call vote. Miguel. MR. SALINAS: Commission and vote. So with that, all those in favor of the motion. Again, we will signify by roll call vote. Miguel. MR. SALINAS: Commission or strannahan. MR. SALINAS: Commissioner Strannahan. MR. SALINAS: Commissioner Strannahan. MR. SALINAS: Commissioner Spies.		Page 66		Page 68
staff to be able to man both of those meetings. So we would like the opportunity to just post it on our web page once we confirm a meeting place and meeting time. We're not sure who is meeting in this room or wherever we reconvene. Hopefully back in this room. MR. KUPERSMITH: The open meetings act just requires reasonable advance of the meeting. So when we know the date, we would take steps to advertise that. That can't be, you know, just eight hours beforehand, theat's too short. So we need more lead time than that. MS. VERDERY: I'm sure we can confirm with 16 MS. VERDERY: I'm sure we can confirm with 19 available. I'm not sure if you all are available. I'm not sure if you all are pleasure of the rest of the Planning Commission. I am prepared to go either way. MR. COUNCELL: So, again, it is the pleasure of the rest of the Planning of montending the return of the will be no testimony, there will be no comments. It will be a motion. Again, we will signify by roll call vote. Miguel. MR. SALINAS: Mr. Boicourt. MR. SALINAS: Mr. Boicourt. MR. SALINAS: Commissioner Strannahan. MR. SALINAS: Commissioner Strannahan. MR. SALINAS: Commissioner Spies. MR. SALINAS: Chairman Councell. MR. SALINAS: Chairman Councell. MR. COUNCELL: Aye. Okay. So we will reconvene this part of the meeting next Thursday, 9:00 o'clock unless otherwise posted on the County web site. I'm sorry for the pleasure of the rest of the Planning at later date, I believe that would be the rest of the Planning at later date, I believe that would be the montendation of the county web site. I'm sorry for the more five materials recently obtained and for review materi	1	Advisory Committee next Wednesday. So I'm not	1	Town of Trappe and Trappe East Holdings
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 reconvence. 8 Hopefully back in this room. 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. 16 MS. VERDERY: I'm sure we can confirm with 17 the parks and ree whether this room is 18 available. I'm not sure if you all are 19 available next maybe Thursday morning. Just 19 available next maybe Thursday because we 20 have a conflict. 10 Page 67 11 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. 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 MS. VERDERY: Eleventh. 13 MR. COUNCELL: A 19:00 o'clock. 14 MR. COUNCELL: A 19:00 o'clock. 15 MR. STRANNAHAN: I will second that. 16 MS. OHEZZI: Leiveenth. 17 MR. COUNCELL: A 19:00 o'clock. 18 MS. OHEZZI: Leiventh. 19 MR. STRANNAHAN: I will second that. 20 MR. SOLONCELL: Okay. We have a motion and 20 meeting films. We reconvene this part of the meeting next 21 motion in review another set of 22 do want to note that the 23 planning Commission so that we might make a 24 final vote on this on Thursday, June. 25 MS. OHEZZI: A 19:00 o'clock. 26 MR. STRANNAHAN: I will second that. 27 MR. COUNCELL: Okay. We have a motion and 28 motion in some direction. 29 MR. SOHEZZI: A 19:00 o'clock. 20 MR. COUNCELL: Okay. We have a motion and	2	sure if that date is really convenient for	2	business trust to next Thursday, June, was that
ti on our web page once we confirm a meeting place and mecting time. We're not sure who is meeting in this room or wherever we reconvene. Hopefully back in this room. MR. KUPERSMITH: The open meetings act just requires reasonable advance of the meeting. So when we know the date, we would take steps to advertise that. That can't be, 12 you know, just eight hours beforehand, that's too short. So we need more lead time than that. MS. VERDERY: The sure we can confirm with the parks and ree whether this room is available. I'm not sure if you all are available next maybe Thursday morning. Just prefer not to do it on Wednesday because we have a conflict. MR. COUNCELL: So, again, it is the planning of more direction. MS. OHEZZI: I motion that wepardon me for motion in some direction. MS. OHEZZI: I motion that we edecide at a later date, I helieve that would be the preview materials recently obtained and for review materials recently obtained and for review materials recently obtained and for 11 legal counsel to review another set of the MS. OHEZZI: Eleventh. MS. OHEZZI: Isour another set of the MS. OHEZZI: Eleventh. MS. OHEZZI: Isour another set of the many counced that. MS. OHEZZI: At 900 o'clock. MR. STRANNAHAN: At we'll move to new business. Mary Kay, do we have any new	3	staff to be able to man both of those meetings.	3	11th. Eleventh. At 9:00 a.m. in this room.
place and meeting time. We're not sure who is meeting in this room or wherever we reconvene. Hopefully back in this room. Hopefully back hopefull	4	So we would like the opportunity to just post	4	There will be no testimony, there will be no
meeting in this room or wherever we reconvene. Hopefully back in this room. MR. KUPERSMITH: The open meetings act just requires reasonable advance of the limetering. So when we know the date, we would take steps to advertise that. That can't be, you know, just eight hours beforehand, even 24 hours beforehand, that's too short. So we need limete han that. MS. VERDERY: I'm sure we can confirm with 16 more lead time than that. MS. VERDERY: I'm sure we can confirm with 16 more lead time than that. MS. VERDERY: I'm sure we can confirm with 16 more lead time than that. MS. VERDERY: I'm sure we can confirm with 16 more lead time than that. MS. VERDERY: I'm sure we can confirm with 16 more lead time than that. MS. VERDERY: I'm sure we can confirm with 16 more lead time than that. MS. SALINAS: Commissioner Spies. MR. SALINAS: Chairman Councell. MR. SOLINAS: Chairman Councell. MR. SALINAS: Chairman Councell. MR. SALINAS: Chairman Councell. MR. SALINAS: Chairman Councell. MR. SOLINAS: Commissioner Spies. MR. SALINAS: Commissioner Spies. MR. SPIES	5	it on our web page once we confirm a meeting	5	comments. It will be a motion, discussion and
Hopefully back in this room. MR. KUPERSMITH: The open meetings act just requires reasonable advance of the meeting. So when we know the date, we would take steps to advertise that. That can't be, you know, just eight hours beforehand, even 24 hours beforehand, that's too short. So we need MR. SALINAS: Mr. Ghezzi. MR. SALINAS: Mr. Boicourt. MR. SALINAS: Commissioner Strannahan. MR. SALINAS: Mr. Ghezzi. MR. SALINAS: Mr. Ghezzi. MR. SALINAS: Mr. Ghezzi. MR. SALINAS: Mr. Ghezzi. MR. SALINAS: Commissioner Strannahan. MR. SHEZZI: Aye. MR. SALINAS: Commissioner Spies. MR. SPIES: Aye. MR. SALINAS: Commissioner Spies. MR. SALINAS: Commissioner Spies. MR. SALINAS: Commissioner Spies. MR. SALINAS: Commissioner Spies. MR. SALINAS: Chairman Councell. MR. COUNCELL: Aye. Okay. So we will reconvene this part of the meeting next on the County web site. I'm sorry for the parks and the meeting next on the County web site. I'm sorry for the page 69 of the rest of the meeting next on the County web site. I'm sorry for the page 69 of the rest of the Planning Commission. I am prepared to go either way. MR. COUNCELL: So, again, it is the please of the rest of the Planning Commission. I am prepared to go either way. MR. VERDERY: I just want to note that the public record was actually closed as of close of business yesterday. MR. COUNCELL: No, so we are not taking any	6	place and meeting time. We're not sure who is	6	vote. So with that, all those in favor of the
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. 16 MS. VERDERY: I'm sure we can confirm with 16 MS. VERDERY: I'm sure we can confirm with 17 the parks and ree whether this room is 18 available. I'm not sure if you all are 19 available next maybe Thursday morning. Just 19 prefer not to do it on Wednesday because we 20 have a conflict. Page 67 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. 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, pest 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. 15 MS. CHEZZI: Eleventh. 16 MS. GHEZZI: Eleventh. 17 MR. COUNCELL: A ye. 18 MR. SALINAS: Mr. BolcoURT. 18 MR. SALINAS: Commissioner Strannahan. 18 MR. SALINAS: Chairman Councell. 19 MR. SALINAS: Chairman Councell. 19 MR. SALINAS: Chairman Councell. 10 MR. COUNCELL: Aye. 10 MR. SALINAS: Chairman Councell. 11 MR. COUNCELL: Aye. 11 MR. SALINAS: Mr. BolcoURT. 12 MR. SALINAS: Mr. BolcoURT. 13 MR. SALINAS: Chairman Councell. 14 MS. GHEZZI: Aye. 15 MR. SALINAS: Chairman Councell. 16 MR. COUNCELL: So, again, it is the 16 more lead time that. 17 MR. COUNCELL: Aye. 18 MS. GHEZZI: Aye. 18 MS. GHEZZI: Aye. 19 MR. SALINAS: Mr. BolcoURT. 19 MR. SALINAS: Mr. BolcoURT. 19 MR. SALINAS: Mr. BolcoURT. 10 MR. SALINAS: Mr. BolcoURT. 10 MR. SALINAS: Mr. BolcoURT. 11 MR. SOLINAS: Mr. BolcoURT. 11 MR. SOLINAS: Mr. BolcoURT. 12 MR. SOLINAS: Mr.	7	meeting in this room or wherever we reconvene.	7	motion. Again, we will signify by roll call
10 just requires reasonable advance of the meeting. So when we know the date, we would take steps to advertise that. That can't be, you know, just eight hours beforehand, even 24 hours beforehand, that's too short. So we need thours beforehand, that's too short. So we need the parks and rec whether this room is available. I'm not sure if you all are available. I'm not sure if you all are available next maybe Thursday morning. Just prefer not to do it on Wednesday because we thave a conflict. Page 67	8	Hopefully back in this room.	8	vote. Miguel.
take steps to advertise that. That can't be, you know, just eight hours beforehand, even 24 hours beforehand, that's too short. So we need 14 hours beforehand, that's too short. So we need 15 more lead time than that. 15 MR. SALINAS: Mrs. Ghezzi. 16 MS. VERDERY: Tm sure we can confirm with 16 MS. VERDERY: Tm sure we can confirm with 16 available. I'm not sure if you all are 18 available. I'm not sure if you all are 19 available next maybe Thursday morning. Just 19 prefer not to do it on Wednesday because we 21 have a conflict. 19 MR. COUNCELL: So, again, it is the 21 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. 10 Thursday, Psc. Discovery at a later date, I believe that would be 10 Thursday next week, giving us the time to 11 review materials recently obtained and for 12 legal counsel to review another set of 12 mS. VERDERY: Eleventh. 15 MR. COUNCELL: Ale 9:00 o'clock. 17 MR. COUNCELL: Ale 9:00 o'clock. 18 MS. GHEZZI: Eleventh. 16 MS. GHEZZI: Eleventh. 17 MR. COUNCELL: Okay. We have a motion and 18 MR. SALINAS: Commissioner Strannahan. MR. SALINAS: Commissioner Strannahan. MR. SALINAS: Commissioner Spies. 18 MR. SALINAS: Commissioner Spies. 18 MR. SALINAS: Commissioner Spies. 18 MR. SALINAS: Commissioner Spies. 19 MR. SALINAS: Chairman Councell. 18 MR. SALINAS: Commissioner Spies. 19 MR. SALINAS: Chairman Councell. 19 MR. SALINAS: Chairman Councell. 19 MR. SALINAS: Chairman Councell. 19 MR. SALINAS:	9	MR. KUPERSMITH: The open meetings act	9	MR. SALINAS: Mr. Boicourt.
take steps to advertise that. That can't be, you know, just eight hours beforehand, even 24 hours beforehand, that's too short. So we need 15 more lead time than that. 15 more lead time than that. 16 MS, VERDERY: Time the parks and rec whether this room is 16 the parks and rec whether this room is 17 available. I'm not sure if you all are 18 available. I'm not sure if you all are 19 available next maybe Thursday morning. Just 19 prefer not to do it on Wednesday because we 21 have a conflict. 21 more forward with some type 21 have a conflict. 22 prefer not to do it on Wednesday because we 21 have a conflict. 24 pleasure of the rest of the Planning 25 of motion in some direction. 25 of motion in some direction. 26 MS. GHEZZI: I motion that we decide 37 thursday, Psr00 o'clock unless otherwise posted 38 at a later date, I believe that would be 39 Thursday next week, giving us the time to 30 review materials recently obtained and for 31 legal counsel to review another set of 31 documents and distribute those as well to the 31 legal counsel to review another set of 32 documents and distribute those as well to the 34 final vote on this on Thursday, June. 36 MR. STRANNAHAN: Aye. 36 MR. SALINAS: Chairman Councell. 37 MR. COUNCELL: Or rect. 38 MS. VERDERY: Just want to note that the 39 public record was actually closed as of close 39 of business yesterday. 39 MS. VERDERY: Just want to note that the 39 public record was actually closed as of close 39 of business yesterday. 39 MR. COUNCELL: Correct. 39 MR. COUNCELL: Correct. 30 MR. COUNCELL: No, so we are not taking 31 anything further. Again, we got a lengthy 31 letter from Armistead, Lee, Rust and Wright, I 31 do want to have the time to review that as well 30 as the other Commissioners as well as some 31 other information that was provided to us 31 yesterday. 39 more free of 32 more from the count was actually closed as of close 32 more from the count was actually closed as of close 34 mR. COUNCELL: No, so we are not taking 34 anything further. Again, we got a lengthy	10	just requires reasonable advance of the	10	MR. BOICOURT: Aye.
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. 16 MS. VERDERY: I'm sure we can confirm with 16 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 10 prefer not to do it on Wednesday because we 21 have a conflict. 21 MR. COUNCELL: Age. Okay. So we will 22 prefer not to do it on Wednesday because we 23 have a conflict. 24 Page 67 25 I MR. COUNCELL: So, again, it is the 26 pleasure of the rest of the Planning 27 commission. I am prepared to go either way. 28 So with that, we'll move forward with some type 29 of motion in some direction. 29 MS. VERDERY: I just want to note that the public record was actually closed as of close 29 of business yesterday. 30 MR. SALINAS: Chairman Councell. 31 MR. COUNCELL: Age. Okay. So we will 32 reconvene this part of the meeting next 33 thursday, 9:00 o'clock unless otherwise posted 34 on the County web site. I'm sorry for the 35 important, this is an important matter, so we will take the time. Mary Kay. 36 MS. VERDERY: I just want to note that the public record was actually closed as of close of business yesterday. 4 MS. VERDERY: I just want to note that the public record was actually closed as of close of business yesterday. 4 MS. VERDERY: And you have significant information to review and read. I'm not sure if— 4 MR. COUNCELL: No, so we are not taking anything further. Again, we got a lengthy letter from Armistead, Lee, Rust and Wright. I 4 do want to have the time to review that as well as some other information that was provided to us 4 was CHEZE: Eleventh. 4 MS. GHEZZI: At 9:00 o'clock. 5 MR. STRANNAHAN: I will second that. 6 MR. SCHINAS: Amy. 7 MR. COUNCELL: Okay. We have a motion and on the county web site. I'm sorry for the on this or Thursday, 9:00 o'clock. 8 MR. SPIES: Aye. 8 MR. SALINAS: Chairman Councell. 8 MR. COUNCELL: Okay. We have a motion and on the County web site. I'm sorry for the on the orther way. 8	11	meeting. So when we know the date, we would	11	MR. SALINAS: Commissioner Strannahan.
hours beforehand, that's too short. So we need fixed more lead time than that. MS. VERDERY: I'm sure we can confirm with fixed more lead time than that. MS. VERDERY: I'm sure we can confirm with fixed available. I'm not sure if you all are fixed available. I'm not sure if you all are fixed prefer not to do it on Wednesday because we fixed have a conflict. Page 67 MR. COUNCELL: Aye. Okay. So we will fixed prefer not to do it on Wednesday because we fixed have a conflict. Page 67 MR. COUNCELL: Aye. Okay. So we will fixed prefer not to do it on Wednesday because we fixed have a conflict. Page 67 MR. COUNCELL: Aye. Okay. So we will fixed have a conflict. Page 67 MR. COUNCELL: Aye. Okay. So we will fixed have a conflict. Page 67 MR. COUNCELL: Aye. Okay. So we will fixed have a conflict. MR. COUNCELL: Aye. Okay. So we will fixe	12	take steps to advertise that. That can't be,	12	MR. STRANNAHAN: Aye.
more lead time than that. MS. VERDERY: I'm sure we can confirm with 16 MS. VERDERY: I'm sure we can confirm with 16 MR. SPIES: Aye. MR. SALINAS: Chairman Councell. MR. COUNCELL: Aye. Okay. So we will reconvene this part of the meeting next Thursday, 9:00 o'clock unless otherwise posted on the County web site. I'm sorry for the Page 69 MR. COUNCELL: So, again, it is the 2 pleasure of the rest of the Planning 2 important, this is an important matter, so we will take the time. Mary Kay. MR. COUNCELL: So, again, but it is important, this is an important matter, so we will take the time. Mary Kay. MS. VERDERY: I just want to note that the public record was actually closed as of close of business yesterday. MR. COUNCELL: Correct. MS. GHEZZI: I motion that we decide 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 10 review materials recently obtained and for 11 legal counsel to review another set of 11 MR. COUNCELL: No, so we are not taking anything further. Again, we got a lengthy as the other Commissiones as well as some other information that was provided to us 17 MR. COUNCELL: Aye. MR. SALINAS: Chairman Councell. MR. A. COUNCELL: Aye. Okay. So we will reconvene this part of the meeting next Thursday, 9:00 o'clock unless otherwise posted on the County web site. I'm sorry for the Page 69 the County web site. I'm sorry for the Page 69 on the County web site. I'm sorry for the Page 69 on the County web site. I'm sorry for the Page 69 on the County web site. I'm sorry for the delay for all those. Again, but it is important matter, so we will take the time. Mary Kay. MS. VERDERY: I just want to note that the public record was actually closed as of close of business yesterday. MR. COUNCELL: Correct. MS. VERDERY: And you have significant information to review and read. I'm not sure if - 10 if	13	you know, just eight hours beforehand, even 24	13	MR. SALINAS: Mrs. Ghezzi.
MR. VERDERY: I'm sure we can confirm with the parks and rec whether this room is available. I'm not sure if you all are prefer not to do it on Wednesday because we have a conflict. Page 67 MR. COUNCELL: Aye. Okay. So we will reconvene this part of the meeting next Thursday, 9:00 o'clock unless otherwise posted on the County web site. I'm sorry for the Page 69 MR. COUNCELL: So, again, it is the pleasure of the rest of the Planning Commission. I am prepared to go either way. So with that, we'll move forward with some type of motion in some direction. MR. CHEZZI: I motion that we pardon me non-technical members. I motion that we decide at a later date, I believe that would be Thursday next week, giving us the time to review materials recently obtained and for loreview mat	14	hours beforehand, that's too short. So we need	14	MS. GHEZZI: Aye.
the parks and rec whether this room is available. I'm not sure if you all are prefer not to do it on Wednesday because we have a conflict. Page 67 MR. COUNCELL: Aye. Okay. So we will reconvene this part of the meeting next Thursday, 9:00 o'clock unless otherwise posted on the County web site. I'm sorry for the Page 69 MR. COUNCELL: So, again, it is the pleasure of the rest of the Planning Commission. I am prepared to go either way. So with that, we'll move forward with some type of motion in some direction. MR. GHEZZI: I motion that we - pardon me review materials recently obtained and for legal counsel to review another set of planning Commissions os that we might make a planning Commission so that we might make a final vote on this on Thursday, June. MR. COUNCELL: No, so we are not taking mR. COUNCELL: Aye. Okay. So we will mportant, this is an important matter, so we will take the time. Mary Kay. MS. VERDERY: I just want to note that the public record was actually closed as of close of business yesterday. MR. COUNCELL: Aye. Okay. We have a motion and MR. COUNCELL: Aye. Okay. So we will mportant, this is an important matter. MR. COUNCELL: Aye. Okay. We have a motion and MR. COUNCELL: Oyay. We have a motion and MR. COUNCELL: Oyay. We have any new	15	more lead time than that.	15	MR. SALINAS: Commissioner Spies.
18 Available. I'm not sure if you all are 19 available. I'm not sure if you all are 20 prefer not to do it on Wednesday because we 21 have a conflict. Page 67 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. 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. 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 20 meth County web site. I'm sorry for the 20 meth County web site. I'm sorry for the 21 Thursday, 9:00 o'clock unless otherwise posted on the County web site. I'm sorry for the 20 meth County web site. I'm sorry for the 21 Thursday, 9:00 o'clock unless otherwise posted on the County web site. I'm sorry for the 22 method on the County web site. I'm sorry for the 24 delay for all those. Again, but it is important, this is an important matter, so we will take the time. Mary Kay. MS. VERDERY: I just want to note that the public record was actually closed as of close of business yesterday. MR. COUNCELL: Correct. MR. COUNCELL: No, so we are not taking anything further. Again, we got a lengthy letter from Armistead, Lee, Rust and Wright. I do want to have the time to review that as well as the other Commissioners as well as some other information that was provided to us yesterday. MR. COUNCELL: At 9:00 o'clock. MR. COUNCELL: Okay. We have a motion and 20 new business. Mary Kay, do we have any new	16	MS. VERDERY: I'm sure we can confirm with	1 16	MR. SPIES: Aye.
19 available next maybe Thursday morning. Just 20 prefer not to do it on Wednesday because we 21 have a conflict. Page 67 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. 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. 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. COUNCELL: Okay. We have a motion and 20 mew business. Mary Kay, do we have any new	17	the parks and rec whether this room is	17	MR. SALINAS: Chairman Councell.
20 prefer not to do it on Wednesday because we 21 have a conflict. Page 67 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. 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. 15 MS. VERDERY: Eleventh. 16 MS. GHEZZI: At 9:00 o'clock. 17 yesterday. We want to make sure we give that adequate time. So thank you for your patience 19 in this matter. And with that, we'll move to new business. Mary Kay, do we have any new	18	available. I'm not sure if you all are	18	MR. COUNCELL: Aye. Okay. So we will
21 have a conflict. Page 67 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. 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. 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 mon the County web site. I'm sorry for the Page 69 Page 69 delay for all those. Again, but it is important, this is an important matter, so we will take the time. Mary Kay. 4 MS. VERDERY: I just want to note that the public record was actually closed as of close of business yesterday. 7 MR. COUNCELL: Correct. 8 MS. VERDERY: And you have significant information to review and read. I'm not sure if 11 MR. COUNCELL: No, so we are not taking 12 anything further. Again, we got a lengthy 13 eletter 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 other information that was provided to us yesterday. We want to make sure we give that adequate time. So thank you for your patience in this matter. And with that, we'll move to new business. Mary Kay, do we have any new	19	available next maybe Thursday morning. Just	19	reconvene this part of the meeting next
Page 67 MR. COUNCELL: So, again, it is the pleasure of the rest of the Planning Commission. I am prepared to go either way. MS. VERDERY: I just want to note that the public record was actually closed as of close of business yesterday. MS. VERDERY: And you have significant information to review and read. I'm not sure information to review and read. I'm not sure information to review and distribute those as well to the MS. VERDERY: I we want to note that the public record was actually closed as of close of business yesterday. MR. COUNCELL: Correct. MS. VERDERY: And you have significant information to review and read. I'm not sure informa	20	prefer not to do it on Wednesday because we	20	Thursday, 9:00 o'clock unless otherwise posted
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. 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. 15 MS. VERDERY: I want to note that the public record was actually closed as of close of business yesterday. 7 MR. COUNCELL: Correct. 8 MS. VERDERY: And you have significant information to review and read. I'm not sure if 10 if 11 legal counsel to review another set of 12 anything further. Again, we got a lengthy 13 Planning Commission so that we might make a 14 final vote on this on Thursday, June. 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 20 new business. Mary Kay, do we have any new	21	have a conflict.	21	on the County web site. I'm sorry for 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. 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. 15 MS. VERDERY: Eleventh. 16 MS. VERDERY: At 9:00 o'clock. 17 MR. COUNCELL: No, so we are not taking anything further. Again, we got a lengthy 18 do want to have the time to review that as well 19 MS. OUNCELL: At 9:00 o'clock. 10 other information that was provided to us 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 20 important, this is an important matter, so we will take the time. Mary Kay. 3 will take the time. Mary Kay. 4 MS. VERDERY: I just want to note that the public record was actually closed as of close of business yesterday. MR. COUNCELL: Correct. 4 MS. VERDERY: And you have significant information to review and read. I'm not sure information to review and read. I'm not sur		Page 67		Page 69
Commission. I am prepared to go either way. So with that, we'll move forward with some type of motion in some direction. MS. GHEZZI: I motion that we pardon me non-technical members. I motion that we decide at a later date, I believe that would be Thursday next week, giving us the time to review materials recently obtained and for legal counsel to review another set of planning Commission so that we might make a final vote on this on Thursday, June. MS. VERDERY: I just want to note that the public record was actually closed as of close of business yesterday. MR. COUNCELL: Correct. MS. VERDERY: And you have significant information to review and read. I'm not sure if MR. COUNCELL: No, so we are not taking anything further. Again, we got a lengthy letter from Armistead, Lee, Rust and Wright. I do want to have the time to review that as well as the other Commissioners as well as some MS. VERDERY: Eleventh. MS. VERDERY: and you have significant information to review and read. I'm not sure if 11 MR. COUNCELL: No, so we are not taking anything further. Again, we got a lengthy letter from Armistead, Lee, Rust and Wright. I do want to have the time to review that as well as the other Commissioners as well as some other information that was provided to us yesterday. We want to make sure we give that adequate time. So thank you for your patience in this matter. And with that, we'll move to new business. Mary Kay, do we have any new	1	MR. COUNCELL: So, again, it is the	1	delay for all those. Again, but it is
4 So with that, we'll move forward with some type 5 of motion in some direction. 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. 15 MS. VERDERY: And you have significant information to review and read. I'm not sure 10 anything further. Again, we got a lengthy 11 letter from Armistead, Lee, Rust and Wright. I 12 do want to have the time to review that as well 13 as the other Commissioners as well as some 14 other information that was provided to us 15 MS. GHEZZI: Eleventh. 16 MS. GHEZZI: At 9:00 o'clock. 17 yesterday. 18 adequate time. So thank you for your patience 19 MR. COUNCELL: Okay. We have a motion and 20 new business. Mary Kay, do we have any new	2	pleasure of the rest of the Planning	2	important, this is an important matter, so we
of motion in some direction. MS. GHEZZI: I motion that we pardon me non-technical members. I motion that we decide at a later date, I believe that would be Thursday next week, giving us the time to review materials recently obtained and for legal counsel to review another set of documents and distribute those as well to the Planning Commission so that we might make a Hinal vote on this on Thursday, June. MS. VERDERY: And you have significant information to review and read. I'm not sure materials recently obtained and for MR. COUNCELL: No, so we are not taking anything further. Again, we got a lengthy letter from Armistead, Lee, Rust and Wright. I do want to have the time to review that as well downt to have the time to review that as well as the other Commissioners as well as some other information that was provided to us yesterday. MR. COUNCELL: At 9:00 o'clock. MR. COUNCELL: Okay. We have a motion and MR. COUNCELL: Okay. We have a motion and MR. COUNCELL: Osay. We have an new business. Mary Kay, do we have any new	3	Commission. I am prepared to go either way.	3	will take the time. Mary Kay.
MS. GHEZZI: I motion that we pardon me non-technical members. I motion that we decide at a later date, I believe that would be Thursday next week, giving us the time to preview materials recently obtained and for legal counsel to review another set of documents and distribute those as well to the Planning Commission so that we might make a final vote on this on Thursday, June. MS. VERDERY: And you have significant information to review and read. I'm not sure if MR. COUNCELL: No, so we are not taking anything further. Again, we got a lengthy letter from Armistead, Lee, Rust and Wright. I do want to have the time to review that as well sa the other Commissioners as well as some other information that was provided to us yesterday. MS. GHEZZI: Eleventh. MS. GHEZZI: At 9:00 o'clock. MR. COUNCELL: At 9:00 o'clock. MR. STRANNAHAN: I will second that. MR. COUNCELL: Oney. We have a motion and of business yesterday. MR. COUNCELL: Correct. MR. COUNCELL: Correct. MR. COUNCELL: Correct. MR. COUNCELL: Correct. MR. COUNCELL: No, so we are not taking anything further. Again, we got a lengthy letter from Armistead, Lee, Rust and Wright. I do want to have the time to review that as well as the other Commissioners as well as some other information that was provided to us yesterday. We want to make sure we give that adequate time. So thank you for your patience in this matter. And with that, we'll move to new business. Mary Kay, do we have any new	4	So with that, we'll move forward with some type	4	MS. VERDERY: I just want to note that the
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. 15 MS. VERDERY: Eleventh. 16 MS. GHEZZI: Eleventh. 17 MR. COUNCELL: No, so we are not taking anything further. Again, we got a lengthy 18 do want to have the time to review that as well as some 19 MS. GHEZZI: Eleventh. 10 information to review and read. I'm not sure 10 information to review and read. I'm not sure 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 MS. GHEZZI: At 9:00 o'clock. 19 MR. STRANNAHAN: I will second that. 19 in this matter. And with that, we'll move to 20 MR. COUNCELL: Okay. We have a motion and 20 new business. Mary Kay, do we have any new	5	of motion in some direction.	5	public record was actually closed as of close
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. 15 MS. VERDERY: And you have significant 16 if 17 anything further. Again, we got a lengthy 18 letter from Armistead, Lee, Rust and Wright. I 19 do want to have the time to review that as well 19 as the other Commissioners as well as some 10 other information that was provided to us 11 yesterday. We want to make sure we give that 12 adequate time. So thank you for your patience 13 in this matter. And with that, we'll move to 14 new business. Mary Kay, do we have any new	6	MS. GHEZZI: I motion that we pardon me	6	of business yesterday.
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. 15 MS. VERDERY: Eleventh. 16 MS. GHEZZI: Eleventh. 17 MR. COUNCELL: No, so we are not taking 18 letter from Armistead, Lee, Rust and Wright. I 19 do want to have the time to review that as well 19 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 MS. GHEZZI: At 9:00 o'clock. 19 MR. STRANNAHAN: I will second that. 19 in this matter. And with that, we'll move to 20 MR. COUNCELL: Okay. We have a motion and 20 new business. Mary Kay, do we have any new	7	non-technical members. I motion that we decide	7	MR. COUNCELL: Correct.
review materials recently obtained and for legal counsel to review another set of legal counsel to review another set of mr. COUNCELL: No, so we are not taking legal counsel to review another set of mr. COUNCELL: No, so we are not taking legal counsel to review another set of mr. COUNCELL: No, so we are not taking legal counsel to review another set of mr. COUNCELL: No, so we are not taking legal counsel to review another set of mr. COUNCELL: No, so we are not taking legal counsel to review another set of mr. Councell: No, so we are not taking legal counsel to review another set of mr. Councell: No, so we are not taking legal counsel to review another set of mr. Councell: No, so we are not taking legal counsel to review another set of mr. Councell: No, so we are not taking legal counsel to review another set of mr. Councell: No, so we are not taking legal counsel to review another set of mr. Councell: No, so we are not taking legal counsel to review another set of mr. Councell: No, so we are not taking legal counsel to review that anything further. Again, we got a lengthy legal councell: No, so we are not taking mr. Councell: No, so we are not taking legal councell: No, so we are not taking legal councell: No, so we are not taking legal councell: No, so we are not taking mr. Councell: No, so we are not taking legal councell: No,	8	at a later date, I believe that would be	8	MS. VERDERY: And you have significant
legal counsel to review another set of documents and distribute those as well to the Planning Commission so that we might make a letter from Armistead, Lee, Rust and Wright. I legal counsel to review another set of mything further. Again, we got a lengthy letter from Armistead, Lee, Rust and Wright. I lett	9	Thursday next week, giving us the time to	9	information to review and read. I'm not sure
documents and distribute those as well to the Planning Commission so that we might make a letter from Armistead, Lee, Rust and Wright. I letter from Armistead, Lee, Rust and Wright. I do want to have the time to review that as well as the other Commissioners as well as some other information that was provided to us MS. GHEZZI: Eleventh. MS. GHEZZI: At 9:00 o'clock. MR. STRANNAHAN: I will second that. MR. COUNCELL: Okay. We have a motion and	10	review materials recently obtained and for	10	if
Planning Commission so that we might make a final vote on this on Thursday, June. MS. VERDERY: Eleventh. MS. GHEZZI: Eleventh. MR. COUNCELL: At 9:00 o'clock. MR. GHEZZI: At 9:00 o'clock. MR. STRANNAHAN: I will second that. MR. COUNCELL: Okay. We have a motion and	11	legal counsel to review another set of	11	MR. COUNCELL: No, so we are not taking
14 final vote on this on Thursday, June. 15 MS. VERDERY: Eleventh. 16 MS. GHEZZI: Eleventh. 16 MR. COUNCELL: At 9:00 o'clock. 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 20 new business. Mary Kay, do we have any new	12	documents and distribute those as well to the	12	anything further. Again, we got a lengthy
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 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	13	Planning Commission so that we might make a	13	letter from Armistead, Lee, Rust and Wright. I
MS. GHEZZI: Eleventh. MR. COUNCELL: At 9:00 o'clock. MR. GHEZZI: At 9:00 o'clock. MR. GHEZZI: At 9:00 o'clock. MR. STRANNAHAN: I will second that. MR. COUNCELL: Okay. We have a motion and 16 other information that was provided to us yesterday. We want to make sure we give that adequate time. So thank you for your patience in this matter. And with that, we'll move to new business. Mary Kay, do we have any new	14	final vote on this on Thursday, June.	14	do want to have the time to review that as well
MR. COUNCELL: At 9:00 o'clock. MS. GHEZZI: At 9:00 o'clock. MR. STRANNAHAN: I will second that. MR. COUNCELL: Okay. We have a motion and 17 yesterday. We want to make sure we give that adequate time. So thank you for your patience in this matter. And with that, we'll move to new business. Mary Kay, do we have any new	15	MS. VERDERY: Eleventh.	15	as the other Commissioners as well as some
MS. GHEZZI: At 9:00 o'clock. MR. STRANNAHAN: I will second that. MR. COUNCELL: Okay. We have a motion and 18 adequate time. So thank you for your patience in this matter. And with that, we'll move to new business. Mary Kay, do we have any new	16	MS. GHEZZI: Eleventh.	16	other information that was provided to us
MR. STRANNAHAN: I will second that. MR. COUNCELL: Okay. We have a motion and in this matter. And with that, we'll move to new business. Mary Kay, do we have any new	17	MR. COUNCELL: At 9:00 o'clock.	17	yesterday. We want to make sure we give that
20 MR. COUNCELL: Okay. We have a motion and 20 new business. Mary Kay, do we have any new	18	MS. GHEZZI: At 9:00 o'clock.	18	adequate time. So thank you for your patience
	19	MR. STRANNAHAN: I will second that.	19	in this matter. And with that, we'll move to
21 a second to postpone the application for the 21 business.	20	MR. COUNCELL: Okay. We have a motion and	20	new business. Mary Kay, do we have any new
	21	a second to postpone the application for the	21	business.

	Page 70		Page 72
1	MS. VERDERY: No, sir.	1	objective in the comprehensive plan. The
2	MR. COUNCELL: Okay. Discussion items.	2	village of Cordova, and I'm going to make this
3	One thing I've got, and this is more well,	3	presentation brief, you had a presentation
4	maybe I'll postpone it to Commission matters.	4	previously at the joint work session with the
5	So next we'll move to Staff matters.	5	County Council, but just some things to
6	Applicant, Department of Planning and Zoning,	6	remember. The village of Cordova is a little
7	agent Miguel Salinas, assistant planning	7	over 700 acres. It's about the same number of
8	officer. Recommendation to the County Council,	8	residents when you look at the designated
9	the draft Cordova Village Master Plan. Miguel.	9	census place population. And it is mostly
10	MR. SALINAS: Thank you. We're going to	10	agricultural. 63 percent of the land area
11	give this a second to get the presentation up	11	within the village boundary is either forested
12	on the screen.	12	or in agricultural use currently. After that,
13	MR. COUNCELL: I'm going to shift to the	13	then about 19 percent or so is residential. A
14	back of the room so I can see if that's okay.	14	little less than that is commercial uses. And
15	MR. SALINAS: So thank you, members of the	15	then less than that are institutional issues
16	Commission. I'm glad to be here today and the	16	such as schools and post offices and churches.
17	staff is glad to be here today to present the	17	The next slide. One before that. So these
18	Cordova Village master plan. This effort comes	18	village plans are designed to respond to future
19	from the comprehensive plan, which calls for	19	growth in villages to discuss and identify what
20	the development of the master plans in village	20	citizens and other important stakeholders
21	planning areas of Talbot County. Village	21	believe are the critical challenges and also to
	Page 71		Page 73
1	planning areas are those villages that are	1	discuss economic development, and in some cases
2	zoned village mixed and village hamlet. If you	2	redevelopment in a way that is compatible with
3	want to go to that slide. Next slide. We have	3	the character of these villages. There was an
4	22 villages in Talbot County. Our first two	1	and it are timed in a few this mantan alon
1	8	4	ambitious timeline for this master plan.
5	master plans that we have developed since the	5	Bellevue and Tilghman took a little bit longer
5	•		_
	master plans that we have developed since the	5	Bellevue and Tilghman took a little bit longer
6	master plans that we have developed since the comprehensive plan was approved in 2016 with	5 6	Bellevue and Tilghman took a little bit longer but we wanted to expedite the development of
6 7	master plans that we have developed since the comprehensive plan was approved in 2016 with the master plans for Bellevue and Tilghman. So	5 6 7	Bellevue and Tilghman took a little bit longer but we wanted to expedite the development of this plan. It started in July with our first
6 7 8	master plans that we have developed since the comprehensive plan was approved in 2016 with the master plans for Bellevue and Tilghman. So this is the first village master plan that we	5 6 7 8	Bellevue and Tilghman took a little bit longer but we wanted to expedite the development of this plan. It started in July with our first community event, actually it might have been
6 7 8 9	master plans that we have developed since the comprehensive plan was approved in 2016 with the master plans for Bellevue and Tilghman. So this is the first village master plan that we have drafted that is east of 50. And I'm glad	5 6 7 8 9	Bellevue and Tilghman took a little bit longer but we wanted to expedite the development of this plan. It started in July with our first community event, actually it might have been early August, and then the draft for the most
6 7 8 9 10	master plans that we have developed since the comprehensive plan was approved in 2016 with the master plans for Bellevue and Tilghman. So this is the first village master plan that we have drafted that is east of 50. And I'm glad for that. Because I think we have focused a	5 6 7 8 9	Bellevue and Tilghman took a little bit longer but we wanted to expedite the development of this plan. It started in July with our first community event, actually it might have been early August, and then the draft for the most part was completed at the end of December. The
6 7 8 9 10 11	master plans that we have developed since the comprehensive plan was approved in 2016 with the master plans for Bellevue and Tilghman. So this is the first village master plan that we have drafted that is east of 50. And I'm glad for that. Because I think we have focused a lot of effort, whether it's extension of sewer,	5 6 7 8 9 10	Bellevue and Tilghman took a little bit longer but we wanted to expedite the development of this plan. It started in July with our first community event, actually it might have been early August, and then the draft for the most part was completed at the end of December. The reason why we wanted to expedite this plan is
6 7 8 9 10 11 12	master plans that we have developed since the comprehensive plan was approved in 2016 with the master plans for Bellevue and Tilghman. So this is the first village master plan that we have drafted that is east of 50. And I'm glad for that. Because I think we have focused a lot of effort, whether it's extension of sewer, services, or whether it's economic incentives,	5 6 7 8 9 10 11 12	Bellevue and Tilghman took a little bit longer but we wanted to expedite the development of this plan. It started in July with our first community event, actually it might have been early August, and then the draft for the most part was completed at the end of December. The reason why we wanted to expedite this plan is because there have been potential economic
6 7 8 9 10 11 12 13	master plans that we have developed since the comprehensive plan was approved in 2016 with the master plans for Bellevue and Tilghman. So this is the first village master plan that we have drafted that is east of 50. And I'm glad for that. Because I think we have focused a lot of effort, whether it's extension of sewer, services, or whether it's economic incentives, zoning incentives and efforts on coastal	5 6 7 8 9 10 11 12 13	Bellevue and Tilghman took a little bit longer but we wanted to expedite the development of this plan. It started in July with our first community event, actually it might have been early August, and then the draft for the most part was completed at the end of December. The reason why we wanted to expedite this plan is because there have been potential economic development opportunities in the village of
6 7 8 9 10 11 12 13 14	master plans that we have developed since the comprehensive plan was approved in 2016 with the master plans for Bellevue and Tilghman. So this is the first village master plan that we have drafted that is east of 50. And I'm glad for that. Because I think we have focused a lot of effort, whether it's extension of sewer, services, or whether it's economic incentives, zoning incentives and efforts on coastal resiliency west of highway 50, but I'm glad we	5 6 7 8 9 10 11 12 13	Bellevue and Tilghman took a little bit longer but we wanted to expedite the development of this plan. It started in July with our first community event, actually it might have been early August, and then the draft for the most part was completed at the end of December. The reason why we wanted to expedite this plan is because there have been potential economic development opportunities in the village of Cordova, specifically on the old poultry site,
6 7 8 9 10 11 12 13 14 15	master plans that we have developed since the comprehensive plan was approved in 2016 with the master plans for Bellevue and Tilghman. So this is the first village master plan that we have drafted that is east of 50. And I'm glad for that. Because I think we have focused a lot of effort, whether it's extension of sewer, services, or whether it's economic incentives, zoning incentives and efforts on coastal resiliency west of highway 50, but I'm glad we were able to get out to the more agricultural	5 6 7 8 9 10 11 12 13 14 15	Bellevue and Tilghman took a little bit longer but we wanted to expedite the development of this plan. It started in July with our first community event, actually it might have been early August, and then the draft for the most part was completed at the end of December. The reason why we wanted to expedite this plan is because there have been potential economic development opportunities in the village of Cordova, specifically on the old poultry site, and we wanted to make sure that we had enough
6 7 8 9 10 11 12 13 14 15 16	master plans that we have developed since the comprehensive plan was approved in 2016 with the master plans for Bellevue and Tilghman. So this is the first village master plan that we have drafted that is east of 50. And I'm glad for that. Because I think we have focused a lot of effort, whether it's extension of sewer, services, or whether it's economic incentives, zoning incentives and efforts on coastal resiliency west of highway 50, but I'm glad we were able to get out to the more agricultural part of Talbot County and speak with the	5 6 7 8 9 10 11 12 13 14 15 16	Bellevue and Tilghman took a little bit longer but we wanted to expedite the development of this plan. It started in July with our first community event, actually it might have been early August, and then the draft for the most part was completed at the end of December. The reason why we wanted to expedite this plan is because there have been potential economic development opportunities in the village of Cordova, specifically on the old poultry site, and we wanted to make sure that we had enough feedback from the citizens and the stakeholders
6 7 8 9 10 11 12 13 14 15 16 17	master plans that we have developed since the comprehensive plan was approved in 2016 with the master plans for Bellevue and Tilghman. So this is the first village master plan that we have drafted that is east of 50. And I'm glad for that. Because I think we have focused a lot of effort, whether it's extension of sewer, services, or whether it's economic incentives, zoning incentives and efforts on coastal resiliency west of highway 50, but I'm glad we were able to get out to the more agricultural part of Talbot County and speak with the citizens in Cordova to come up with this plan.	5 6 7 8 9 10 11 12 13 14 15 16 17	Bellevue and Tilghman took a little bit longer but we wanted to expedite the development of this plan. It started in July with our first community event, actually it might have been early August, and then the draft for the most part was completed at the end of December. The reason why we wanted to expedite this plan is because there have been potential economic development opportunities in the village of Cordova, specifically on the old poultry site, and we wanted to make sure that we had enough feedback from the citizens and the stakeholders for the village of Cordova that could provide
6 7 8 9 10 11 12 13 14 15 16 17 18	master plans that we have developed since the comprehensive plan was approved in 2016 with the master plans for Bellevue and Tilghman. So this is the first village master plan that we have drafted that is east of 50. And I'm glad for that. Because I think we have focused a lot of effort, whether it's extension of sewer, services, or whether it's economic incentives, zoning incentives and efforts on coastal resiliency west of highway 50, but I'm glad we were able to get out to the more agricultural part of Talbot County and speak with the citizens in Cordova to come up with this plan. So we're hoping that the way that this plan is	5 6 7 8 9 10 11 12 13 14 15 16 17 18	Bellevue and Tilghman took a little bit longer but we wanted to expedite the development of this plan. It started in July with our first community event, actually it might have been early August, and then the draft for the most part was completed at the end of December. The reason why we wanted to expedite this plan is because there have been potential economic development opportunities in the village of Cordova, specifically on the old poultry site, and we wanted to make sure that we had enough feedback from the citizens and the stakeholders for the village of Cordova that could provide input into those economic redevelopment

	Training Comm		
	Page 74		Page 76
1	online at www.nextstep190.com. 190.com. You	1	housing, work, education, recreation and social
2	can pull up that village master plan there.	2	activity, and Cordova respect its past but
3	The plan itself is divided into four parts.	3	accepts change that promotes its health,
4	First is a basic introduction. The second are	4	traditional values and way of life." The I
5	some existing conditions in the village, which	5	would characterize the master plan as sort of a
6	help the planners and other people understand	6	light touch in terms of recommendations, which
7	what is currently happening. And then the	7	are very different that the previous two master
8	third are community issues. And the fourth are	8	plans we did. The Tilghman master plan is one
9	the plan recommendations under goals and	9	that is really characterized by a lot of
10	objectives and strategies. We had two	10	strategies centered on economic revitalization
11	community meetings. I think they were very	11	related to its maritime industry as well as
12	well attended in the Village of Cordova. On	12	issues related to attainable housing, among
13	page 27 of the master plan there is a really	13	other things. In Bellevue it was more focused
14	interesting issues matrix there that you can	14	on pedestrian improvements as well as
15	take a look at. It identifies the issues in	15	maintaining the historic character of Bellevue,
16	level of importance by certain key inputs	16	at least in historic areas of Bellevue, and
17	sources, such as key stakeholders or those that	17	also maintaining and revitalizing the historic
18	attended the event and participated in round	18	working waterfront properties. In the Village
19	tables, those who participated by input on	19	of Cordova, I think there was a lot of
20	display boards at the open houses. And if you	20	sentiment that they like the way things were in
21	take a look at that, you'll see how the issues	21	the Village of Cordova but there were a lot of
	Page 75		Page 77
1	are rated. And that factored into the	1	smaller things, I think, that they wanted to
2	development of the recommendations for the	2	see improve in the village to help the quality
3	village master plan. This is the vision	3	of life there and to help manage future growth.
4	statement that really came out of the comments	4	It was a really for the consultants, RK&K,
5	and breakout groups that were at the first	5	who helped us with the plan, I think it was
6	community meeting in the Village of Cordova.	6	really for them a challenge to determine how to
7	TI ' ' ' 11' ' 11 ' 1		
1	I'm just going to read it really quick.	7	balance the need that we don't want a lot of
8	"Cordova village is a small, quiet mixed close	7 8	
8 9			balance the need that we don't want a lot of
	"Cordova village is a small, quiet mixed close	8	balance the need that we don't want a lot of change here, we like the way things are, we
9	"Cordova village is a small, quiet mixed close nit, diverse community of homes and businesses	8 9	balance the need that we don't want a lot of change here, we like the way things are, we appreciate our community, it's peacefulness,
9 10	"Cordova village is a small, quiet mixed close nit, diverse community of homes and businesses set among a picturesque working landscape of	8 9 10	balance the need that we don't want a lot of change here, we like the way things are, we appreciate our community, it's peacefulness, but there are things they identified as issues
9 10 11	"Cordova village is a small, quiet mixed close nit, diverse community of homes and businesses set among a picturesque working landscape of farms and natural areas. Cordova is convenient	8 9 10 11	balance the need that we don't want a lot of change here, we like the way things are, we appreciate our community, it's peacefulness, but there are things they identified as issues and I think the consultants did a good job of
9 10 11 12	"Cordova village is a small, quiet mixed close nit, diverse community of homes and businesses set among a picturesque working landscape of farms and natural areas. Cordova is convenient to the busy bustling outside world but is a	8 9 10 11 12	balance the need that we don't want a lot of change here, we like the way things are, we appreciate our community, it's peacefulness, but there are things they identified as issues and I think the consultants did a good job of capturing that. The village master plan
9 10 11 12 13	"Cordova village is a small, quiet mixed close nit, diverse community of homes and businesses set among a picturesque working landscape of farms and natural areas. Cordova is convenient to the busy bustling outside world but is a respite from it. A traditional and safe place	8 9 10 11 12 13	balance the need that we don't want a lot of change here, we like the way things are, we appreciate our community, it's peacefulness, but there are things they identified as issues and I think the consultants did a good job of capturing that. The village master plan includes a conceptual plan that is really
9 10 11 12 13 14	"Cordova village is a small, quiet mixed close nit, diverse community of homes and businesses set among a picturesque working landscape of farms and natural areas. Cordova is convenient to the busy bustling outside world but is a respite from it. A traditional and safe place where families, neighbors, farmers, and	8 9 10 11 12 13 14	balance the need that we don't want a lot of change here, we like the way things are, we appreciate our community, it's peacefulness, but there are things they identified as issues and I think the consultants did a good job of capturing that. The village master plan includes a conceptual plan that is really defined as the heart of Cordova Village. It's
9 10 11 12 13 14 15	"Cordova village is a small, quiet mixed close nit, diverse community of homes and businesses set among a picturesque working landscape of farms and natural areas. Cordova is convenient to the busy bustling outside world but is a respite from it. A traditional and safe place where families, neighbors, farmers, and businesses look out for one another and promote	8 9 10 11 12 13 14 15	balance the need that we don't want a lot of change here, we like the way things are, we appreciate our community, it's peacefulness, but there are things they identified as issues and I think the consultants did a good job of capturing that. The village master plan includes a conceptual plan that is really defined as the heart of Cordova Village. It's where the old train depot used to be and now is
9 10 11 12 13 14 15 16	"Cordova village is a small, quiet mixed close nit, diverse community of homes and businesses set among a picturesque working landscape of farms and natural areas. Cordova is convenient to the busy bustling outside world but is a respite from it. A traditional and safe place where families, neighbors, farmers, and businesses look out for one another and promote community. Cordova is open to well planned	8 9 10 11 12 13 14 15 16	balance the need that we don't want a lot of change here, we like the way things are, we appreciate our community, it's peacefulness, but there are things they identified as issues and I think the consultants did a good job of capturing that. The village master plan includes a conceptual plan that is really defined as the heart of Cordova Village. It's where the old train depot used to be and now is a lot that I believe is owned by the State of
9 10 11 12 13 14 15 16 17	"Cordova village is a small, quiet mixed close nit, diverse community of homes and businesses set among a picturesque working landscape of farms and natural areas. Cordova is convenient to the busy bustling outside world but is a respite from it. A traditional and safe place where families, neighbors, farmers, and businesses look out for one another and promote community. Cordova is open to well planned change that promotes jobs and economic	8 9 10 11 12 13 14 15 16 17	balance the need that we don't want a lot of change here, we like the way things are, we appreciate our community, it's peacefulness, but there are things they identified as issues and I think the consultants did a good job of capturing that. The village master plan includes a conceptual plan that is really defined as the heart of Cordova Village. It's where the old train depot used to be and now is a lot that I believe is owned by the State of Maryland. It also has the recycling collection
9 10 11 12 13 14 15 16 17 18	"Cordova village is a small, quiet mixed close nit, diverse community of homes and businesses set among a picturesque working landscape of farms and natural areas. Cordova is convenient to the busy bustling outside world but is a respite from it. A traditional and safe place where families, neighbors, farmers, and businesses look out for one another and promote community. Cordova is open to well planned change that promotes jobs and economic activity. Cordova offers diverse opportunities	8 9 10 11 12 13 14 15 16 17 18	balance the need that we don't want a lot of change here, we like the way things are, we appreciate our community, it's peacefulness, but there are things they identified as issues and I think the consultants did a good job of capturing that. The village master plan includes a conceptual plan that is really defined as the heart of Cordova Village. It's where the old train depot used to be and now is a lot that I believe is owned by the State of Maryland. It also has the recycling collection center there. And there were many residents

this slide of that spot. You can see the recycling collection bins off to the left. You can see Railroad Avenue in the background and in the foreground is Cordova Road. And that's what it looks like today. But if you go to the conceptual plan, which is the next slide, you can see that the consultants have drawn a conceptual plan in the master plan that either proposes to relocate the recycling bins offsite, somewhere else, or to shift them to the northeast I think that's northeast, shift them to the northeast and screen them. There were a lot of complaints during the master plan process that that collection center sometimes is unsightly, that there are things fel eft outside on the ground by the collection bins, and a lot of times they are overflowing. recycling collection bins off to the left. You sidewalks since they opened, so p purpose of having these kind of g is to slow traffic down a little bit. corridor. The master plan include rocatova, there are a cons rocatova consendations for an overla allows for smaller lots and sizes a landysis of the average setback, fr the average side setback, the average side setback side average side setback, the average side setback side average side setback side average side setback side average side setback side average side setb	art of the ateways also There your field siderable ough that es suggestions ay zone that and setbacks, as did an cont setback,
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. 2 sidewalks since they opened, so p 2 sidewalks since they opened, so p 3 purpose of having these kind of g 4 is to slow traffic down a little bit. 5 is, from what we observed during 6 visits to Cordova, there are a cons 7 number of vehicles that speed thre 6 corridor. The master plan include 7 or recommendations for an overla 8 allows for smaller lots and sizes a 11 because they did the consultant 12 analysis of the average setback, fr 13 the average side setback, the average sometimes is unsightly, that there are things 15 smaller than what the EM zoning 16 left outside on the ground by the collection 17 purpose of having these kind of g 18 is to slow traffic down a little bit. 19 purpose of having these kind of g 10 sits to Slow traffic down a little bit. 10 sits to Slow traffic down a little bit. 10 sit, from what we observed during 10 recommendations for an overla 11 allows for smaller lots and sizes a 11 because they did the consultant 12 analysis of the average setback, fr 13 the average side setback, the average side setback of the averag	art of the ateways also There your field siderable ough that es suggestions ay zone that and setbacks, as did an cont setback,
can see Railroad Avenue in the background and in the foreground is Cordova Road. And that's what it looks like today. But if you go to the conceptual plan, which is the next slide, you can see that the consultants have drawn a conceptual plan in the master plan that either proposes to relocate the recycling bins offsite, somewhere else, or to shift them to the northeast I think that's northeast, shift them to the northeast and screen them. There were a lot of complaints during the master plan process that that collection center sometimes is unsightly, that there are things left outside on the ground by the collection bins, and a lot of times they are overflowing. The propose of having these kind of go is to slow traffic down a little bit. is to slow traffic down is the store training traffic down is stored.	There your field siderable ough that es suggestions by zone that and setbacks, s did an ront setback,
in the foreground is Cordova Road. And that's what it looks like today. But if you go to the conceptual plan, which is the next slide, you can see that the consultants have drawn a conceptual plan in the master plan that either proposes to relocate the recycling bins offsite, somewhere else, or to shift them to the northeast I think that's northeast, shift them to the northeast and screen them. There were a lot of complaints during the master plan process that that collection center sometimes is unsightly, that there are things left outside on the ground by the collection the northeast of times they are overflowing. is to slow traffic down a little bit. is, from what we observed during visits to Cordova, there are a construction and survey and number of vehicles that speed three corridor. The master plan include corridor. The master plan include analysis for smaller lots and sizes a lot of complaints during the lot allows for smaller lots and sizes a lot analysis of the average setback, from the average side setback, the average side setback, the average side setback, the average setback and lot of times they are overflowing. lot allows for smaller lots and sizes a lot of complaints during the lot analysis of the average setback, from the average side setback, the average side setback are the master plan process that that collection center lot analysis of the average side setback, the average side setback, the average side setback, the average side setback, the average side setback are the master plan process that the collection center lot analysis of the average side setback, the average side setback, the average side setback, the average side setback are the master plan process that the collection center in Cordova, found that those average side setback are the master plan process that the collection	There cour field siderable ough that es suggestions ay zone that and setbacks, s did an ront setback,
what it looks like today. But if you go to the conceptual plan, which is the next slide, you can see that the consultants have drawn a conceptual plan in the master plan that either proposes to relocate the recycling bins offsite, somewhere else, or to shift them to the northeast I think that's northeast, shift them to the northeast and screen them. There were a lot of complaints during the master plan process that that collection center sometimes is unsightly, that there are things left outside on the ground by the collection tinched sis, from what we observed during visits to Cordova, there are a cons number of vehicles that speed three corridor. The master plan include corridor. The master plan include no recommendations for an overla allows for smaller lots and sizes a land lot of consultant the average side setback, the average side setback, the average side setback, the average sometimes is unsightly, that there are things smaller than what the EM zoning left outside on the ground by the collection lot in Cordova, found that those average setback actually includes, but there are als range of sizes of lots for example	our field siderable ough that es suggestions by zone that and setbacks, s did an cont setback,
can see that the consultants have drawn a conceptual plan in the master plan that either proposes to relocate the recycling bins offsite, somewhere else, or to shift them to the northeast I think that's northeast, shift them to the northeast and screen them. There were a lot of complaints during the master plan process that that collection center sometimes is unsightly, that there are things left outside on the ground by the collection to a visits to Cordova, there are a construction number of vehicles that speed through the corridor. The master plan includes corridor. The master plan includes or recommendations for an overlation allows for smaller lots and sizes at the northeast I think that's northeast, analysis of the average setback, from the average side setback, the average side setback, the average sometimes is unsightly, that there are things smaller than what the EM zoning actually includes, but there are als transported for the consultant and sizes of lots for example actually includes, but there are als	ough that es suggestions by zone that and setbacks, s did an eront setback,
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 in umber of vehicles that speed throw corridor. The master plan includes 18 corridor. The master plan includes 19 or recommendations for an overlate allows for smaller lots and sizes at 10 allows for smaller lots and sizes at 11 because they did the consultant 12 analysis of the average setback, from the average side setback, the average side setback, the average side setback, the average setback in Cordova, found that those average setback	ough that es suggestions ay zone that and setbacks, es did an ront setback,
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. 8 corridor. The master plan includes 9 or recommendations for an overla 10 allows for smaller lots and sizes a 11 because they did the consultant 12 analysis of the average setback, fr 13 the average side setback, the average setback in Cordova, found that those average setback is actually includes, but there are alse actually includes actually includes.	es suggestions ny zone that and setbacks, s did an ront setback,
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. 9 or recommendations for an overlate allows for smaller lots and sizes at 10 allows for smaller lots and sizes at 11 because they did the consultant 12 analysis of the average setback, from 12 analysis of the average setback, the average side setback, the average side setback, the average setback in Cordova, found that those average setback in Cordova,	ny zone that and setbacks, s did an ront setback,
offsite, somewhere else, or to shift them to the northeast I think that's northeast, shift them to the northeast and screen them. There were a lot of complaints during the master plan process that that collection center sometimes is unsightly, that there are things left outside on the ground by the collection the northeast and screen them. 12 analysis of the average setback, fr the average side setback, the average side setback, the average setback, the average side setback, the average side setback, the average side setback, the average setback, the average side setback, the average side setback, the average setback, the average side setback, the average setback, the average side setback, the average side setback, the average side setback, the average setback, the average side setback side side setback, the average side setback side side setback side side setback side side side side side setback side side side side side side side side	and setbacks, as did an ront setback,
the northeast I think that's northeast, shift them to the northeast and screen them. There were a lot of complaints during the master plan process that that collection center sometimes is unsightly, that there are things left outside on the ground by the collection line because they did the consultant analysis of the average setback, fr the average side setback, the average side setback aver	s did an
shift them to the northeast and screen them. There were a lot of complaints during the master plan process that that collection center sometimes is unsightly, that there are things left outside on the ground by the collection bins, and a lot of times they are overflowing. 12 analysis of the average setback, from the average side setback, the average side setback, the average side setback, the average setback, from the average side setback, the average setback, from the average setback, from the average side setback, from the average side setback, the average setback, from the average side setback, the average side setback side side side side setback side side side setback side side side side side side side side	ront setback,
There were a lot of complaints during the master plan process that that collection center sometimes is unsightly, that there are things left outside on the ground by the collection loss, and a lot of times they are overflowing.	
master plan process that that collection center sometimes is unsightly, that there are things left outside on the ground by the collection bins, and a lot of times they are overflowing. 14 in Cordova, found that those average smaller than what the EM zoning actually includes, but there are also range of sizes of lots for example	age lot sizes
sometimes is unsightly, that there are things left outside on the ground by the collection loss, and a lot of times they are overflowing. 15 smaller than what the EM zoning actually includes, but there are als range of sizes of lots for example	
left outside on the ground by the collection 16 actually includes, but there are als 17 bins, and a lot of times they are overflowing. 17 range of sizes of lots for example	ages are
bins, and a lot of times they are overflowing. 17 range of sizes of lots for example	district
	so a wide
So that's the purpose of the screen. The plan 18 And so an overlay zone can help of	as well.
	create bulk
19 also talks about in this village center a mid 19 requirements that are unique to the	e Village of
20 block crossing right over Cordova Road, which 20 Cordova. The village master plan	ı has strategy
21 would could potentially lead to a new a 21 recommendations related to altern	native design
Page 79	Page 81
1 path to a new park connection to the existing 1 options that could be included in t	the overlay
2 park in the Village of Cordova. It also 2 district. And in the village mixed	zoning
3 displays spread parking spaces right alongside 3 district, you can have buildings ov	ver 5,000
4 Railroad Avenue for vehicles to park and as 4 square feet, commercial buildings	, but only by
5 well as a small closet that would be in the 5 special exception. And the master	r plan notes
6 middle of that block. It shows or it describes 6 that there are existing buildings cu	arrently in
7 a bus shelter that could be there for the 7 the village that are over 5,000 squ	are feet and
8 existing bus that, I can't remember what route 8 that number might be a little bit to	oo low and
9 it is, but for that bus to actually stop and 9 perhaps adjusting that number as p	part of the
pick up bus riders. And also additional 10 overlay district. Finally the master	er plan has
11 landscaping around that center. The master 11 recommendations related to infras	structure,
plan also talks about certain gateways at entry 12 safety and circulation, including e	exploring
	elp create
points into the village, and so there is a public sewer options that would h	itional
points into the village, and so there is a public sewer options that would h diagram or a graphic in there that shows where 14 smaller lots that are more the trade	
	/a. Also
diagram or a graphic in there that shows where 14 smaller lots that are more the trade	
diagram or a graphic in there that shows where the potential gateways could be and enhanced by the potential gateways could be and enhanced by the potential gateways could be and enhanced by	r business
diagram or a graphic in there that shows where the potential gateways could be and enhanced by signage. Other types of well, signage and signage and signage are good for	r business velopment, and
diagram or a graphic in there that shows where the potential gateways could be and enhanced by signage. Other types of well, signage and landscaping and other types of unique smaller lots that are more the trade character of the Village of Cordov public sewer systems are good for attraction, development and redev	r business relopment, and sing that
diagram or a graphic in there that shows where the potential gateways could be and enhanced by signage. Other types of well, signage and landscaping and other types of unique lidentifiers that signify that you're entering smaller lots that are more the trade character of the Village of Cordov public sewer systems are good for attraction, development and redev also for the type of attainable hour	r business relopment, and sing that he scale of

			,
	Page 82		Page 84
1	that, that's the end of my presentation. I	1	community to go through it. Sometimes as a
2	know you had a detailed presentation from the	2	community and sometimes, you know, even as a
3	consultants a few months back. And I'm open	3	Commissioner up here you can feel like things
4	for questions or discussion on the master plan.	4	are moving forward in your home town or home
5	MR. COUNCELL: Sure. Any comments,	5	community that you don't have any control or
6	questions. Mr. Strannahan.	6	input on. So to give multiple opportunities
7	MR. STRANNAHAN: I don't have any at this	7	for the community to put input into something
8	time.	8	this early of a stage is very valuable. And
9	MR. COUNCELL: Ms. Ghezzi.	9	now the charge for us is to take those comments
10	MS. GHEZZI: Miguel or Mr. Salinas. I	10	and take this plan and make sure we live up to
11	had a question. We were also provided a	11	the standard that the community put into the
12	concern about pedestrian trail. I wonder if	12	plan. As we move forward, especially someone
13	you could comment on that.	13	like me that's opinionated, you know, may have
14	MR. SALINAS: Sure. There is an old rail	14	some different visions or different ideas about
15	bed that goes through the Village of Cordova.	15	what I would like to see in my home town. Why
16	Whether I know there have been previous	16	this is such a good process in my mind is the
17	discussions about conversion of that old rail	17	whole community came together and this is kind
18	bed to a pedestrian or bike trail. And we	18	of a community's plan to move forward in the
19	didn't want to in the village master plan not	19	future. And that's very helpful for someone
20	respond to that. So should that ever be	20	that me sits on a commission like this to have
21	converted to a rails to trails, there could be	21	a document that tells me, you know, to some
	Page 83		Page 85
1	opportunities to incorporate that into the	1	level what the community is looking for and how
2	village center. Currently the County has	2	they want their community to be developed. So
3	contracted with State DNR as well as the	3	I appreciate it. It's going to be very helpful
4	National Parks Service Rails to Trails program	4	and I look forward to seeing other communities
5	to study the feasibility of a rails to trails,	5	and other small villages and hamlets do the
6	much larger rails to trails along that old rail	6	same thing because it will be a nice tool and
7	bed that would be called the Frederick Douglass	7	
8		7	document for us to have moving forward in the
9	Trail. And so they are doing a scoping study	8	document for us to have moving forward in the future. So thank you for your work.
	Trail. And so they are doing a scoping study on that, they are looking at feasibility, they		
10		8	future. So thank you for your work.
10 11	on that, they are looking at feasibility, they	8 9	future. So thank you for your work. MR. COUNCELL: I would echo those
	on that, they are looking at feasibility, they are looking at potential issues, and I believe	8 9 10	future. So thank you for your work. MR. COUNCELL: I would echo those comments, Miguel. Also, I think it's going to
11	on that, they are looking at feasibility, they are looking at potential issues, and I believe there is also community outreach events that	8 9 10 11	future. So thank you for your work. MR. COUNCELL: I would echo those comments, Miguel. Also, I think it's going to be imperative as we look to the future of
11 12	on that, they are looking at feasibility, they are looking at potential issues, and I believe there is also community outreach events that are also included in the scope of their work.	8 9 10 11 12	future. So thank you for your work. MR. COUNCELL: I would echo those comments, Miguel. Also, I think it's going to be imperative as we look to the future of Cordova, we talked about that overlay zone, and
11 12 13	on that, they are looking at feasibility, they are looking at potential issues, and I believe there is also community outreach events that are also included in the scope of their work. But the long and short of it is nothing has	8 9 10 11 12 13	future. So thank you for your work. MR. COUNCELL: I would echo those comments, Miguel. Also, I think it's going to be imperative as we look to the future of Cordova, we talked about that overlay zone, and I think that we're going to need that to make
11 12 13 14	on that, they are looking at feasibility, they are looking at potential issues, and I believe there is also community outreach events that are also included in the scope of their work. But the long and short of it is nothing has been decided on that. But we didn't not want	8 9 10 11 12 13	future. So thank you for your work. MR. COUNCELL: I would echo those comments, Miguel. Also, I think it's going to be imperative as we look to the future of Cordova, we talked about that overlay zone, and I think that we're going to need that to make things work and to make the most efficient use
11 12 13 14 15	on that, they are looking at feasibility, they are looking at potential issues, and I believe there is also community outreach events that are also included in the scope of their work. But the long and short of it is nothing has been decided on that. But we didn't not want to at least address it in some way in the plan,	8 9 10 11 12 13 14 15	future. So thank you for your work. MR. COUNCELL: I would echo those comments, Miguel. Also, I think it's going to be imperative as we look to the future of Cordova, we talked about that overlay zone, and I think that we're going to need that to make things work and to make the most efficient use of the land that's located within the village.
11 12 13 14 15 16	on that, they are looking at feasibility, they are looking at potential issues, and I believe there is also community outreach events that are also included in the scope of their work. But the long and short of it is nothing has been decided on that. But we didn't not want to at least address it in some way in the plan, although we feel it's addressed in a very	8 9 10 11 12 13 14 15	future. So thank you for your work. MR. COUNCELL: I would echo those comments, Miguel. Also, I think it's going to be imperative as we look to the future of Cordova, we talked about that overlay zone, and I think that we're going to need that to make things work and to make the most efficient use of the land that's located within the village. I have no further comments.
11 12 13 14 15 16 17	on that, they are looking at feasibility, they are looking at potential issues, and I believe there is also community outreach events that are also included in the scope of their work. But the long and short of it is nothing has been decided on that. But we didn't not want to at least address it in some way in the plan, although we feel it's addressed in a very limited fashion.	8 9 10 11 12 13 14 15 16 17	future. So thank you for your work. MR. COUNCELL: I would echo those comments, Miguel. Also, I think it's going to be imperative as we look to the future of Cordova, we talked about that overlay zone, and I think that we're going to need that to make things work and to make the most efficient use of the land that's located within the village. I have no further comments. MS. GHEZZI: I wondered also what the
11 12 13 14 15 16 17 18	on that, they are looking at feasibility, they are looking at potential issues, and I believe there is also community outreach events that are also included in the scope of their work. But the long and short of it is nothing has been decided on that. But we didn't not want to at least address it in some way in the plan, although we feel it's addressed in a very limited fashion. MR. COUNCELL: Commissioner Spies.	8 9 10 11 12 13 14 15 16 17 18	future. So thank you for your work. MR. COUNCELL: I would echo those comments, Miguel. Also, I think it's going to be imperative as we look to the future of Cordova, we talked about that overlay zone, and I think that we're going to need that to make things work and to make the most efficient use of the land that's located within the village. I have no further comments. MS. GHEZZI: I wondered also what the status was of the American Salmon aquaculture.

Page 86 1 get an update soon on that. But regardless, we 2 don's –1 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. 18 MS. GHEZZI: Well, thank you. And I 18 19 commend you and the staff for bringing the 20 community together and getting everyone's 21 input. I know the outreach there was 21 organizing that and we were extremely pleased 3 with the attendance. 4 Well of the projects. I was of make you for that. 5 MR. SALINAS: Thank you. We were thrilled 6 with the attendance. 6 With the attendance. 7 Would get, but RK&K did a great jol I think in 8 Were a delight in the were, attending 10 MR. COUNCELL: Commissioner Boicourt, are 11 you still with us. 12 In wonderful. Such an easy – honestly things 18 were a delight in the process. I thought it 19 wonderful. Such an easy – honestly things 18 were a delight in the process. I thought it 19 was just great. And I think there 10 great job, I think the all fold a great. I 20 great job, I think the salf did a great. I 21 know that Chip knew I was as fan of rail 22 that that is conceptual. Because I think there				
2		Page 86		Page 88
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 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. 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 21 repetitive to ensure that as many people came 22 together as possible and that you reached out 23 so thank you for that. 24 So thank you for that. 25 MR. SALINAS: Thank you. We were thrilled 26 with the attendance. 27 would get, but RK&K did a great job I think in 28 organizing that and we were extremely pleased 39 with the attendance. 40 MR. SOLINCET: Commissioner Boicourt, are 11 you still with us. 12 MR. BOLCOURT: 1 am. And I want to echo 13 Paul and Lisa's praise for this process. I was 14 wonderful. Such an easy – honesty things 16 were legitimate concerns. The henefits listed in the permission, to attend the mectings when some of these (inaudible). The concerns they bring up war just great. And I think that RK&K did a great I 20 great job, I think the staff did a great. I 21 MR. COUNCELL: And I think it is important 22 war just great. And I think that RK&K did a great. I 23 was volunteer Chip and II. Dak her some in the permission, to attend the mectings when some of these (inaudible). The concerns they bring up man leaft than better file in the permission. 25 these (inaudible). The concerts they are a delight in the process. I thought that was 26 the potential benefits listed in the master plan. The measures that ca	1	get an update soon on that. But regardless, we	1	trails, if I can address that briefly, and
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. 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 22 to them in many types of ways to ensure that. 3 So thank you for that. 4 So thank you for that. 5 MR. SALINAS: Thank you. We were thrilled 6 with the attendance. We didn't know what we would get, but RR-KR did a great job. I think the all were, attending 19 Page 10 MR. COUNCELL: Commissioner Boicourt, are 10 you still with us. 11 Pal and Lisa's praise for this process. I was 11 Pal and Lisa's praise for this process. I was 12 wonderful. Such an easy – honestly things 14 were a delight in the process. I thought it 15 was just great, And I think that RK-RK did a 16 great job, I think the staff did a great. I 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-RK did a 19 great job, I think the staff did a great. I	2	don't I think we don't want to lose the	2	brought to me the concerns. And so what I did
these (inaudible). The concerns they bring up wire legitimate concerns. The benefits listed in the master plan are also substantial. So the idea is can these concerns be addressed and other master plan are also substantial. So the idea is can these concerns be addressed and other master plan are also substantial. So the idea is can these concerns be addressed and other master plan are also substantial. So the idea is can these concerns be addressed and other master plan are also substantial. So the idea is can these concerns be addressed and other master plan are also substantial. So the idea is can these concerns be addressed and other master plan are also substantial. So the idea is can these concerns be addressed and other master plan are also substantial. So the idea is can these concerns be addressed and other master plan are also substantial. So the idea is can these concerns be addressed and other master plan are also substantial. So the idea is can these concerns be addressed and other master plan are also substantial. So the idea is can these concerns be addressed and other master plan are also substantial. So the idea is can these concerns be addressed and other master plan are also substantial. So the idea is can these concerns be addressed and other master plan are also substantial. So the idea is can these concerns be addressed and other master plan are also substantial. So the idea is can these concerns be addressed and other master plan are also substantial. So the idea is can these concerns be addressed and other master plan are also substantial. So the idea is can these concerns be addressed and other master plan are also substantial. So the idea is can these concerns be addressed and other master plan are also substantial. So the idea is can these concerns be addressed and other master plan are also substantial. So the idea is can these concerns be addressed and other master plan are also substantial. So the idea is can these concerns be addressed and other master plan are also substantial. So	3	opportunity to be able to identify the right	3	was volunteer Chip and I, totally asked his
site. It is, was, much like Tilghman Packing Company was the center of employment for Tilghman, the Allen Harim property was the center of employment for Cordova. And it did sustain, for a population of 750 people or so, it sustained a couple businesses there that no longer exist. And so it is important for us. So I'm sure we will be having further discussions with the investors of that project to determine its status and other ways, you know, in what ways we can help facilitate redevelopment of that site. MS. GHEZZI: Well, thank you. And I community together and getting everyone's input. I know the outreach there was Page 87 repetitive to ensure that as many people came to them in many types of ways to ensure that. So thank you for that. So thanks: Thank you. We were thrilled with the attendance. We didn't know what we would get, but RK&K did a great job, I think the staff of ordova. And it id MR. COUNCELL: Commissioner Boicourt, are you still with us. MR. COUNCELL: Commissioner Boicourt, are you still with us. MR. COUNCELL: Commissioner Boicourt, are you still with us. MR. COUNCELL: Commissioner Boicourt, are you still with us. MR. COUNCELL: And I think there are sugested that when I ride the bike and also when I drive cars, there are ways of handling. Having done all that, I think these are concerns are legitimate and it's good to bring them up earlier than later. So anyway, I this is great plan and I'm proud of the staff for doing it. MR. COUNCELL: Bill, thanks for Page 80 Volunteering me. I actually did have a few moments of spare time coming up at some point. So thanks. So, Miguel, are we looking for any formal action today. MR. SALINAS: None today. We just wanted to have discussion, if there are questions on the master plan. You know, open-ended discussion, if there are questions on the master plan are also substantial. So the and through a the subsequent meeting that we'll have ait he master plan are also substantial. So the done. I'm point. MR. SALINAS: None today. MR. BOICOURT: I am. And	4	kind of use and the right kind of zoning	4	permission, to attend the meetings when some of
Tilghman, the Allen Harim property was the center of employment for Tilghman, the Allen Harim property was the center of employment for Cordova. And it did sustain, for a population of 750 people or so, 10 sustain, for a population of 750 people or so, 11 it sustained a couple businesses there that no 11 It is 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 13 urban areas. And there are some conflicts and 15 to determine its status and other ways, you 15 also when I drive cars, there are ways of 16 know, in what ways we can help facilitate 16 handling. Having done all that, I think these 17 redevelopment of that site. 17 commend you and the staff for bringing the 20 community together and getting everyone's 21 input. I know the outreach there was 21 repetitive to ensure that as many people came 22 together as possible and that you reached out 3 to them in many types of ways to ensure that. 3 So thanks. So, Miguel, are we looking for any 4 formal action today. 3 Win the attendance. We didn't know what we would get, but RK&K did a great job I think in organizing that and we were extremely pleased with the attendance. We didn't know what we would get, but RK&K did a great job I think in overwhelmed, I think we all were, attending 15 those meetings to see first of all the numbers 16 moderal Lake All want to echo 17 wonderful. Such an easy – honestly things 17 was just great. And I think kit at Sa Paula and Lisas praise for this process. I though it 19 was just great. And I think kit at R&K did a great i 10 great job, I think the staff did a great. I 20 great job, I think the staff did a great. I 20 great job, I think the staff did a great. I 20 great job, I think the staff did a great. I 20 great job, I think the staff did a great. I 20 great job, I think	5	regulation to make redevelopment happen on that	5	these (inaudible). The concerns they bring up
Tilghman, the Allen Harim property was the center of employment for Cordova. And it did sustain, for a population of 750 people or so, lit is ustained a couple businesses there that no lit sustained a couple businesses there that no lit sustained a couple businesses there that no lit is ustained a couple businesses there that no lit is ustained a couple businesses there that no lit is ustained a couple businesses there that no lit is ustained a couple businesses there that no lit is ustained a couple businesses there that no lit is ustained a couple businesses there that no lit is ustained a couple businesses there that no lit is ustained a couple businesses there that no lit is ustained a couple businesses there that no lit is ustained a couple businesses there that no lit is ustained a couple businesses there that no lit is ustained a couple businesses there that no lit is ustained a couple businesses there that no lit is can these concerns be addressed and other measures that can be done. Impositive there are having traveled a lot of rails to rails to trails and through alot of rails to trails are having traveled a lot of rails to trails are having traveled a lot of rails to trails are having traveled a lot of rails to trails are having traveled a lot of rails to frails to trails are having traveled a lot of rails to frails to rails of a mather plan and through and through and through and through alot of rails to rails to trails to rails to the farm land and through and through and through and through alot of frails to rails to rails to rails thandlines. The development of th	6	site. It is, was, much like Tilghman Packing	6	were legitimate concerns. The benefits listed
sustain, for a population of 750 people or so, it is ustained a couple businesses there that no longer exist. And so it is important for us. longer exist. And so it is important to longer exist. And so it is important to longer exist. It is important to longer exist. It is important to longer exist. And I think that Rk&k did a longer it is consultant on the old train station site.	7	Company was the center of employment for	7	in the potential benefits listed in the
sustain, for a population of 750 people or so, li it sustained a couple businesses there that no longer exist. And so it is important for us. longer exist. And so it is important for us. longer exist. And so it is important for us. longer exist. And so it is important for us. longer exist. And so it is important for us. longer exist. And so it is important for us. longer exist. And so it is important for us. longer exist. And so it is important for us. longer exist. And so it is important for us. longer exist. And so it is important for us. longer exist. And so it is important for us. longer exist. And so it is important for us. longer exist. And so it is important longer exist. And it wink the attendance. longer exist. And it was just great. And I think that RR&K did a longer exist. I was just great. And I think that RR&K did a longer longer exist. I was just great. And I think that RR&K did a longer exist. I was longer exist. I was just great. And I think that RR&K did a longer exist. I was longer exist. I was longer those meetings to another will be longer exist. I was longer those meetings to another longer exist. I was longer those meetings to another longer exist. I was longer those meetings to see first of all the numbers longer exist. I was longer those meetings to see first of all the numbers longer exist. I was longer those meetings to see first of	8	Tilghman, the Allen Harim property was the	8	master plan are also substantial. So the idea
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. 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 21 repetitive to ensure that as many people came 22 together as possible and that you reached out 23 so thank. So, Miguel, are we looking for any 24 so thank you for that. 25 MR. SALINAS: Thank you. We were thrilled 26 with the attendance. We didn't know what we 27 would get, but Rk&K did a great job I think in 28 organizing that and we were extremely pleased 29 with the attendance. 30 MR. COUNCELL: Commissioner Boicourt, are 31 you still with us. 32 Paul and Lisa's praise for this process. I was 33 Paul and Lisa's praise for this process. I was 44 overwhelmed, I think we all were, attending 45 those meetings to see first of all the numbers 46 and the spirit of Cordova. I thought that was 47 wonderful. Such an easy—honestly things 48 were a delight in the process. I thought it 49 was just great. And I think that Rk&K did a 40 great job, I think the staff did a great. I	9	center of employment for Cordova. And it did	9	is can these concerns be addressed and other
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. 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 21 repetitive to ensure that as many people came 22 together as possible and that you reached out 33 to them in many types of ways to ensure that. 4 So thank you for that. 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. 10 MR. COUNCELL: Commissioner Boicourt, are 11 you still with us. 12 MR. BOICOURT: I am. And I want to echo 13 Paul and Lisa's praise for this process. I was 14 woverwhelmed, I think we all were, attending 15 those meetings to see first of all the numbers 16 and through a lot of farm land and through urban areas. And there are some conflicts and 16 I'm always amazed that when I ride the bike and 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 or doing it. MR. COUNCELL: Bill, thanks for Page 89 1 volunteering me. I actually did have a few moments of spare time coming up at some point. 3 So thanks. So, Miguel, are we looking for any formal action today. MR. SALINAS: None today. We just wanted to have discussion, you know, open-ended discussion, if there are questions on the master plan. You know, if there are suggested changes to anything in the master plan you can certainly consider those and discuss them today. And we'll schedule this at most likely the subsequent meeting that we'll have with the Planning Commission for recom	10	sustain, for a population of 750 people or so,	10	measures that can be done. I'm positive there
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. 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 22 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. 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. 10 MR. COUNCELL: Commissioner Boicourt, are 11 you still with us. 11 or ment of spare time coming up at some point. 12 MR. SOLINAS: None today. We just wanted to thave discussion, you know, open-ended discussion, if there are suggested changes to anything in the master plan, you can certainly consider those and discuss them today. And we'll schedule this at most likely the subsequent meeting that we'll have with the vorewhelmed, I think we all were, attending that and the spirit of Cordova. I thought that was just great. And I think that RK&K did a great. I 10 great job, I think the staff did a great. I 11 was just great. And I think that RK&K did a great. I 12 urban areas. And there are some conflicts and I'm always amazed that when I ride the bike and also when I drive cars, there are ways of handling. Having done all that, I think the se are concerns are legitimate and it's good to bring the and it's good to bring the and the pice are concerns are legitimate and it's good to bring the and it's good to bring the and it's good to bring the and I'm proud of the staff of origing it. 18 MR. COUNCELL: Bill, thank so for Page 89 1	11	it sustained a couple businesses there that no	11	are having traveled a lot of rails to trails
14 discussions with the investors of that project to determine its status and other ways, you 16 know, in what ways we can help facilitate 17 redevelopment of that site. 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 21 repetitive to ensure that as many people came 22 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. 5 MR. SALINAS: Thank you. We were thrilled 6 with the attendance. We didn't know what we 6 would get, but RK&K did a great job I think in 8 organizing that and we were extremely pleased 9 with the attendance. 10 MR. COUNCELL: Commissioner Boicourt, are 11 you still with us. 11 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 it was just great. And I think that RK&K did a great i. I was just great. And I	12	longer exist. And so it is important for us.	12	and through a lot of farm land and through
15 to determine its status and other ways, you 16 know, in what ways we can help facilitate 17 redevelopment of that site. 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 22 together as possible and that you reached out 23 to them in many types of ways to ensure that. 24 So thank you for that. 25 MR. SALINAS: Thank you. We were thrilled 26 with the attendance. We didn't know what we 27 would get, but RK&K did a great job I think in 28 organizing that and we were extremely pleased 29 with the attendance. 30 MR. COUNCELL: Commissioner Boicourt, are 31 you still with us. 32 MR. BOICOURT: I am. And I want to echo 33 Page 89 40 And we'll schedule this at most likely 41 today. And we'll schedule this at most likely 41 today. And we'll schedule this at most likely 42 to county Council. At that time you can certainly 43 wonderful. Such an easy—honestly things 44 council and the spirit of Cordova. I thought it 45 was just great. And I think that RK&K did a 46 great job, I think the staff did a great. I	13	So I'm sure we will be having further	13	urban areas. And there are some conflicts and
16 know, in what ways we can help facilitate 17 redevelopment of that site. 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 22 together as possible and that you reached out 23 to them in many types of ways to ensure that. 25 MR. SALINAS: Thank you. We were thrilled 26 with the attendance. We didn't know what we 27 would get, but RK&K did a great job I think in 28 organizing that and we were extremely pleased 29 with the attendance. 30 MR. COUNCELL: Commissioner Boicourt, are 31 you still with us. 41 Januard Lisa's praise for this process. I was 42 wonderful. Such an easy honestly things 43 were a delight in the process. I thought it 44 was just great. And I think the RK&K did a great. I 45 MR. COUNCELL: And I think it is important 46 that, I think these 47 are concerns are legitimate and it's good to 48 bring them up earlier than later. So anyway, I 49 this is great plan and I'm proud of the staff 49 for doing it. 40 MR. COUNCELL: Bill, thanks for 40 volunteering me. I actually did have a few 41 moments of spare time coming up at some point. 43 So thanks. So, Miguel, are we looking for any 44 formal action today. 45 MR. SALINAS: None today. We just wanted 46 to have discussion, you know, open-ended 47 discussion, if there are questions on the 48 master plan. You know, if there are suggested 49 with the attendance. 49 changes to anything in the master plan, you can 40 certainly consider those and discuss them 41 today. And we'll schedule this at most likely 42 the subsequent meeting that we'll have with the 43 Planning Commission for recommendation to the 44 County Council. At that time you can certainly 45 propose changes as well. Also, between today 46 and the next meeting, of course I'm available 47 for discussion on anything in the master plan. 48 MR. COUNCELL: And I think it is important 49 as that progresses that that illustration from 40 the consultant on the old train station site,	14	discussions with the investors of that project	14	I'm always amazed that when I ride the bike and
17 redevelopment of that site. 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 22 repetitive to ensure that as many people came 23 to them in many types of ways to ensure that. 3 to them in many types of ways to ensure that. 4 So thank you for that. 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. 10 MR. COUNCELL: Commissioner Boicourt, are 11 you still with us. 11 are concerns are legitimate and it's good to bring them up earlier than later. So anyway, I 1 this is great plan and I'm proud of the staff for doing it. MR. COUNCELL: Bill, thanks for Page 89 1 volunteering me. I actually did have a few moments of spare time coming up at some point. 3 So thanks. So, Miguel, are we looking for any formal action today. 4 MR. SALINAS: None today. We just wanted to have discussion, you know, open-ended discussion, if there are suggested discussion, if there are suggested changes to anything in the master plan, you can certainly consider those and discuss them today. And we'll schedule this at most likely the subsequent meeting that we'll have with the 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 16 and the next meeting, of course I'm available 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 19 great job, I think the staff did a great. I 20 the consultant on the old train station site,	15	to determine its status and other ways, you	15	also when I drive cars, there are ways of
MS. GHEZZI: Well, thank you. And I commend you and the staff for bringing the commend you and the staff for bringing the community together and getting everyone's 20 for doing it. I 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. 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. 10 MR. COUNCELL: Commissioner Boicourt, are 11 you still with us. 11 today. 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 19 was just great. And I think that RK&K did a 20 great job, I think the staff did a great. I	16	know, in what ways we can help facilitate	16	handling. Having done all that, I think these
commend you and the staff for bringing the community together and getting everyone's 21 input. I know the outreach there was 21 MR. COUNCELL: Bill, thanks for Page 87 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. 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. 10 MR. COUNCELL: Commissioner Boicourt, are 11 you still with us. 11 MR. BOICOUNCE: 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 19 was just great. And I think that RK&K did a great. I 19 use 10 the consultant on the old train station site,	17	redevelopment of that site.	17	are concerns are legitimate and it's good to
community together and getting everyone's 21 input. I know the outreach there was 21 MR. COUNCELL: Bill, thanks for Page 87 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. 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. 9 changes to anything in the master plan, you can 10 MR. COUNCELL: Commissioner Boicourt, are 11 you still with us. 11 today. And we'll schedule this at most likely 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 15 propose changes as well. Also, between today 16 and the spirit of Cordova. I thought that was 17 was just great. And I think that RK&K did a 19 as that progresses that that illustration from 20 great job, I think the staff did a great. I	18	MS. GHEZZI: Well, thank you. And I	18	bring them up earlier than later. So anyway, I
Page 87 repetitive to ensure that as many people came together as possible and that you reached out to them in many types of ways to ensure that. MR. SALINAS: Thank you. We were thrilled with the attendance. We didn't know what we would get, but RK&K did a great job I think in organizing that and we were extremely pleased with the attendance. MR. COUNCELL: Commissioner Boicourt, are woustill with us. MR. BOICOURT: I am. And I want to echo MR. BOICOURT: I am. And I want to echo MR. Boicourt, I think we all were, attending those meetings to see first of all the numbers and the spirit of Cordova. I thought that was were a delight in the process. I thought it was just great. And I think the staff did a great. I MR. COUNCELL: And I think it is important as that progresses that that illustration from the consultant on the old train station site,	19	commend you and the staff for bringing the	19	this is great plan and I'm proud of the staff
Page 87 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. 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. 10 MR. COUNCELL: Commissioner Boicourt, are 11 you still with us. 12 MR. BOICOURT: I am. And I want to echo 13 Paul and Lisa's praise for this process. I was 14 wonderful. Such an easy—honestly things 15 for discussion on anything in the master plan. 16 worderful. Such an easy—honestly things 17 wonderful. Such an easy—honestly things 18 were a delight in the process. I thought it 19 was just great. And I think the staff did a great. I 2 wolderful so moments of spare time coming up at some point. 3 volunteering me. I actually did have a few moments of spare time coming up at some point. 4 volunteering me. I actually did have a few moments of spare time coming up at some point. 5 MR. SALINAS: None today. 6 to have discussion, you know, open-ended discussion, if there are questions on the master plan. You know, if there are suggested changes to anything in the master plan, you can certainly consider those and discuss them today. And we'll schedule this at most likely the subsequent meeting that we'll have with the Planning Commission for recommendation to the County Council. At that time you can certainly propose changes as well. Also, between today and the next meeting, of course I'm available for discussion on anything in the master plan. MR. COUNCELL: And I think it is important as that progresses that that illustration from the consultant on the old train station site,	20	community together and getting everyone's	20	for doing it.
1 volunteering me. I actually did have a few 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. 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. 10 MR. COUNCELL: Commissioner Boicourt, are 11 you still with us. 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	input. I know the outreach there was	21	MR. COUNCELL: Bill, thanks for
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. 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. 10 MR. COUNCELL: Commissioner Boicourt, are 11 you still with us. 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 2 moments of spare time coming up at some point. 3 So thanks. So, Miguel, are we looking for any 4 formal action today. 4 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. 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,		Page 87		Page 89
3 So thanks. So, Miguel, are we looking for any 4 So thank you for that. 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. 10 MR. COUNCELL: Commissioner Boicourt, are 11 you still with us. 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	1	repetitive to ensure that as many people came	1	volunteering me. I actually did have a few
4 So thank you for that. 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. 10 MR. COUNCELL: Commissioner Boicourt, are 11 you still with us. 12 MR. BOICOURT: I am. And I want to echo 13 Paul and Lisa's praise for this process. I was 14 County Council. At that time you can certainly 15 those meetings to see first of all the numbers 16 and the spirit of Cordova. I thought that was 17 workerful. 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	2	together as possible and that you reached out	2	moments of spare time coming up at some point.
MR. SALINAS: Thank you. We were thrilled with the attendance. We didn't know what we would get, but RK&K did a great job I think in organizing that and we were extremely pleased with the attendance. MR. COUNCELL: Commissioner Boicourt, are would get, but RK&K did a great job I think in organizing that and we were extremely pleased with the attendance. MR. COUNCELL: Commissioner Boicourt, are would get, but RK&K did a great job I think in organizing that and we were extremely pleased with the attendance. MR. COUNCELL: Commissioner Boicourt, are would get, but RK&K did a great job I think in organizing that and we were extremely pleased with the attendance. MR. COUNCELL: Commissioner Boicourt, are would get, but RK&K did a great job I think in organizing that and we were extremely pleased with the attendance. Shall NR. SALINAS: None today. We just wanted to have discussion, you know, open-ended discussion, if there are questions on the master plan. You know, if there are suggested changes to anything in the master plan, you can certainly consider those and discuss them today. And we'll schedule this at most likely the subsequent meeting that we'll have with the County Council. At that time you can certainly propose changes as well. Also, between today and the next meeting, of course I'm available for discussion on anything in the master plan. MR. COUNCELL: And I think it is important was just great. And I think that RK&K did a master plan. MR. COUNCELL: And I think it is important as that progresses that that illustration from the consultant on the old train station site,	3	to them in many types of ways to ensure that.	3	So thanks. So, Miguel, are we looking for any
with the attendance. We didn't know what we would get, but RK&K did a great job I think in would get, but RK&K did a great job I think in discussion, if there are questions on the master plan. You know, if there are suggested changes to anything in the master plan, you can certainly consider those and discuss them today. And we'll schedule this at most likely the subsequent meeting that we'll have with the overwhelmed, I think we all were, attending those meetings to see first of all the numbers and the spirit of Cordova. I thought that was were a delight in the process. I thought it was just great. And I think that RK&K did a great. I	4	So thank you for that.	4	formal action today.
would get, but RK&K did a great job I think in reganizing that and we were extremely pleased with the attendance. RR. COUNCELL: Commissioner Boicourt, are would get, but RK&K did a great job I think in reganizing that and we were extremely pleased with the attendance. RR. COUNCELL: Commissioner Boicourt, are wou still with us. RR. BOICOURT: I am. And I want to echo Paul and Lisa's praise for this process. I was reganizing that and we were extremely pleased changes to anything in the master plan, you can certainly consider those and discuss them today. And we'll schedule this at most likely the subsequent meeting that we'll have with the Planning Commission for recommendation to the County Council. At that time you can certainly those meetings to see first of all the numbers and the spirit of Cordova. I thought that was wonderful. Such an easy honestly things were a delight in the process. I thought it was just great. And I think that RK&K did a great job, I think the staff did a great. I discussion, if there are questions on the master plan. You know, if there are suggested changes to anything in the master plan, you can certainly consider those and discuss them today. And we'll schedule this at most likely the subsequent meeting that we'll have with the 13 Planning Commission for recommendation to the County Council. At that time you can certainly propose changes as well. Also, between today and the next meeting, of course I'm available for discussion on anything in the master plan. RR. COUNCELL: And I think it is important as that progresses that that illustration from the consultant on the old train station site,	5	MR. SALINAS: Thank you. We were thrilled	5	MR. SALINAS: None today. We just wanted
8 master plan. You know, if there are suggested 9 with the attendance. 9 changes to anything in the master plan, you can 10 MR. COUNCELL: Commissioner Boicourt, are 10 certainly consider those and discuss them 11 you still with us. 11 today. And we'll schedule this at most likely 12 MR. BOICOURT: I am. And I want to echo 12 the subsequent meeting that we'll have with the 13 Paul and Lisa's praise for this process. I was 13 Planning Commission for recommendation to the 14 overwhelmed, I think we all were, attending 14 County Council. At that time you can certainly 15 those meetings to see first of all the numbers 15 propose changes as well. Also, between today 16 and the spirit of Cordova. I thought that was 16 and the next meeting, of course I'm available 17 wonderful. Such an easy honestly things 17 for discussion on anything in the master plan. 18 were a delight in the process. I thought it 18 MR. COUNCELL: And I think it is important 19 was just great. And I think that RK&K did a 19 as that progresses that that illustration from 20 great job, I think the staff did a great. I 20 the consultant on the old train station site,	6	with the attendance. We didn't know what we	6	to have discussion, you know, open-ended
9 changes to anything in the master plan, you can 10 MR. COUNCELL: Commissioner Boicourt, are 11 you still with us. 11 today. And we'll schedule this at most likely 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	7	would get, but RK&K did a great job I think in	7	discussion, if there are questions on the
MR. COUNCELL: Commissioner Boicourt, are you still with us. MR. BOICOURT: I am. And I want to echo Had overwhelmed, I think we all were, attending those meetings to see first of all the numbers howere a delight in the process. I thought it was just great. And I think that RK&K did a great job, I think the staff did a great. I were a delight, it with us. 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. 18 MR. COUNCELL: And I think it is important 19 was just great. And I think that RK&K did a 19 as that progresses that that illustration from 20 great job, I think the staff did a great. I	8	organizing that and we were extremely pleased	8	master plan. You know, if there are suggested
11 you still with us. 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 10 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. 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,	9	with the attendance.	9	changes to anything in the master plan, you can
MR. BOICOURT: I am. And I want to echo Paul and Lisa's praise for this process. I was Paul and Lisa's praise for this process. I was Planning Commission for recommendation to the County Council. At that time you can certainly propose changes as well. Also, between today and the spirit of Cordova. I thought that was wonderful. Such an easy honestly things were a delight in the process. I thought it was just great. And I think that RK&K did a great job, I think the staff did a great. I Planning Commission for recommendation to the County Council. At that time you can certainly propose changes as well. Also, between today and the next meeting, of course I'm available for discussion on anything in the master plan. MR. COUNCELL: And I think it is important as that progresses that that illustration from the consultant on the old train station site,	10	MR. COUNCELL: Commissioner Boicourt, are	10	certainly consider those and discuss them
Paul and Lisa's praise for this process. I was overwhelmed, I think we all were, attending those meetings to see first of all the numbers and the spirit of Cordova. I thought that was wonderful. Such an easy honestly things were a delight in the process. I thought it was just great. And I think that RK&K did a great job, I think the staff did a great. I Planning Commission for recommendation to the County Council. At that time you can certainly propose changes as well. Also, between today and the next meeting, of course I'm available for discussion on anything in the master plan. MR. COUNCELL: And I think it is important as that progresses that that illustration from the consultant on the old train station site,	11	you still with us.	11	today. And we'll schedule this at most likely
overwhelmed, I think we all were, attending those meetings to see first of all the numbers and the spirit of Cordova. I thought that was wonderful. Such an easy honestly things were a delight in the process. I thought it was just great. And I think that RK&K did a great job, I think the staff did a great. I County Council. At that time you can certainly propose changes as well. Also, between today and the next meeting, of course I'm available for discussion on anything in the master plan. MR. COUNCELL: And I think it is important as that progresses that that illustration from the consultant on the old train station site,	12	MR. BOICOURT: I am. And I want to echo	12	the subsequent meeting that we'll have with the
those meetings to see first of all the numbers and the spirit of Cordova. I thought that was wonderful. Such an easy honestly things were a delight in the process. I thought it was just great. And I think that RK&K did a great job, I think the staff did a great. I propose changes as well. Also, between today and the next meeting, of course I'm available for discussion on anything in the master plan. MR. COUNCELL: And I think it is important as that progresses that that illustration from the consultant on the old train station site,	13	Paul and Lisa's praise for this process. I was	13	Planning Commission for recommendation to the
and the spirit of Cordova. I thought that was wonderful. Such an easy honestly things were a delight in the process. I thought it was just great. And I think that RK&K did a great job, I think the staff did a great. I and the next meeting, of course I'm available for discussion on anything in the master plan. MR. COUNCELL: And I think it is important as that progresses that that illustration from the consultant on the old train station site,	14	overwhelmed, I think we all were, attending	14	County Council. At that time you can certainly
wonderful. Such an easy honestly things were a delight in the process. I thought it was just great. And I think that RK&K did a great job, I think the staff did a great. I for discussion on anything in the master plan. MR. COUNCELL: And I think it is important as that progresses that that illustration from the consultant on the old train station site,	15	those meetings to see first of all the numbers	15	propose changes as well. Also, between today
were a delight in the process. I thought it Was just great. And I think that RK&K did a great job, I think the staff did a great. I WR. COUNCELL: And I think it is important as that progresses that that illustration from the consultant on the old train station site,	16	and the spirit of Cordova. I thought that was	16	and the next meeting, of course I'm available
was just great. And I think that RK&K did a 19 as that progresses that that illustration from 20 great job, I think the staff did a great. I 20 the consultant on the old train station site,	17	wonderful. Such an easy honestly things	17	for discussion on anything in the master plan.
20 great job, I think the staff did a great. I 20 the consultant on the old train station site,	18	were a delight in the process. I thought it	18	MR. COUNCELL: And I think it is important
	19	was just great. And I think that RK&K did a	19	as that progresses that that illustration from
21 know that Chip knew I was as fan of rail 21 that that is conceptual. Because I think there	20	. 1 T.1 1 A . CC 1:1 T	20	the consultant on the old train station site.
	-0	great job, I think the staff did a great. I	= 0	the comparation on the ord train station site,

might be a little misconception within the community that things are going to happen there that probably won't look quite like the conceptual plan. That would be my only advice. MR. SALINAS: We'll make that very clear. And I appreciate that. The one thing that people mistake sometimes in the master plans are these illustratives, which they really are ilmustratives. They are concept plans that are in master plans but they are just that, they are concept plans. Obviously if the County and the citizens were to pursue some enhancements to that site, that's going to be a much more different type of planning process that will identify the actual components of that. And so they are completely illustrative. But what's more important is the concept and why citizens felt that they wanted to do something more than what exists there currently. MR. COUNCELL: So not to drag this out, but the recycling bins, are they the intersection. Any time you have an intersection that's at a 90-degree angle is really dangerous for bicyclist and pedestrians trying to cross that road. So putting that 5 sign up isn't expensive. I would argue putting a mid block crosswalk isn't all that expensive. Doing gateway enhancements of an enhanced village center/park is not expensive either. So that's one thing I wanted to say. The second is I did have a resident, or a business owner of the village ask if if the there could be some mention in the master plan, or maybe you don't need to but this is worthy of discussion, there's a historic structure that used to be a gas station, Paul probably knows what the name of the gas station was right on Cordova Road, across from the old train depot. And it now is in private property. It's but it is				
that probably won't look quine like the conceptual plan. That would be my only advice. MR. SALINAS: We'll make that very clear. And appreciate that. The one thing that people mistake sometimes in the master plans are these illustratives, which they really are illustratives. They are concept plans that are the citizens were to pursue some enhancements to that site, that's going to be a much more they are completely illustrative. But what's more important is the concept and why citizens felt that they wanted to do something more than what exists there currently. MR. COUNCELL: So not to drag this out, the responsibility of the County. Does that come— MR. SALINAS: They are not. They are the responsibility of the Maryland Department of the Environment but I think Public Works coordinates with them on that. MR. SALINAS: Yeah, and actually a couple MR. SALINAS: Yeah, and actually a couple MR. SALINAS: Yeah, and actually a couple my could—I mean that would be the biggest thing more important is a lot of the recommendations in the here, when I say it's master plan like, what I really mean by that is a lot of these can be done at very little cost. Now, for the County millions of dollars to install a watch for The concept plans that me watch of the control may be a might expensive. They are the master plan is the expensive. They are the sillustratives are not expensive. Thould gagerous tot biocyclat and problementing components. of an enhanced vivilance consciously earlier than the spin are tweensive. Thould gateway enhancements are not expensive. Thould gateway enhancements in will gate expensive. The da		· ·		Page 92
that probably won't look quite like the conceptual plan. That would be my only advice. MR. SALINAS: We'll make that very clear. And I appreciate that. The one thing that people mistake sometimes in the master plans are these illustratives, which they really are lilustratives. They are concept plans that are lin in master plans but they are just that, they are concept plans. Obviously if the County and the citizens were to pursue some enhancements to that site, that's going to be a much more different type of planning process that will different type of planning process that will fet that they wanted to do something more than what exists there currently. MR. COUNCELL: So not to drag this out, the Environment but I think Public Works coordinates with them on that. MR. SALINAS: They are not. They are the responsibility of the Maryland Department of the Environment but I think Public Works coordinates with them on that. MR. COUNCELL: That would be a major improvement. As the center of town, if we could — I mean that would be the biggest thing I wond a like to see come out of this in all honesty. MR. SALINAS: Yeah, and actually a couple MR. SALINAS: Yeah, and actually a couple different type of planning process that will the news of the sale and the recommendations in here, when I say it's master plan like, what I really dangerous to that at vising us in texpensive. I would argue puting and in the rest that all that expensive. And also implementing components of an enhanced village center/park is not expensive. And also implementing components of an enhanced village center/park is not expensive. And also implementing components of an enhanced village center/park is not expensive. And also implementing components of an enhanced village center/park is not expensive. And also implementing components of an enhanced village center/park is not expensive. And also implementing components of village ask if — if the — there could be some mention in the master plan its are so that sale is did have a resident. So that's one	1		1	intersection. Any time you have an
definition of the village center/park is not expensive. I would argue putting a mid block crosswalk isn't alt that expensive. I would argue putting a mid block crosswalk isn't alt that expensive. I would argue putting a mid block crosswalk isn't alt that expensive. I would argue putting a mid block crosswalk isn't alt that expensive. I would argue putting a mid block crosswalk isn't alt that expensive. I would argue putting a mid block crosswalk isn't alt that expensive. I would argue putting a mid block crosswalk isn't alt that expensive. I would argue putting a mid block crosswalk isn't alt that expensive. I would argue putting a mid block crosswalk isn't alt that expensive. I would argue putting a mid block crosswalk isn't alt that expensive. I would argue putting a mid block crosswalk isn't alt that expensive. I would argue putting a mid block crosswalk isn't alt that expensive. I would argue putting a mid block crosswalk isn't alt that expensive. I would argue putting a mid block crosswalk isn't alt that expensive. I would argue putting a mid block crosswalk isn't alt that expensive. I would argue putting a mid block crosswalk isn't alt that expensive. I would argue putting a mid block crosswalk isn't alt that expensive. I would argue putting a mid block crosswalk isn't alt that expensive. I would argue putting a mid block crosswalk isn't alt that expensive. I would argue putting a mid block crosswalk isn't alt that expensive. I would argue putting a mid block crosswalk isn't alt that expensive. I would a mid block crosswalk isn't alt that expensive. I would and manade of the suit isn't individual for it would be a pass station. Part in the chircy of the village center/park is not expensive. I would be a second is I did have a resident, or a business owner. In that the citizen that the chircy and that are the other that would be a gas station, Paul probably knows what exists there currently. If was a true in the that expensive. I would be a gas station, Paul probably knows and that the expensive in that t	2	community that things are going to happen there	2	intersection that's at a 90-degree angle is
MR. SALINAS: We'll make that very clear. And I appreciate that. The one thing that people mistake sometimes in the master plans are these illustratives, which they really are illustratives. They are concept plans that are in master plans but they are just that, they in master plans but they are just that, they the clitrzens were to pursue some enhancements to that site, that's going to be a much more idifferent type of planning process that will identify the actual components of that. And so they are completely illustrative. But what's more important is the concept and why citizens felt that they wanted to do something more than what exists there currently. MR. COUNCELL: So not to drag this out, but the recycling bins, are they the Page 91 responsibility of the Maryland Department of the Environment but I think Public Works coordinates with them on that. MR. COUNCELL: That would be a major improvement. As the center of town, if we coordinates with them on that. MR. SALINAS: Yeah, and actually a couple then, when I say it's master plan ike, what I really mean by that is a lot of the sec an be done at very little cost. Now, for the County millions of dollars to install a watch for sign up isn't expensive. I would bargue putting a mid block crosswalk isn't all that expensive. Doing gateway enhancements are not expensive. Doing attemped witlas and also implementing components of an enhanced village centerpurk is not expensive either. It will be center of two what's one	3	that probably won't look quite like the	3	really dangerous for bicyclist and pedestrians
And I appreciate that. The one thing that people mistake sometimes in the master plans are these illustratives, which they really are illustratives. They are concept plans that are in master plans but they are just that, they to that site, that's going to be a much more to that's dentify are completely illustrative. But what's more important is the concept and why citizens felt that they wanted to do something more than what exists there currently. MR. COUNCELL: So not to drag this out, but the recycling bins, are they the responsibility of the County. Does that come— MR. SALINAS: They are not. They are the responsibility of the Maryland Department of the Environment but I think Public Works coordinates with them on that. MR. COUNCELL: That would be a major improvement. As the center of town, if we could — I mean that would be the biggest thing I would like to see come out of this in all honesty. MR. SALINAS: Yeah, and actually a couple there, when I say it's master plan like, what I really mean by that is a lot of the recommendations in here, when I say it's master plan like, what I really mean by that is a lot of these can be done at very little cost. Now, for the County different type of polanning that is referenced one at tremendous cost because we rely on grant funding to get a lot of these projects done. But really we're not talking of millions of dollars to install a watch for	4	conceptual plan. That would be my only advice.	4	trying to cross that road. So putting that
people mistake sometimes in the master plans are these illustratives, which they really are lilustratives. They are concept plans that are the cilicare swere to pursue some enhancements to that site, that's going to be a much more than they are completely illustrative. But what's they are completely illustrative. But what's felt that they wanted to do something more than what exists there currently. MR, COUNCELL: So not to drag this out, but the recycling bins, are they the Environment but I think Public Works coordinates with them on that. MR, SALINAS: They are not. They are the responsibility of the Maryland Department of the Environment but I think Public Works coordinates with them on that. MR, SALINAS: Yeah, and actually a couple things. One is a lot of the recommendations in here, when I say it's master plan like, what I really mean by that is a lot of these can be done at very little cost. Now, for the County of actually, if you were at the intersection where and the convert and the really we're not talking menity if you were at the intersection where actually, if you were at the intersection where actually, if you were at the intersection where	5	MR. SALINAS: We'll make that very clear.	5	sign up isn't expensive. I would argue putting
are these illustratives, which they really are illustratives. They are concept plans that are in master plans but they are just that, they in master plans. Obviously if the County and the citizens were to pursue some enhancements to that site, that's going to be a much more different type of planning process that will identify the actual components of that. And so they are completely illustrative. But what's more important is the concept and why citizens felt that they wanted to do something more than what exists there currently. MR. COUNCELL: So not to drag this out, the recycling bins, are they the Page 91 responsibility of the County. Does that come MR. SALINAS: They are not. They are the responsibility of the Maryland Department of the Environment but I think Public Works coordinates with them on that. MR. COUNCELL: That would be a major improvement. As the center of town, if we could I mean that would be the biggest thing I would like to see come out of this in all honesty. MR. SALINAS: Yeah, and actually a couple things. One is a lot of the recommendations in here, when I say it's master plan like, what I really mean by that is a lot of these can be done at very little cost. Now, for the County we rely on grant funding to get a lot of these millions of dollars to install a watch for MR. COUNCELL: No, no. Right across, it's actually, if you were at the intersection where	6	And I appreciate that. The one thing that	6	a mid block crosswalk isn't all that expensive.
9 illustratives. They are concept plans that are 10 in master plans but they are just that, they 11 are concept plans. Obviously if the County and 12 the citizens were to pursue some enhancements 13 to that site, that's going to be a much more 14 different type of planning process that will 15 identify the actual components of that. And so 16 they are completely illustrative. But what's 17 more important is the concept and why citizens 18 felt that they wanted to do something more than 19 what exists there currently. 19 MR. COUNCELL: So not to drag this out, 21 but the recycling bins, are they the 10 I would like to see come out of this in all 11 honesty. 11 maybe you don't need to but this is worthy of 12 discussion, there's a historic structure that 13 used to be a gas station, Paul probably knows 14 what the name of the gas station was right on 15 Cordova Road, across from the old train depot. 16 And it now is in private property. It's but 17 responsibility of the County. Does that 18 responsibility of the County. Does that 29 come 20 MR. SALINAS: They are not. They are the 20 responsibility of the Maryland Department of 21 the Environment but I think Public Works 22 coordinates with them on that. 23 MR. COUNCELL: That would be a major 24 important is the concept and why citizens 25 page 91 26 page 91 27 responsibility of the Maryland Department of 28 the Environment but I think Public Works 29 could I mean that would be the biggest thing 10 I would like to see come out of this in all 11 honesty. 12 MR. SALINAS: Yeah, and actually a couple 13 thing. One is a lot of the recommendations in 14 here, when I say it's master plan like, what I 15 really mean by that is a lot of these can be 16 done at very little cost. Now, for the County 29 reverything comes at a tremendous cost because 19 projects done. But really we're not talking 20 millions of dollars to install a watch for 21 structure into the park. I just wanted to 22 mention that to the Planning Commissioners. 23 Again, it could be something that	7	people mistake sometimes in the master plans	7	Doing gateway enhancements are not expensive.
10 in master plans but they are just that, they 11 are concept plans. Obviously if the County and 12 the citizens were to pursue some enhancements 13 to that site, that's going to be a much more 14 different type of planning process that will 15 identify the actual components of that. And so 16 they are completely illustrative. But what's 17 more important is the concept and why citizens 18 felt that they wanted to do something more than 19 what exists there currently. 20 MR. COUNCELL: So not to drag this out, 21 but the recycling bins, are they the 21 responsibility of the County. Does that 22 come 23 MR. SALINAS: They are not. They are the 24 responsibility of the Maryland Department of 25 the Environment but I think Public Works 26 coordinates with them on that. 27 MR. COUNCELL: That would be a major 28 improvement. As the center of town, if we 29 could I mean that would be the biggest thing 10 I would like to see come out of this in all 11 honesty. 12 MR. SALINAS: Yeah, and actually a couple 13 things. One is a lot of the recommendations in 14 here, when I say it's master plan like, what I really mean by that is a lot of these en be 15 done at very little cost. Now, for the County 16 we rely on grant funding to get a lot of these 17 millions of dollars to install a watch for 18 could be some mention in the master plan, or whate village ask if if the there 19 maybe you don't need to but this is worthy of 10 discussion, there's a historic structure that the sation, there's a historic structure that the used to be a gas station, was right on 18 discussion, there's a historic structure that the maybe poperty. It's but it is listed under the Maryland inventory of 21 historic properties. And this business owner, 20 it is listed under the Maryland inventory of 21 historic properties. And this business owner, 21 and there may be others that are with thin historic structure. And has asked the County, you know, is there opportunities to be able to relocate that structure into the park. I just wanted to	8	are these illustratives, which they really are	8	And also implementing components of an enhanced
the citizens were to pursue some enhancements to that site, that's going to be a much more different type of planning process that will to that site, that's going to be a much more different type of planning process that will to that site, that's going to be a much more different type of planning process that will to that site, that's going to be a much more different type of planning process that will to that site, that's going to be a much more different type of planning process that will to that site, that's going to be a much more doubt what site to that site, that's going to be a much more doubt what site to that site, that's going to be a much more doubt what site, that's going to be a much more doubt what site, that's going to be a much more doubt what site, that's going to be a much more doubt what site, that's going to be a much more doubt what site, that's going to be a much more doubt what site, that's going to be a much more doubt what site, that's going to be a much more doubt what site, that's going to be a much more doubt what site, that's going to be a much more doubt what site, that's going to be a much more doubt what site, that's going to be a much more doubt what site, that's going to the a much more doubt what site, that's going to the a may be you don't need to but this is worthy of discussion, there's a historic structure that dused to be a gas station, there's a historic structure that used to be a gas station, there's a historic structure that used to be a gas station, there's a historic structure that used to be a gas station, there's a historic structure that used to be a gas station, there's a historic structure that used to be a gas station, there's a historic structure that used to be a gas station, there's a historic structure that used to be a gas station, there's a historic structure that used to be a gas station, there's a historic structure that used to be a gas station, there's a historic structure that used to be a gas station, there's a historic structure that used to be a	9	illustratives. They are concept plans that are	9	village center/park is not expensive either.
the citizens were to pursue some enhancements to that site, that's going to be a much more different type of planning process that will different type of planning process that will identify the actual components of that. And so they are completely illustrative. But what's more important is the concept and why citizens felt that they wanted to do something more than what exists there currently. MR. COUNCELL: So not to drag this out, that he responsibility of the County. Does that responsibility of the Maryland Department of the Environment but I think Public Works coordinates with them on that. MR. COUNCELL: That would be a major improvement. As the center of town, if we could — I mean that would be the biggest thing I would like to see come out of this in all here, when I say it's master plan like, what I really mean by that is a lot of these can be done at very little cost. Now, for the County merit of the same transmissioners. It actually, if you were at the intersection where	10	in master plans but they are just that, they	10	So that's one thing I wanted to say. The
to that site, that's going to be a much more different type of planning process that will didentify the actual components of that. And so they are completely illustrative. But what's more important is the concept and why citizens felt that they wanted to do something more than what exists there currently. MR. COUNCELL: So not to drag this out, the responsibility of the County. Does that come — MR. SALINAS: They are not. They are the responsibility of the Maryland Department of the Environment but I think Public Works coordinates with them on that. MR. COUNCELL: That would be a major improvement. As the center of town, if we could — I mean that would be the biggest thing I would like to see come out of this in all honesty. MR. SALINAS: Yeah, and actually a couple things. One is a lot of the recommendations in here, when I say it's master plan like, what I really mean by that is a lot of these can be done at very little cost. Now, for the County millions of dollars to install a watch for account of the satisfation, Paul probably knows maybe you don't need to but this is worthy of discussion, there's a historic structure that used to be a gas station, Paul probably knows what the name of the gas station was right on Cordova Road, across from the old train depot. And it now is in private property. It's — but it is listed under the Maryland inventory of historic properties. And this business owner, Page 91 and there may be others that are with this particular owner not in terms of the sentiment, believes that it would be a shame to lose that historic structure. And has asked the County, you know, is there opportunities to be able to relocate that structure into the park, including the master plan talks about perhaps maybe having a small structure for the storing of garden tools or a little display area or to do something that to the Planning Commissioners. Again, it could be something that is referenced in the master plan or it can be something that can talked about at the time that we look at development of	11	are concept plans. Obviously if the County and	11	second is I did have a resident, or a business
14 different type of planning process that will 15 identify the actual components of that. And so 16 they are completely illustrative. But what's 17 more important is the concept and why citizens 18 felt that they wanted to do something more than 19 what exists there currently. 20 MR. COUNCELL: So not to drag this out, 21 but the recycling bins, are they the 21 responsibility of the County. Does that 2 come 3 MR. SALINAS: They are not. They are the 4 responsibility of the Maryland Department of 5 the Environment but I think Public Works 6 coordinates with them on that. 7 MR. COUNCELL: That would be a major 8 improvement. As the center of town, if we 9 could I mean that would be the biggest thing 10 I would like to see come out of this in all 11 honesty. 12 MR. SALINAS: Yeah, and actually a couple 13 things. One is a lot of the recommendations in 14 here, when I say it's master plan like, what I 15 really mean by that is a lot of these can be 16 done at very little cost. Now, for the County 17 everything comes at a tremendous cost because 18 we rely on grant funding to get a lot of these 19 projects done. But really we're not talking 20 millions of dollars to install a watch for 21 more important is the concept and why citizens 21 discussion, there's a historic structure that 22 used to be a gas station, Paul probably knows 41 what the name of the gas station, Paul probably knows 42 had it now is in private property. It's but 43 tis listed under the Maryland inventory of 44 historic structure the Maryland inventory of 45 historic properties. And this business owner, 46 page 91 47 tis listed under the Maryland inventory of 48 hold train depot. 49 And it now is in private property. It's but 41 tis listed under the Maryland inventory of 41 historic structure into the Maryland inventory of 42 bistoric properties. And this business owner, 49 page 93 40 and there may be others that are with his 40 particular owner not in terms of the sentiment, 41 believes that it would be a shame to lose that 41 historic	12	the citizens were to pursue some enhancements	12	owner of the village ask if if the there
15 identify the actual components of that. And so 16 they are completely illustrative. But what's 17 more important is the concept and why citizens 18 felt that they wanted to do something more than 19 what exists there currently. 20 MR. COUNCELL: So not to drag this out, 21 but the recycling bins, are they the 21 responsibility of the County. Does that 22 come 3 MR. SALINAS: They are not. They are the 4 responsibility of the Maryland Department of 5 the Environment but I think Public Works 6 coordinates with them on that. 7 MR. COUNCELL: That would be a major 10 I would like to see come out of this in all 11 honesty. 12 MR. SALINAS: Yeah, and actually a couple 13 things. One is a lot of the recommendations in 14 here, when I say it's master plan like, what I 15 really mean by that is a lot of these can be 16 done at very little cost. Now, for the County 17 everything comes at a tremendous cost because 18 discussion, there's a historic structure that 19 discussion, there's a historic structure that 16 used to be a gas station, Paul probably knows 16 what the name of the gas station was right on 18 Cordova Road, across from the old train depot. 19 And it now is in private property. It's but 11 it is listed under the Maryland inventory of 11 historic properties. And this business owner, 12 and there may be others that are with this 12 particular owner not in terms of the sentiment, 13 believes that it would be a shame to lose that 14 historic structure. And has asked the County, 15 you know, is there opportunities to be able to 16 relocate that structure into the park, 17 including the master plan talks about perhaps 18 maybe having a small structure for the storing 19 of garden tools or a little display area or to 20 do something there that would relocate that 21 structure into the Planning Commissioners. 22 Again, it could be something that is referenced 23 in the master plan or it can be something that 24 can talked about at the time that we look at 25 development of that old train depot site. 26 MR. SPI	13	to that site, that's going to be a much more	13	could be some mention in the master plan, or
they are completely illustrative. But what's more important is the concept and why citizens felt that they wanted to do something more than what exists there currently. MR. COUNCELL: So not to drag this out, but the recycling bins, are they the Page 91 responsibility of the County. Does that come MR. SALINAS: They are not. They are the responsibility of the Maryland Department of the Environment but I think Public Works coordinates with them on that. MR. COUNCELL: That would be a major miprovement. As the center of town, if we could I mean that would be the biggest thing loud like to see come out of this in all MR. SALINAS: Yeah, and actually a couple MR. SALINAS: Yeah, and actually a couple MR. SALINAS: Yeah, and actually a couple things. One is a lot of the recommendations in MR. SALINAS: Yeah, and actually a couple done at very little cost. Now, for the County reverything comes at a tremendous cost because we rely on grant funding to get a lot of these more important is the concept and why citizens that they wanted to do something there that mean of the gas station, Paul probably knows what the name of the gas station was right on Cordova Road, across from the old train depot. And it now is in private property. It's but it is listed under the Maryland inventory of historic properties. And this business owner, Page 93 and there may be others that are with this particular owner not in terms of the sentiment, believes that it would be a shame to lose that historic properties. And this business owner, Page 93 and there may be others that are with this particular owner not in terms of the sentiment, believes that it would be a shame to lose that historic properties. And this business owner, Page 93 and there may be others that are with this particular owner not in terms of the sentiment, believes that it would be a shame to lose that historic properties. And this business owner, Page 93 and there may be others that are with this come 10 and there may be others that are with this come 21 b	14	different type of planning process that will	14	maybe you don't need to but this is worthy of
more important is the concept and why citizens felt that they wanted to do something more than what exists there currently. MR. COUNCELL: So not to drag this out, but the recycling bins, are they the Page 91 responsibility of the County. Does that come MR. SALINAS: They are not. They are the responsibility of the Maryland Department of the Environment but I think Public Works coordinates with them on that. MR. COUNCELL: That would be a major miprovement. As the center of town, if we could I mean that would be the biggest thing I would like to see come out of this in all honesty. MR. SALINAS: Yeah, and actually a couple there, when I say it's master plan like, what I really mean by that is a lot of these can be done at very little cost. Now, for the County reverything comes at a tremendous cost because we rely on grant funding to get a lot of these millions of dollars to install a watch for more important is the concept and why citizens lathings. One is a lot of these more than that they wanted to do something there that would train depot. Cordova Road, across from the old train depot. And it now is in private property. It's - but it is listed under the Maryland inventory of historic properties. And this business owner, Page 93 and there may be others that are with this particular owner not in terms of the sentiment, believes that it would be a shame to lose that historic properties. And this business owner, Page 93 and there may be others that are with this particular owner not in terms of the sentiment, believes that it would be a shame to lose that historic properties. And this business owner, Page 93 and there may be others that are with this particular owner not in terms of the sentiment, believes that it would be a shame to lose that historic structure. And has asked the County, including the master plan talks about perhaps maybe having a small structure for the storing of garden tools or a little display area or to do something there that would relocate that structure into the park. I just	15	identify the actual components of that. And so	15	discussion, there's a historic structure that
felt that they wanted to do something more than what exists there currently. MR. COUNCELL: So not to drag this out, but the recycling bins, are they the Page 91 responsibility of the County. Does that message of the Environment but I think Public Works coordinates with them on that. MR. COUNCELL: That would be a major improvement. As the center of town, if we could I mean that would be the biggest thing I would like to see come out of this in all honesty. MR. SALINAS: Yeah, and actually a couple things. One is a lot of the recommendations in here, when I say it's master plan like, what I really mean by that is a lot of these and be done at very little cost. Now, for the County we rely on grant funding to get a lot of these and millions of dollars to install a watch for Road, across from the old train depot. And it now is in private property. It's but it is listed under the Maryland inventory of historic properties. And this business owner, Page 91 and there may be others that are with this particular owner not in terms of the sentiment, believes that it would be a shame to lose that historic structure. And has asked the County, you know, is there opportunities to be able to relocate that structure into the park, including the master plan talks about perhaps maybe having a small structure for the storing of garden tools or a little display area or to do something there that would relocate that structure into the park. I just wanted to mention that to the Planning Commissioners. Again, it could be something that is referenced in the master plan or it can be something that can talked about at the time that we look at development of that old train depot site. MR. SPIES: Just for point of clarification, is that Rice's. MR. COUNCELL: No, no. Right across, it's actually, if you were at the intersection where	16	they are completely illustrative. But what's	16	used to be a gas station, Paul probably knows
what exists there currently. MR. COUNCELL: So not to drag this out, but the recycling bins, are they the Page 91 responsibility of the County. Does that Come MR. SALINAS: They are not. They are the Environment but I think Public Works Coordinates with them on that. MR. COUNCELL: That would be a major improvement. As the center of town, if we could I mean that would be the biggest thing I would like to see come out of this in all honesty. MR. SALINAS: Yeah, and actually a couple things. One is a lot of the recommendations in here, when I say it's master plan like, what I really mean by that is a lot of these and the relocate that structure into the park. I just wanted to mention that to the Planning Commissioners. MR. SPIES: Just for point of clarification, is that Rice's. MR. SPIES: Just for point of clarification, is that Rice's. MR. COUNCELL: No, no. Right across, it's out the county where of the section where	17	more important is the concept and why citizens	17	what the name of the gas station was right on
MR. COUNCELL: So not to drag this out, but the recycling bins, are they the Page 91 responsibility of the County. Does that Come MR. SALINAS: They are not. They are the responsibility of the Maryland Department of the Environment but I think Public Works Coordinates with them on that. MR. COUNCELL: That would be a major improvement. As the center of town, if we could I mean that would be the biggest thing lower ould intensety. MR. SALINAS: Yeah, and actually a couple things. One is a lot of the recommendations in here, when I say it's master plan like, what I really mean by that is a lot of these can be done at very little cost. Now, for the County we rely on grant funding to get a lot of these and be rely on grant funding to get a lot of these will intense to the substance of the section where were located at the intersection where such as a cutually, if you were at the intersection where such as a cutually, if you were at the intersection where such as a cutually, if you were at the intersection where	18	felt that they wanted to do something more than	18	Cordova Road, across from the old train depot.
but the recycling bins, are they the Page 91 responsibility of the County. Does that come MR. SALINAS: They are not. They are the responsibility of the Maryland Department of the Environment but I think Public Works coordinates with them on that. MR. COUNCELL: That would be a major improvement. As the center of town, if we could I mean that would be the biggest thing I would like to see come out of this in all honesty. MR. SALINAS: Yeah, and actually a couple things. One is a lot of the recommendations in leve, when I say it's master plan like, what I really mean by that is a lot of these and be done at very little cost. Now, for the County everything comes at a tremendous cost because willings of dollars to install a watch for 2 historic properties. And this business owner, Page 93 and there may be others that are with this particular owner not in terms of the sentiment, believes that it would be a shame to lose that historic structure. And has asked the County, you know, is there opportunities to be able to relocate that structure into the park, including the master plan talks about perhaps maybe having a small structure for the storing of garden tools or a little display area or to do something there that would relocate that structure into the park. I just wanted to mention that to the Planning Commissioners. Again, it could be something that is referenced in the master plan or it can be something that can talked about at the time that we look at development of that old train depot site. MR. SPIES: Just for point of clarification, is that Rice's. MR. COUNCELL: No, no. Right across, it's actually, if you were at the intersection where	19	what exists there currently.	19	And it now is in private property. It's but
Page 91 1 responsibility of the County. Does that 2 come 3 MR. SALINAS: They are not. They are the 4 responsibility of the Maryland Department of 5 the Environment but I think Public Works 6 coordinates with them on that. 6 relocate that structure into the park, 7 MR. COUNCELL: That would be a major 8 improvement. As the center of town, if we 9 could I mean that would be the biggest thing 10 I would like to see come out of this in all 11 honesty. 12 MR. SALINAS: Yeah, and actually a couple 13 things. One is a lot of the recommendations in 14 here, when I say it's master plan like, what I 15 really mean by that is a lot of these can be 16 done at very little cost. Now, for the County 17 everything comes at a tremendous cost because 18 we rely on grant funding to get a lot of these 19 projects done. But really we're not talking 20 millions of dollars to install a watch for 2 particular owner not in terms of the sentiment, and there may be others that are with this 2 and there may be others that are with this 2 and there may be others that are with this 2 particular owner not in terms of the sentiment, 3 believes that it would be a shame to lose that 4 historic structure. And has asked the County, 5 you know, is there opportunities to be able to 6 relocate that structure into the park, 1 including the master plan talks about perhaps 8 maybe having a small structure for the storing 9 of garden tools or a little display area or to 10 do something there that would relocate that 11 structure into the park. I just wanted to 12 mention that to the Planning Commissioners. 13 Again, it could be something that is referenced 14 in the master plan or it can be something that 15 can talked about at the time that we look at 16 development of that old train depot site. 17 MR. SPIES: Just for point of 18 clarification, is that Rice's. 19 MR. COUNCELL: No, no. Right across, it's 20 millions of dollars to install a watch for 20 actually, if you were at the intersection where	20	MR. COUNCELL: So not to drag this out,	20	it is listed under the Maryland inventory of
responsibility of the County. Does that come MR. SALINAS: They are not. They are the responsibility of the Maryland Department of the Environment but I think Public Works coordinates with them on that. MR. COUNCELL: That would be a major miprovement. As the center of town, if we could I mean that would be the biggest thing I would like to see come out of this in all honesty. MR. SALINAS: Yeah, and actually a couple MR. SALINAS: Yeah, and actually a couple there, when I say it's master plan like, what I really mean by that is a lot of these can be done at very little cost. Now, for the County reverthing comes at a tremendous cost because we rely on grant funding to get a lot of these millions of dollars to install a watch for and there may be others that are with this particular owner not in terms of the sentiment, believes that it would be a shame to lose that historic structure. And has asked the County, you know, is there opportunities to be able to relocate that structure into the park, including the master plan talks about perhaps maybe having a small structure for the storing of garden tools or a little display area or to do something there that would relocate that structure into the park. I just wanted to mention that to the Planning Commissioners. Again, it could be something that is referenced in the master plan or it can be something that can talked about at the time that we look at development of that old train depot site. MR. SPIES: Just for point of clarification, is that Rice's. MR. COUNCELL: No, no. Right across, it's actually, if you were at the intersection where	21	but the recycling bins, are they the	21	historic properties. And this business owner,
2 come 3 MR. SALINAS: They are not. They are the 4 responsibility of the Maryland Department of 5 the Environment but I think Public Works 6 coordinates with them on that. 7 MR. COUNCELL: That would be a major 8 improvement. As the center of town, if we 9 could I mean that would be the biggest thing 10 I would like to see come out of this in all 11 honesty. 12 MR. SALINAS: Yeah, and actually a couple 13 things. One is a lot of the recommendations in 14 here, when I say it's master plan like, what I 15 really mean by that is a lot of these can be 16 done at very little cost. Now, for the County 17 everything comes at a tremendous cost because 18 we rely on grant funding to get a lot of these 19 projects done. But really we're not talking 20 millions of dollars to install a watch for 2 particular owner not in terms of the sentiment, 3 believes that it would be a shame to lose that 4 historic structure. And has asked the County, 4 believes that it would be a shame to lose that 4 historic structure. And has asked the County, 5 you know, is there opportunities to be able to 6 relocate that structure into the park, 7 including the master plan talks about perhaps 8 maybe having a small structure for the storing 9 of garden tools or a little display area or to 10 do something there that would relocate that 11 structure into the park. I just wanted to 12 mention that to the Planning Commissioners. 13 Again, it could be something that is referenced 14 in the master plan or it can be something that 15 can talked about at the time that we look at 16 development of that old train depot site. 17 MR. SPIES: Just for point of 18 clarification, is that Rice's. 19 MR. COUNCELL: No, no. Right across, it's 19 actually, if you were at the intersection where		Page 91		Page 93
MR. SALINAS: They are not. They are the responsibility of the Maryland Department of the Environment but I think Public Works coordinates with them on that. MR. COUNCELL: That would be a major miprovement. As the center of town, if we could I mean that would be the biggest thing I would like to see come out of this in all honesty. MR. SALINAS: Yeah, and actually a couple MR. SALINAS: Yeah, and actually a couple there, when I say it's master plan like, what I really mean by that is a lot of these can be done at very little cost. Now, for the County we rely on grant funding to get a lot of these millions of dollars to install a watch for MR. COUNCELL: No, no. Right across, it's millions of dollars to install a watch for believes that it would be a shame to lose that historic structure. And has asked the County, you know, is there opportunities to be able to relocate that structure into the park, including the master plan talks about perhaps maybe having a small structure for the storing of garden tools or a little display area or to do something there that would relocate that structure into the park. I just wanted to mention that to the Planning Commissioners. Again, it could be something that is referenced in the master plan or it can be something that can talked about at the time that we look at development of that old train depot site. MR. SPIES: Just for point of RR. SPIES: Just for point of MR. COUNCELL: No, no. Right across, it's actually, if you were at the intersection where	1	responsibility of the County. Does that	1	and there may be others that are with this
responsibility of the Maryland Department of the Environment but I think Public Works coordinates with them on that. MR. COUNCELL: That would be a major improvement. As the center of town, if we could I mean that would be the biggest thing I would like to see come out of this in all honesty. MR. SALINAS: Yeah, and actually a couple MR. SALINAS: Yeah, and actually a couple here, when I say it's master plan like, what I really mean by that is a lot of these can be done at very little cost. Now, for the County reverything comes at a tremendous cost because we rely on grant funding to get a lot of these projects done. But really we're not talking millions of dollars to install a watch for historic structure. And has asked the County, you know, is there opportunities to be able to relocate that structure into the park, including the master plan talks about perhaps maybe having a small structure for the storing of garden tools or a little display area or to do something there that would relocate that structure into the park. I just wanted to mention that to the Planning Commissioners. Again, it could be something that is referenced in the master plan or it can be something that can talked about at the time that we look at development of that old train depot site. MR. SPIES: Just for point of clarification, is that Rice's. MR. COUNCELL: No, no. Right across, it's actually, if you were at the intersection where	2	come	2	particular owner not in terms of the sentiment,
the Environment but I think Public Works coordinates with them on that. MR. COUNCELL: That would be a major improvement. As the center of town, if we could I mean that would be the biggest thing I would like to see come out of this in all MR. SALINAS: Yeah, and actually a couple things. One is a lot of the recommendations in here, when I say it's master plan like, what I really mean by that is a lot of these can be done at very little cost. Now, for the County we rely on grant funding to get a lot of these projects done. But really we're not talking millions of dollars to install a watch for you know, is there opportunities to be able to relocate that structure into the park, fincluding the master plan talks about perhaps maybe having a small structure for the storing of garden tools or a little display area or to do something there that would relocate that structure into the park. I just wanted to mention that to the Planning Commissioners. Again, it could be something that is referenced in the master plan or it can be something that can talked about at the time that we look at development of that old train depot site. MR. SPIES: Just for point of clarification, is that Rice's. MR. COUNCELL: No, no. Right across, it's actually, if you were at the intersection where	3	MR. SALINAS: They are not. They are the	3	believes that it would be a shame to lose that
coordinates with them on that. MR. COUNCELL: That would be a major improvement. As the center of town, if we could I mean that would be the biggest thing improvement. As the center of town, if we could I mean that would be the biggest thing improvement. As the center of town, if we could I mean that would be the biggest thing improvement. As the center of town, if we could I mean that would be the biggest thing improvement. As the center of town, if we could I mean that would be the biggest thing improvement. As the center of town, if we could I mean that would be the biggest thing improvement. As the center of town, if we could I mean that would be the biggest thing improvement. As the center of town, if we could I mean that would be the storing improvement. As the center of town, if we could I mean that would be the biggest thing improvement. As the center of town, if we could I mean that would be the biggest thing improvement. As the center of town, if we could I mean that would be the biggest thing improvement. As the center of town, if we could I mean that would be the biggest thing improvement. As the center of town, if we could I mean that would be the biggest thing improvement. As the center of town, if we could I mean that would relocate that structure into the park. I just wanted to mention that to the Planning Commissioners. Again, it could be something that is referenced in the master plan or it can be something that can talked about at the time that we look at development of that old train depot site. MR. SPIES: Just for point of that Ricc's. MR. SPIES: Just for point of clarification, is that Ricc's. MR. COUNCELL: No, no. Right across, it's actually, if you were at the intersection where	4	responsibility of the Maryland Department of	4	historic structure. And has asked the County,
MR. COUNCELL: That would be a major improvement. As the center of town, if we could I mean that would be the biggest thing in I would like to see come out of this in all honesty. MR. SALINAS: Yeah, and actually a couple things. One is a lot of the recommendations in here, when I say it's master plan like, what I really mean by that is a lot of these can be done at very little cost. Now, for the County everything comes at a tremendous cost because we rely on grant funding to get a lot of town. If we rely on grant funding to get a lot of town. MR. COUNCELL: That would be a major including the master plan talks about perhaps maybe having a small structure for the storing of garden tools or a little display area or to do something there that would relocate that structure into the park. I just wanted to mention that to the Planning Commissioners. Again, it could be something that is referenced in the master plan or it can be something that can talked about at the time that we look at development of that old train depot site. MR. SPIES: Just for point of clarification, is that Rice's. MR. COUNCELL: No, no. Right across, it's millions of dollars to install a watch for MR. COUNCELL: No, no. Right across, it's	5	the Environment but I think Public Works	5	you know, is there opportunities to be able to
maybe having a small structure for the storing of garden tools or a little display area or to do something there that would relocate that structure into the park. I just wanted to mention that to the Planning Commissioners. MR. SALINAS: Yeah, and actually a couple things. One is a lot of the recommendations in there, when I say it's master plan like, what I really mean by that is a lot of these can be done at very little cost. Now, for the County everything comes at a tremendous cost because we rely on grant funding to get a lot of these mentions of dollars to install a watch for so the something that is a couple development of that old train depot site. MR. SPIES: Just for point of clarification, is that Rice's. MR. COUNCELL: No, no. Right across, it's actually, if you were at the intersection where	6	coordinates with them on that.	6	relocate that structure into the park,
9 could I mean that would be the biggest thing 10 I would like to see come out of this in all 11 honesty. 12 MR. SALINAS: Yeah, and actually a couple 13 things. One is a lot of the recommendations in 14 here, when I say it's master plan like, what I 15 really mean by that is a lot of these can be 16 done at very little cost. Now, for the County 17 everything comes at a tremendous cost because 18 we rely on grant funding to get a lot of these 19 projects done. But really we're not talking 20 millions of dollars to install a watch for 20 of garden tools or a little display area or to 20 do something there that would relocate that 21 structure into the park. I just wanted to 21 mention that to the Planning Commissioners. 21 Again, it could be something that is referenced 22 in the master plan or it can be something that 23 can talked about at the time that we look at 24 development of that old train depot site. 25 MR. SPIES: Just for point of 26 clarification, is that Rice's. 27 MR. COUNCELL: No, no. Right across, it's 28 actually, if you were at the intersection where	7	MR. COUNCELL: That would be a major	7	including the master plan talks about perhaps
I would like to see come out of this in all honesty. MR. SALINAS: Yeah, and actually a couple things. One is a lot of the recommendations in here, when I say it's master plan like, what I really mean by that is a lot of these can be done at very little cost. Now, for the County reverything comes at a tremendous cost because projects done. But really we're not talking millions of dollars to install a watch for In do something there that would relocate that structure into the park. I just wanted to mention that to the Planning Commissioners. Again, it could be something that is referenced in the master plan or it can be something that can talked about at the time that we look at development of that old train depot site. MR. SPIES: Just for point of clarification, is that Rice's. MR. COUNCELL: No, no. Right across, it's actually, if you were at the intersection where	8	improvement. As the center of town, if we	8	maybe having a small structure for the storing
honesty. MR. SALINAS: Yeah, and actually a couple things. One is a lot of the recommendations in here, when I say it's master plan like, what I really mean by that is a lot of these can be done at very little cost. Now, for the County everything comes at a tremendous cost because projects done. But really we're not talking millions of dollars to install a watch for later than the park. I just wanted to mention that to the Planning Commissioners. Again, it could be something that is referenced in the master plan or it can be something that can talked about at the time that we look at development of that old train depot site. MR. SPIES: Just for point of clarification, is that Rice's. MR. COUNCELL: No, no. Right across, it's actually, if you were at the intersection where	9	could I mean that would be the biggest thing	9	of garden tools or a little display area or to
12 MR. SALINAS: Yeah, and actually a couple 13 things. One is a lot of the recommendations in 14 here, when I say it's master plan like, what I 15 really mean by that is a lot of these can be 16 done at very little cost. Now, for the County 17 everything comes at a tremendous cost because 18 we rely on grant funding to get a lot of these 19 projects done. But really we're not talking 20 millions of dollars to install a watch for 21 mention that to the Planning Commissioners. 22 Again, it could be something that is referenced 23 in the master plan or it can be something that 24 in the master plan or it can be something that 25 can talked about at the time that we look at 26 development of that old train depot site. 27 MR. SPIES: Just for point of 28 clarification, is that Rice's. 39 MR. COUNCELL: No, no. Right across, it's 30 actually, if you were at the intersection where	10	I would like to see come out of this in all	10	do something there that would relocate that
things. One is a lot of the recommendations in here, when I say it's master plan like, what I really mean by that is a lot of these can be done at very little cost. Now, for the County everything comes at a tremendous cost because we rely on grant funding to get a lot of these projects done. But really we're not talking millions of dollars to install a watch for 13 Again, it could be something that is referenced in the master plan or it can be something that can talked about at the time that we look at development of that old train depot site. MR. SPIES: Just for point of clarification, is that Rice's. MR. COUNCELL: No, no. Right across, it's actually, if you were at the intersection where	11	honesty.	11	structure into the park. I just wanted to
here, when I say it's master plan like, what I really mean by that is a lot of these can be done at very little cost. Now, for the County everything comes at a tremendous cost because we rely on grant funding to get a lot of these projects done. But really we're not talking millions of dollars to install a watch for 14 in the master plan or it can be something that can talked about at the time that we look at development of that old train depot site. MR. SPIES: Just for point of clarification, is that Rice's. MR. COUNCELL: No, no. Right across, it's actually, if you were at the intersection where	12	MR. SALINAS: Yeah, and actually a couple	12	mention that to the Planning Commissioners.
really mean by that is a lot of these can be done at very little cost. Now, for the County everything comes at a tremendous cost because we rely on grant funding to get a lot of these projects done. But really we're not talking millions of dollars to install a watch for 15 can talked about at the time that we look at development of that old train depot site. MR. SPIES: Just for point of clarification, is that Rice's. MR. COUNCELL: No, no. Right across, it's actually, if you were at the intersection where	13	things. One is a lot of the recommendations in	13	Again, it could be something that is referenced
done at very little cost. Now, for the County everything comes at a tremendous cost because we rely on grant funding to get a lot of these projects done. But really we're not talking millions of dollars to install a watch for development of that old train depot site. MR. SPIES: Just for point of clarification, is that Rice's. MR. COUNCELL: No, no. Right across, it's actually, if you were at the intersection where	14	here, when I say it's master plan like, what I	14	in the master plan or it can be something that
everything comes at a tremendous cost because we rely on grant funding to get a lot of these projects done. But really we're not talking millions of dollars to install a watch for mr. SPIES: Just for point of clarification, is that Rice's. MR. COUNCELL: No, no. Right across, it's actually, if you were at the intersection where	15	really mean by that is a lot of these can be	15	can talked about at the time that we look at
we rely on grant funding to get a lot of these projects done. But really we're not talking millions of dollars to install a watch for 18 clarification, is that Rice's. MR. COUNCELL: No, no. Right across, it's 20 actually, if you were at the intersection where	16	done at very little cost. Now, for the County	16	development of that old train depot site.
projects done. But really we're not talking millions of dollars to install a watch for MR. COUNCELL: No, no. Right across, it's actually, if you were at the intersection where	17	everything comes at a tremendous cost because	17	MR. SPIES: Just for point of
20 millions of dollars to install a watch for 20 actually, if you were at the intersection where	18	we rely on grant funding to get a lot of these	18	clarification, is that Rice's.
	19		19	MR. COUNCELL: No, no. Right across, it's
21 pedestrian sign on Cordova Road near the 21 the store is, facing the firehouse, it would be	20	millions of dollars to install a watch for	20	
	21	pedestrian sign on Cordova Road near the	21	the store is, facing the firehouse, it would be

	<u> </u>		
	Page 94		Page 96
1	to the left and there is, I'm going to guess,	1	road but as a pathway to get to the park, then
2	maybe 75 feet or less. So the only other	2	it makes sense to do that, some sort of
3	suggestion I would make, and this is just	3	crosswalk.
4	practicality, instead of having a crosswalk mid	4	MR. COUNCELL: Sure. Yup. Good deal.
5	block, which would be about in that area, I	5	MR. SPIES: So in the conceptual plan it
6	wonder if it would make more sense to widen the	6	looks like the current liquor store, which is
7	corner of the intersection so that it could	7	definitely dangerous because parking even
8	intersect with the same sidewalk there, instead	8	little cars are out. So it showed where you
9	of splitting the property or property line. It	9	rotate the parking around to the side, but it
10	looks like to me if the crosswalk were mid	10	also looked like it was further off the road.
11	block you're going to have a corner between	11	Was the road being moved or is it proposed to
12	there and Skipton Cordova Road that's kind of	12	move the building back.
13	going to be in limbo or grow up or hang out. I	13	MR. SALINAS: No, the road is not being
14	don't know. If you could take that corner and	14	proposed to move. That master plan just says
15	just clear it to widen it to make it do what	15	if that private property owner ever redevelops
16	you want it to do. And it might not be	16	that site or a property owner redevelops that
17	possible, I'm just asking.	17	site for a commercial business that the
18	MR. SALINAS: Yeah, no, I appreciate that	18	suggestion is to redesign the new building, not
19	comment. And that mid block crosswalk, there	19	keep it at the same footprint but redesign it
20	are certain best practices in terms of location	20	so it's more oriented in the way it's depicted
21	of the crosswalks. I think in the conceptual	21	on that.
	Page 95		Page 97
1	plan it's probably a little bit too close to	1	MR. SPIES: So it would be moved, the
2	that corner. It should be a minimum distance.	2	building would be moved.
3	But there are several options. If this were to	3	MR. SALINAS: Yeah.
4	come to fruition, I would like to work with the	4	MR. SPIES: The other thing is just a
5	State Highway Administration to come up with a	5	general comment is I agree with Chip, the
6	little design meeting with the residents and	6	recycling there, it can, you know, get messy.
7	come up with several options of the design of	7	But for the entire County out in rural
8	that mid block crosswalk. But it would have	8	communities, you know, we have had three
9	could go somewhere. So it wouldn't happen	9	different trash service that had recycling,
10	unless it connected to Rose Street, which is	10	they canceled recycling, then for someone with
11	right now a paper street. Master plan says	11	a young family, like we're trying to teach our
12	that is owned by the residents it's a	12	kids to recycle, so that is that's one of my
13	private road, the County used to maintain it,	13	mixed feelings where I hate how it looks but we
14	doesn't maintain it any more, now it's owned by	14	use it on a weekly basis. It's one of our kids
15	the neighboring properties along Rose Street	15	chores. So whatever we do, you know, making
16	which goes to the park. But I've also heard	16	that more attractive, not just making it go
17	the other argument that it's a paper street,	17	away. Because us in rural Talbot County
18	nothing has been deeded over to those	18	currently do not really have any other avenues
19	neighbors, so it's still technically a County	19	to recycle. Most of our trash services have
20	road. So we have to sort that out. But if	20	either canceled it or made it so onerous that
	D 0	21	people aren't doing it. So that's an outlet
21	Rose Street was ever used as a pathway, not a	41	people aren't doing it. So that's an outlet

	6		,
	Page 98		Page 100
1	for us in the community, our recycling.	1	master plan has been completed, and actually
2	MR. SALINAS: There were many residents at	2	while the master plan was still going on, there
3	the second community meeting that suggested	3	has been an active group there that has had
4	relocating it off site. One of the suggestions	4	several meetings. Of course it's been on hold
5	was the Blue Lantern Site that the County owns	5	recently. That group has actually accomplished
6	just south of the elementary school. I think	6	a number of things in Tilghman working and
7	it's mentioned in the master plan. But there	7	pressuring to get the dredging down in Knapps
8	are, and I think you might have a letter that	8	Narrows, the interactive bank, ATM, the kiosk
9	was submitted prior to today's meeting, but	9	and other things going on there. They chose
10	there are people who don't want it moved for	10	not to be formalized. But even in an informal
11	the reason they feel it's good to have	11	way they have I think made a major difference
12	recycling collection right in the heart of the	12	in Tilghman. So the same thing could happen in
13	village. And so if that were to be the case, I	13	Cordova.
14	think we would look at the opportunity to	14	MS. GHEZZI: Great.
15	relocate it in a different part of that	15	MR. COUNCELL: Thank you. Moving to our
16	property and perhaps screen it so it serves its	16	next agenda item. Applicant, Department of
17	function but yet is, you know, a part of the	17	Planning and Zoning. Miguel Salinas.
18	village center concept.	18	Recommendation to the County Council, draft
19	MR. COUNCELL: Yes.	19	working waterfront overlay district.
20	MS. GHEZZI: One more question. I was	20	MR. SALINAS: Thanks. Just going to get
21	interested in the plan noting that a 501(c)3	21	my. Before I start, this is a little bit more
	Page 99		Page 101
1	could be formed by someone in the community to	1	involved discussion I think because of the
2	advance this, and that leadership is really	2	complexity of the draft in terms of zoning with
3	something that would be great coming out of it.	3	what the regulations say. But you could think
4	I'm just wondering if there has been any	4	of land use regulations as a triangle. And at
5	leadership to establish a 501(c)3 or to take on	5	the apex, at the top of that triangle are
6	any of the other projects you've mentioned.	6	single family dwelling home owners. And
7	MR. SALINAS: There has not to the best of	7	looking at the 30,000-foot level, land use
8	my knowledge. My impression just being out in	8	regulations and restrictions are really there
9	Cordova during this planning process is the	9	to protect for the most part those single
10	village fire department really is really	10	family dwelling home owners. Number one, they
11	serves a lot of function, it's just the	11	want to protect their home values and which
12	convener of community meetings. I think the	12	is often times the biggest asset for many home
13	master plan suggests if there is a group that	13	owners and they want to protect their homes
14	wants to formalize a 501(c)3 group, they could	14	from any incompatible uses. Usually at the
15	do it with the fire department being a 501(c)3	15	bottom of that triangle are renters and
16	as the fiscal agent. Or it doesn't need to be	16	multifamily dwelling owners. And so in order
17	formalized. But Cordova, I think part of the	17	to do that, we create these land use
18	suggestion to was a group like that could also	18	regulations that segregate land uses. So in
19	be advocates for implementation of this master	19	this area you can only have single family
20	plan. The best example that I have of that in	20	dwellings and in this area you can only have
21	Talbot County is Tilghman, which since the	21	business parks and in this area you can only

have retail. Or you create bulk requirements that ensure that it protects the economic value of these homes. So you have large lot sizes of the seconomic development should be able it in a way that provides regulations that would capture the economic market with ould capture the economic market with ould capture the economic market with a vould capture the economic market with ould capture the economic market
that ensure that it protects the economic value of these homes. So you have large lot sizes for example. I'm simplifying this because I'm to talking about the other laudable goals as well in land use planning which are environmental goals, you see that with critical area. There is growth management goals which we had considerable discussion on this morning, and agricultural preservation goals that also that's how I look at it. And for those that know me well, they know that I have two tinterests. One is I have a passion for urban design, which I don't get to use a lot of in Talbot County, but that's one of my passions. And my other passion is the intersection And my other passion is the intersection between economic development And my other passion is the intersection and use planning. So those are my two huge interests. So if you think about land use regulations as an economic development stratety. Ye it in a way that provides regulations that would capture the economic market with avould capture the economic davelopment and then are and that are and market it. To me that whow I have a passion for urban that area and market it. To me that really good economic development strate we're really in the second phase of this. did the master plan and now we're working the market and betting is a zoning district that will capture the economic development and the market and betting is a zoning district. The last thing I wanted to antitheses of Tilgh
of these homes. So you have large lot sizes for example. I'm simplifying this because I'm simplifying this because I'm so that means the zoning district that tar commercial development should be able it in a way that provides regulations that well in land use planning which are well in land use planning which are revironmental goals, you see that with critical area. There is growth management goals which we had considerable discussion on this morning, and agricultural preservation goals that also master plan is done, then you implement coning, then you create effective incentive that's how I look at it. And for those that know me well, they know that I have two interests. One is I have a passion for urban design, which I don't get to use a lot of in Talbot County, but that's one of my passions. And my other passion is the intersection And my other passion is the intersection between economic development and the market and land use planning. So those are my two huge interests. So if you think about land use regulations that way, the segregation of land really good economic development and the market and land use planning. So those are my two huge land use planning. So those are my two huge regulations that way, the segregation of land regulations that way, the segregation of land regulations as an economic development should be able it in a way that provides regulations that tat are mount and capture the economic market with master plan is done, then you implement is done, then you implement is done, then you implement the really good economic development strate we're really in the second phase of this. did the master plan and now we're works the zoning implementation. And what we betting is a zoning district that will capture the market they are trying to achieve, wh maritime dependent, maritime related, m enhanced uses in Tilghman. And we cen regulations that way, the segregation of land hope that's going to be the case with this zoning district. The last thing I wanted to mention before I start is Gary
for example. I'm simplifying this because I'm not talking about the other laudable goals as well in land use planning which are renvironmental goals, you see that with critical area. There is growth management goals which we had considerable discussion on this morning, and agricultural preservation goals that also factor into that. But for the simplified view, that's how I look at it. And for those that interests. One is I have a passion for urban factory, which I don't get to use a lot of in Talbot County, but that's one of my passions. And my other passion is the intersection between economic development and the market and land use planning. So those are my two huge interests. So if you think about land use regulations that way, the segregation of land Page 103 wes a resident on the island, passed away a resident on the island, passed away so that means the zoning district that tar commercial development should be able it in a way that provides regulations that tar would capture the economic market with would capture the economic market with a would capture the economic market with a would capture the economic market with a would capture the economic market with commercial development should be able it in a way that provides regulations that tar would capture the economic market with and that provides regulations that tare the would capture the economic market with and apricultural preservation goals which area. There is growth management goals which are would capture the economic market with and coni
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 22 regulations that way, the segregation of land 24 was a resident on the island, passed away as a resident on the island, passed away are sident on the island, pas
well in land use planning which are environmental goals, you see that with critical area. There is growth management goals which we had considerable discussion on this morning, we had considerable discussion on this morning, and agricultural preservation goals that also factor into that. But for the simplified view, that's how I look at it. And for those that know me well, they know that I have two design, which I don't get to use a lot of in Talbot County, but that's one of my passions. And my other passion is the intersection And my other passion is the intersection between economic development and the market and between economic development and the market and land use planning. So those are my two huge land use planning. So those are my two huge there to protect home owners. It really is the antitheses of Tilghman in its development area. There is growth management goals which to would capture the economic market with would capture the economic market with awould capture the economic public to that zoning those zoning regulations are developed a master plan is done, then you implement to antieveloped a master plan is done, then you implement the zoning, then you create effective incentric including financial incentives, and then you implement to antieve plan is done, then you implement those zoning fegulations are developed a master plan is done, then you implement that zoning, then you create effective incentric including financial incentives, and then you create effective incentric including financial incentives, and then you create effective incentric including financial incentives, and then you create effective incentric including financial incentives, and then you create effective incentric including financial incentives, and th
renvironmental goals, you see that with critical area. There is growth management goals which we had considerable discussion on this morning, and agricultural preservation goals that also factor into that. But for the simplified view, that's how I look at it. And for those that interests. One is I have a passion for urban design, which I don't get to use a lot of in Talbot County, but that's one of my passions. And my other passion is the intersection And my other passion is the intersection between economic development and the market and between economic development and the market and land use planning. So those are my two huge linterests. So if you think about land use regulations that way, the segregation of land really good economic development we're really in the second phase of this. did the master plan and now we're working the really good economic development strate we're really in the second phase of this. did the master plan and now we're working the zoning implementation. And what we betting is a zoning district that will capture the economic market with a 20 years. And that zoning that zoning interest and master plan is done, then you implement to a master plan is done, then you implement in cluding financial incentives, and then you implement including financial incentives, and then you reate effective incenting including financial incentives, and then you implement including financial incentives, and
area. There is growth management goals which we had considerable discussion on this morning, and agricultural preservation goals that also factor into that. But for the simplified view, that's how I look at it. And for those that know me well, they know that I have two design, which I don't get to use a lot of in Talbot County, but that's one of my passions. And my other passion is the intersection between economic development and the market and between economic development and the market and between economic development and the market and land use planning. So those are my two huge linterests. So if you think about land use regulations that way, the segregation of land area. 20 years. And that zoning — that zoning implement master plan is done, then you implement zoning, then you create effective incentive including financial incentives, and then you implement to brand that area and market it. To me that really good economic development strate we're really in the second phase of this. did the master plan and now we're working the zoning implementation. And what we betting is a zoning district that will capture the market they are trying to achieve, where the market they are trying to achieve. The provious that the zoning indication is a zoning district that
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 10 master plan is done, then you implement 21 zoning, then you create effective incentive including financial incentives, and then you implement including financial incentives, and then you include financial incentives, and then you implement including financial incentives, and then you reate effective incentive including financial incentives, and then you reate effective incentive including financial incentives, and then you deal of including financial incentives, and then you reate effective incentive including financial incentives, and then you deal of including financial incentives, and then you reate effective incentives, and then you deal of including financial incentives, and then you including financial incentives, and then you included in scall financial incentives, and then you f
and agricultural preservation goals that also 10 master plan is done, then you implement 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 10 master plan is done, then you implement 21 zoning, then you create effective incentric including financial incentives, and then you included incentives, and then you including financial incentives, and then you reate effective incentric including financial incentives, and then you create your financial incentives, and then you including financial incentives, and then you real your feasure financial incentives, and then you really financial incentives, and then you reall
factor into that. But for the simplified view, that's how I look at it. And for those that know me well, they know that I have two interests. One is I have a passion for urban design, which I don't get to use a lot of in Talbot County, but that's one of my passions. And my other passion is the intersection het between economic development and the market and land use planning. So those are my two huge interests. So if you think about land use regulations that way, the segregation of land really good economic development strate we're really in the second phase of this. did the master plan and now we're working the zoning implementation. And what we betting is a zoning district that will capture the market they are trying to achieve, where the passion of land regulations that way, the segregation of land page 103 use is these bulk requirements that are really there to protect home owners. It really is the antitheses of Tilghman in its development history. Because in Tilghman, you just didn't was a resident on the island, passed away.
that's how I look at it. And for those that know me well, they know that I have two interests. One is I have a passion for urban that's one of my passions. Talbot County, but that's one of my passions. And my other passion is the intersection between economic development and the market and land use planning. So those are my two huge interests. So if you think about land use regulations that way, the segregation of land really in the second phase of this. did the master plan and now we're working the zoning implementation. And what we betting is a zoning district that will capture the market they are trying to achieve, where are my two huge are my two
how me well, they know that I have two laterial interests. One is I have a passion for urban laterially good economic development strate laterially in the second phase of this. laterially in the second phase of this. laterially good economic development strate laterially in the second phase of this. laterially good economic development strate we're really in the second phase of this. laterially good economic development strate we're really in the second phase of this. laterially good economic development strate we're really in the second phase of this. laterially good economic development strate we're really in the second phase of this. laterially in the second phase of this. laterially good economic development strate laterially good economic development st
interests. One is I have a passion for urban design, which I don't get to use a lot of in Talbot County, but that's one of my passions. And my other passion is the intersection between economic development and the market and land use planning. So those are my two huge interests. So if you think about land use regulations that way, the segregation of land page 103 use is these bulk requirements that are really there to protect home owners. It really is the antitheses of Tilghman in its development history. Because in Tilghman, you just didn't are really good economic development strate we're really in the second phase of this. betting is a zoning implementation. And what we're working the zoning implementation. And what we betting is a zoning district that will capture the market they are trying to achieve, when are really and the market they are trying to achieve, when are really and the market they are trying to achieve, when are really and the market they are trying to achieve, when are really and the market they are trying to achieve, when are really and the market they are trying to achieve, when are regulations that way, the segregation of land Page 103 hope that's going to be the case with this zoning district. The last thing I wanted to mention before I start is Gary Crawford, was a resident on the island, passed away
design, which I don't get to use a lot of in Talbot County, but that's one of my passions. And my other passion is the intersection Between economic development and the market and Is between economic development and the market and Is betting is a zoning district that will capture the market they are trying to achieve, where the market and the marke
Talbot County, but that's one of my passions. And my other passion is the intersection Between economic development and the market and Is betting is a zoning district that will capture the market they are trying to achieve, where they are trying to achieve, and they are trying to achi
And my other passion is the intersection 17 the zoning implementation. And what we between economic development and the market and land use planning. So those are my two huge land use planning. So those are my two huge land use planning. So if you think about land use regulations that way, the segregation of land land land land land land land land
between economic development and the market and labeling is a zoning district that will capture land use planning. So those are my two huge land use planning. So those are my two huge land use land use land use land use regulations that way, the segregation of land labeling labelin
land use planning. So those are my two huge the market they are trying to achieve, where the interests. So if you think about land use regulations that way, the segregation of land land use is these bulk requirements that are really there to protect home owners. It really is the antitheses of Tilghman in its development history. Because in Tilghman, you just didn't land use planning. So those are my two huge land use in the market they are trying to achieve, where are trying to achieve, and trying to achieve, and trying trying to achieve, and trying trying to achieve, and trying
20 interests. So if you think about land use 21 regulations that way, the segregation of land 22 enhanced uses in Tilghman. And we cer Page 103 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 4 maritime dependent, maritime related, m 21 enhanced uses in Tilghman. And we cer 2 zoning district. The last thing I wanted to mention before I start is Gary Crawford, 4 was a resident on the island, passed awa
regulations that way, the segregation of land 21 enhanced uses in Tilghman. And we cer Page 103 1 use is these bulk requirements that are really there to protect home owners. It really is the antitheses of Tilghman in its development history. Because in Tilghman, you just didn't 21 enhanced uses in Tilghman. And we cer page 103 22 those that's going to be the case with this 23 zoning district. The last thing I wanted to mention before I start is Gary Crawford, 44 was a resident on the island, passed awa
Page 103 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 Page 103 1 hope that's going to be the case with this 2 zoning district. The last thing I wanted to mention before I start is Gary Crawford, 4 was a resident on the island, passed away
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 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, 4 was a resident on the island, passed awa
 there to protect home owners. It really is the antitheses of Tilghman in its development bistory. Because in Tilghman, you just didn't zoning district. The last thing I wanted to mention before I start is Gary Crawford, was a resident on the island, passed awa
3 antitheses of Tilghman in its development 3 mention before I start is Gary Crawford, 4 history. Because in Tilghman, you just didn't 4 was a resident on the island, passed awa
4 history. Because in Tilghman, you just didn't 4 was a resident on the island, passed away
5 have that. You could have one residential lot 5 recently. And since I stepped on the isla
6 that has a home on it right next to a marine 6 he's been a friend of mine. He has educated the following forms of the following forms o
7 based business, right next to another 7 about the island. He was the local histor
8 residential lot, right next to another marine 8 He owned the book store in Tilghman.
9 based business. And that really flies in the 9 him. He'll be missed. And he certainly
face of traditional, conventional land use and 10 imprint into development of the master p
zoning. And that's what makes the village of 11 well as the development of the zoning di
12 Tilghman so unique. But it also is what 12 And I can't say enough for him. And so
13 creates conflict between home owners and 13 wanted to point that out. So to start, the
businesses. Somehow in Tilghman's history they 14 reason why we want to create the zoning
businesses. Somehow in Tilghman's history they 14 reason why we want to create the zoning
businesses. Somehow in Tilghman's history they have just figured it out. They just figured 15 have just figured 15 district is based on the outcome of the vision of the v
businesses. Somehow in Tilghman's history they have just figured it out. They just figured 15 district is based on the outcome of the violation out how to do it. I think, you know, we've 16 master plan, which was the master plan in the control of the violation
businesses. Somehow in Tilghman's history they have just figured it out. They just figured to out how to do it. I think, you know, we've been hearing about some recent conflicts but businesses. Somehow in Tilghman's history they district is based on the outcome of the virtual district is based on the outcome of the
businesses. Somehow in Tilghman's history they have just figured it out. They just figured 15 district is based on the outcome of the vision out how to do it. I think, you know, we've 16 master plan, which was the master plan that residents wanted to sustain the water 18 for the most part Tilghman has figured it out. 18 way of life in Tilghman. We know that

maintain wharfs left for marine based we heard during the development of the master plan is if we can't somehow find a way, give an opportunity to the eliminate the barriers that may be there on the regulatory side, to enhance those opportunities for marine based businesses, that they are going to lose those remaining properties to residential development of Bellevue, which is if's going to be a photo of nice homes, but I think that that image captures, and I think the next image too, captures what they are afraid of. And here's a photo of nice homes, but I think that that image captures, and I think the next image too, captures what they are afraid of. And here's a packing company or the oyster sheds started out on that island, and once the Tilghman Packing Company. As you can see where the original packing company or the oyster sheds started out on that island, and once the Tilghman Packing Company. As you can see where the original that image captures, and I think the next image too, on that island, and once the Tilghman Packing Company. As you can see where the original that image captures, and I think the next image too, on that island, and once the Tilghman Packing Company. As you can see where the original that they are afraid of. And here's a photo of nice homes, but I think that that that image captures, and I think the next image too, on that island, and once the Tilghman Packing that company declined and eventually closed. I believe in the 70's, the market demand was for busings. And so now you see the conversion of what was commercial property. And actually there was a post office on there, there was regulations itself, this is just a reminder for those on the Commission and those watching, if those on the Commission and those watching, if districts, light industrial, sight industrial, oftic and indicate and indicate and command the search and commercial property. The office and istriction of the too of the think that the company declined and eventually its own little misside the provide of the Til				,
maintain what's left for marine based businesses. And here one of the big fears that we heard during the development of the master plan is if we can't somehow find a way, give an opportunity to the eliminate the barriers that may be there on the regulatory side, to enhance those opportunities for marine based businesses, that they are going to lose those remaining properties to residential development and eventually Tilghman is going to go the way of Bellevue, which is it's going to be a captures what they are afraid of. And here's a photo of rice homes, but I think that that image captures, and I think the next image too, captures what they are afraid of. And here's a good side by side of the Tilghman Packing Day, As you can see where the original packing company or the oyster sheds started out on that island, and once the Tilghman Packing Company declined and eventually closed, I Page 107 believe in the 70's, the market demand was for housing. And so now you see the conversion of what was commercial property. And actually there was a post office on there, there was residential development. I think that's the fear is what's going to happen with the rest of Faer is what's going to happen with the rest of Tilghman Island. Before we get into the regulations itself, this is just a reminder for those on the Commission and those watching, if you're not familiar with what an overlay zoning districts either to provide or require daditional restrictions. And a historic vorday zone that's placed over that arterial nhighway. But in this case there is a corridor overday zone that's placed over that arterial highway. But in this case there is a corridor overday zone that's placed over that arterial highway. But in this case there is a corridor overday zone that's placed over it that commercial that are mapped over that arterial highway. But in this case there is a corridor overday zone that's placed over it that highway. But in this case there is a corridor overday zone that afterial commercial that are mapped over				
businesses. And here one of the big fears that we heard during the development of the master plan is if we can't somchow find a way, give an opportunity to the eliminate the barriers that may be there on the regulatory side, to enhance those opportunities for marine based businesses, that they are going to lose those businesses, that they are going to lose those complete residential development and eventually Tilghman is going to go the way of Bellevue, which is it's going to be a complete residential community. And here's a photo of nice homes, but I think that that photo of nice homes, but I think that that good side by side of the Tilghman Packing packing company or the oyster sheds started out on that island, and once the Tilghman Packing Company. As you can see where the original packing company or the oyster sheds started out on that island, and once the Tilghman Packing to believe in the 70's, the market demand was for housing. And so now you see the conversion of what was commercial property. And actually there was a post office on there, there was residential development. I think that's the fear is whar's going to happen with the rest of mixed use town. And now you see it as residential development. I think that's the fear is whar's going to happen with the rest of Tilghman Island. Before we get into the cregulations itself, this is just a reminder for those on the Commission and those watching, if you're not familiar with what an overlay districts, if shasically it's an overlay zone that overlays that are mapped over that arterial districts. Ight industrial, office and districts, light industrial, office and districts, light industrial, office and commercial that are mapped over that arterial districts. Ight industrial, office and commercial that are mapped over that arterial districts, light industrial, office and commercial that are mapped over that arterial districts, light industrial, office and commercial that are mapped over that arterial or design requirements bat also provides design requir		•		•
we heard during the development of the master plan is if we can't somehow find a way, give an opportunity to the eliminate the barriers that may be there on the regulatory side, to enhance those opportunities for marine based businesses, that they are going to lose those remaining properties to residential development emailing properties to residential				•
by plan is if we can't somehow find a way, give an opportunity to the eliminate the barriers that opportunity to the eliminate the barriers that may be there on the regulatory side, to enhance those opportunitities for marine based businesses, that they are going to lose those pusinesses, that they are going to lose those remaining properties to residential development and eventually Tilghman is going to go the way and eventually Tilghman is going to go the way and they are going to lose those photo of nice homes, but I think that that photo of nice homes, but I think that that image captures, and I think the next image too, acquires what they are afraid of. And here's a good side by side of the Tilghman Packing Company. As you can see where the original packing company or the oyster sheds started out on that island, and once the Tilghman Packing Company declined and eventually closed, I believe in the 70's, the market demand was for housing. And so now you see the conversion of what was commercial property. And actually there was a post office on there, it was actually its own little mixed use town. And now you see it as residential development. I think that's the fear is what's going to happen with the rest of Tilghman Island. Before we get into the regulations itself, this is just a reminder for those on the Commission and those watching, if you're not familiar with what an overlay and district is, it's basically—it's an overlay and district is, it's basically—it's an overlay is district, if you want to modify, alter, or clearly and to make a good example where you have a home and you're in the historic overlay one and it is an overlay to the water. And I often like to point out seafood markets as a good example where a contraction under that and the provides good and services for water dependent use is something it is not critical that they have direct access to the water for form the historic overlay on the water. And I often like to point out seafood markets as a good example where a underlying district,	3			
may be there on the regulatory side, to enhance those opportunities for marine based businesses, that they are going to lose those provides additional performance standards or design requirements for any development that and eventually Tilghman is going to go the way of Bellevue, which is it's going to be a complete residential community. And here's a photo of nice homes, but I think that that is image captures, and I think the next image too, captures what they are afraid of. And here's a good side by side of the Tilghman Packing on that island, and once the Tilghman Packing on that island, and once the Tilghman Packing contains and was for believe in the 70's, the market demand was for believe in the 70's, the market demand was for residential development. I think that's has commercial property. And actually there was a post office on there, there was fear is what's going to happen with the rest of Tilghman Island. Before we get into the regulations itself, this is just a reminder for those on the Commission and those watching, if you're not familiar with what an overlay on everlay zone is a good example of design requirements but also provides additional restrict does. Our gateway overlay zone is a good example of that type of overlay zone. But there is also a different type of overlay zone bat towerlay zone. But there is also a different type of overlay zone bat towerlay zone. But there is also a different type of overlay zone bat towerlay zone that can not only provide different performance standards or design requirements but also provides additional incentives of that overlay zone. Our gateway overlay zone is a good example of design requirements but also provides additional incentives of flexibility. And thity type of overlay zone is a good example of design requirements but also provides additional incentives of flexibility. And thity type of overlay zone is a good example of that type of overlay zone is a good example of the variation only incentive of flexibility. And that's also what this zoning di	4	we heard during the development of the master	4	zoning districts you have three zoning
those opportunities for marine based businesses, that they are going to lose those businesses, that they are going to lose those remaining properties to residential development and eventually Tilghman is going to be a complete residential community. And here's a photo of nice homes, but I think that that image captures, and I think the next image too, captures what they are afraid of. And here's a company. As you can see where the original packing company or the oyster sheds started out on that island, and once the Tilghman Packing Company declined and eventually closed, I believe in the 70's, the market demand was for housing. And so now you see the conversion of what was commercial property. And actually there was a post office on there, there was a fear is what's going to happen with the rest of Tilghman Island. Before we get into the regulations itself, this is just a reminder for those on the Commission and those watching, if overlay zone is a good example of that type of overlay zone is a good example of that type of overlay zone is a good example of that type of overlay zone is a good example of that type of overlay zone is a good example of that type of overlay zone is a good example of that type of overlay zone is a good example of that type of overlay zone is a good example of that type of overlay zone is a good example of that type of overlay zone is a good example of that type of overlay zone is a good example of that type of overlay zone is a good example of that type of overlay zone is a good example of that type of overlay zone is a good example of that type of overlay zone is a good example of that overlay sone is a good example of that overlay is a good example of that are of two of those in can have several uses combined under one lot or to one structure that are water dependent, water related, or water enhanced. Uses are not all three or two of those, it can only be one. It can have several uses combined under one lot or to one structure that are water dependent use is something that can't ev	5	plan is if we can't somehow find a way, give an	5	districts, light industrial, office and
businesses, that they are going to lose those remaining properties to residential development and eventually Tilghman is going to go the way of Bellevue, which is it's going to be a complete residential community. And here's a photo of nice homes, but I think that that is image captures, and I think the next image too, captures what they are afraid of. And here's a good side by side of the Tilghman Packing Romany. As you can see where the original packing company or the oyster sheds started out on that island, and once the Tilghman Packing Company declined and eventually closed, I believe in the 70's, the market demand was for there was a post office on there, there was retail on there, it was actually its own little mixed use town. And now you see it as residential development. I think that's the fear is what's going to happen with the rest of Tilghman Island. Before we get into the regulations itself, this is just a reminder for those on the Commission and those watching, if you're not familiar with what an overlay zone is a good example where you have a district, if you want to modify, alter, relocate or build new construction under that	6	opportunity to the eliminate the barriers that	6	commercial that are mapped over that arterial
businesses, that they are going to lose those remaining properties to residential development and eventually Tilghman is going to go the way of Bellevue, which is it's going to be a 12 occurs within the area of that overlay zone. 13 design requirements for any development that occurs within the area of that overlay zone is a good example of 3 that type of overlay zone. But there is also a 4 different type of overlay zone. But there is also a 4 different type of overlay zone. But there is also a 4 different type of overlay zone that tag not 5 only provide different performance standards or 6 design requirements but also provides additional incentives of flexibility. And 18 company. As you can see where the original 18 packing company or the oyster sheds started out 20 on that island, and once the Tilghman Packing 21 Company declined and eventually closed, I 21 the foundation of the zoning district, is how 2 believe in the 70's, the market demand was for 8 housing. And so now you see the conversion of 9 what was commercial property. And actually 19 there was a post office on there, there was 6 fear is what's going to happen with the rest of 10 regulations itself, this is just a reminder for 10 regulations itself, this is just a reminder for 10 those on the Commission and those watching, if 11 you're not familiar with what an overlay 200 relaced to water of portions, even some land 200 relaced to water optaviscular portion. And a historic 200 relaced to water dependent businesses but 200 relaced to build new construction under that 200 seafood markets as a good example where a 200 relaced on the water front. A good example of the tare of build new construction under that 200 seafood markets as a good example where a 200 relaced to under standards or 200 relaced to under standards or 3 district, if you want to modify, alter, 200 relaced to under standards or 3 district is in the 18 point of 200 relaced to under standards or 3 district and one of those 15 relaced under one 18 point one 18 point one 18 point one 18 p	7	may be there on the regulatory side, to enhance	7	highway. But in this case there is a corridor
to remaining properties to residential development and eventually Tilghman is going to go the way of Bellevue, which is it's going to be a complete residential community. And here's a to photo of nice homes, but I think that that that image captures, and I think the next image too, to make they are afraid of. And here's a good side by side of the Tilghman Packing to make they are afraid of. And here's a good side by side of the Tilghman Packing to make they are afraid of. And here's a good side by side of the Tilghman Packing to make they are afraid of. And here's a to company. As you can see where the original packing company or the oyster sheds started out on that island, and once the Tilghman Packing to make they are afraid of. And here's a to make they are afraid of. And here's a good side by side of the Tilghman Packing to make they are afraid of. And here's a to company. As you can see where the original packing company or the oyster sheds started out on that island, and once the Tilghman Packing to make they are afraid of. And here's a to make they are afraid of. And here's a design requirements for any development of that toverlay zone is a good example of that type of overlay zone. But there is also a that type of overlay zone is a good example of that type of overlay zone. But there is also a that type of overlay zone is a good example of that targe to overlay zone is a good example of the attach they are afraid of. And here's a that type of overlay zone is a good example where you have a ferminate to the total that they are of verlay zone is a good example where you have a ferminate that they are of verlay zone is a good example where a to the water. And I often like to point out seafout make a ferminate that they are designed to the true and that they are designed that they have direct access to the water dependent businesses but to the water. And I often like to point out seafoud makets as a good example where a	8	those opportunities for marine based	8	-
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 22 believe in the 70's, the market demand was for 23 what was commercial property. And actually 24 there was a post office on there, there was 25 retail on there, it was actually its own little 26 mixed use town. And now you see it as 27 residential development. I think that's the 28 fear is what's going to happen with the rest of 29 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 overlay zone. But there is also a different type of overlay zone. But there is also a different type of overlay zone. But there is also a different type of overlay zone. But there is also a different type of overlay zone. But there is also a different type of overlay zone. But there is also a different type of overlay zone. But there is also a different type of overlay zone. But there is also a different type of overlay zone. But there is also a different type of overlay zone. But there is also a different type of overlay zone. But there is also a different type of overlay zone. But there is also a different type of overlay zone. But there is also a different type of overlay zone. It that the photo and in that type of overlay zone. But there is also a different type of overlay zone. It that the photo and in that type of overlay zone. It is a fore that a verte ephedent, water related or water enhanced. Uses are not all three	9	businesses, that they are going to lose those	9	provides additional performance standards or
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 22 believe in the 70's, the market demand was for 23 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 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 district, if you want to modify, alter, 20 relocate or build new construction under that 20 Our gateway overlay zone is a good example of that trype of overlay zone is a good example of that type of overlay zone that can not 21 different type of overlay zone that can not 22 only provide different performance standards or 23 different type of overlay zone that can not 24 only provide different performance standards or 25 design requirements but also provides additional incentives of flexibility. And 26 that's also what this zoning district does. 27 The other really critical thing that's slow what this zoning district does. 28 The other really critical thing that's so how that is soning district. 29 Uses can be either water dependent, water 20 related, or water enhanced. Uses are not all 20 three or two of those, it can only be one. It 21 three or two of those, it can only be one. It 22 can have several uses combined under one lot or 23 to	10	remaining properties to residential development	10	design requirements for any development that
that type of overlay zone. But there is also a different type of overlay zone and a different type of overlay zone that can not only provide different type of overlay zone that can not only provide different type of overlay zone that can not only provide different type of overlay zone that can not only provide different type of overlay zone that can not only provide different type of overlay zone that can not only provide different type of overlay zone that can not only provide different type of overlay zone that can not only provide different type of overlay zone that can not only provide different type of overlay zone that can not only provide different type of overlay zone that can not only provide different type of overlay zone that can not only provide different type of overlay zone that can not only different type of overlay zone that can not only different type of overlay zone that can not only different type of overlay zone that can not only provide different type of overlay zone that can not only provide different type of overlay zone that can not only provide different type of overlay zone that can not only provide different type of overlay zone that can not only provide different type of overlay zone that can not only provide different type of overlay zone that can not only provide different type of overlay zone that can not only provide different type of overlay zone that can not only provide different type of overlay zone that can not only provide different type of overlay zone that can not only provide sadditional incentives of flexibility. And that's also what this zoning district does. The other really critical thing that people need to understand, this is the base really, the foundation of the zoning district. Uses can be either water dependent, water related, or water enhanced. Uses are not all three or two of those, it can only be one. It can have several uses combined under one lot or to one structure that are water dependent, water related or water enhanced. Uses are not all three or two o	11	and eventually Tilghman is going to go the way	11	occurs within the area of that overlay zone.
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 21 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 24 there was a post office on there, there was 4 there was a county of the conversion of 2 mixed use town. And now you see it as 2 residential development. I think that's the 3 fear is what's going to happen with the rest of 2 gories on the Commission and those watching, if 2 you're not familiar with what an overlay 2 to relocate or build new construction under that 20 relocate or build new construction under that 21 design requirements but also provides different performance standards or design requirements but also provides additional incentives of flexibility. And that's also what this zoning district does. The other really critical thing that so provides additional incentives of flexibility. And that's also what this zoning district does. The other really critical thing that people need to understand, this is the base really, the foundation of the zoning district, is how that's also what this zoning district. 20 that's also what this zoning district is additional incentives of flexibility. And that's also what this zoning district, is how that's also w	12	of Bellevue, which is it's going to be a	12	Our gateway overlay zone is a good example of
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 21 believe in the 70's, the market demand was for 22 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 of 11 you're not familiar with what an overlay 12 zone that overlays the existing underlying 15 zoning district; 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 20 relocate or build new construction under that 20 seafood markets as a good example where a	13	complete residential community. And here's a	13	that type of overlay zone. But there is also a
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 22 believe in the 70's, the market demand was for 23 believe in the 70's, the market demand was for 34 what was commercial property. And actually 45 there was a post office on there, there was 46 retail on there, it was actually its own little 66 mixed use town. And now you see it as 77 residential development. I think that's the 88 fear is what's going to happen with the rest of 99 Tilghman Island. Before we get into the 100 regulations itself, this is just a reminder for 111 those on the Commission and those watching, if 122 you're not familiar with what an overlay 133 district is, it's basically — it's an overlay 144 zone that overlays the existing underlying 155 related use town. And a historic 167 overlay zone is a good example where you have a 188 home and you're in the historic overlay 290 relocate or build new construction under that 201 design requirements but also provides 202 additional incentives of flexibility. And 202 that's also what this zoning district does. 203 The other really critical thing that people 204 need to understand, this is be base really, 205 the other really critical thing that people 205 need to understand, this is be base really, 207 the other really critical thing that people 208 need to understand, this is pose in the to understand, this is plose that people 209 need to understand, this is plose that people 200 need to understand, this is plose that people 201 need to understand, this is plose that people 202 need to understand, this is plose that people 203 need to understand, this is plose that people 204 need to understand, this is plose that people 205 need to understand, this is plose that people 207 need to understand, this is plose that people 208 need to understand, this is plose that pe	14	photo of nice homes, but I think that that	14	different type of overlay zone that can not
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 22 believe in the 70's, the market demand was for 22 housing. And so now you see the conversion of 33 what was commercial property. And actually 44 there was a post office on there, there was 55 retail on there, it was actually its own little 66 mixed use town. And now you see it as 77 residential development. I think that's the 88 fear is what's going to happen with the rest of 99 Tilghman Island. Before we get into the 100 regulations itself, this is just a reminder for 111 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 district, if you want to modify, alter, 26 on that island, and once the Tilghman Packing 27 the other really critical thing that people 28 need to understand, this is sho what this zoning district, is how 29 the foundation of the zoning district. 20 uses are divided up in this zoning district. 21 Uses can be either water dependent, water 22 uses are divided up in this zoning district. 23 uses are divided up in this zoning district. 24 Uses can be either water dependent, water 25 related, or water enhanced. Uses are not all 26 three or two of those, it can only be one. It 27 can have several uses combined under one lot or 28 to one structure that are water dependent, 29 water related or water enhanced, but a business 38 is going to be classified under one of those 39 three. The water dependent use is something 30 the can have several uses combined under one of those 30 to one structure that are water dependent, 31 water leated or water enhanced. Uses are not all 32 three or two of those, it can only be one. It 33 three or two of those, it can only be one. It 44 three or two of those, it can only be one. It 45 three or two o	15	image captures, and I think the next image too,	15	only provide different performance standards or
Company. As you can see where the original packing company or the oyster sheds started out on that island, and once the Tilghman Packing Company declined and eventually closed, I 21 the foundation of the zoning district, is how Page 107 thousing. And so now you see the conversion of what was commercial property. And actually there was a post office on there, there was retail on there, it was actually its own little mixed use town. And now you see it as fear is what's going to happen with the rest of Tilghman Island. Before we get into the regulations itself, this is just a reminder for those on the Commission and those watching, if you're not familiar with what an overlay 20 zone that overlays the existing underlying 21 that can't even exist unless it has direct additional restrictions. And a historic overlay zone is a good example where you have a lab home and you're in the historic overlay district, if you want to modify, alter, 20 relazed or build new construction under that 21 the other really critical thing that people need to understand, this is the base really, the foundation of the zoning district, is how Page 109 Page 109 Page 109 Page 109 Uses can be either water dependent, water related, or water enhanced. Uses are not all three or two of those, it can only be one. It can have several uses combined under one lot or to one structure that are water dependent, water related or water enhanced, but a business is going to be classified under one of those three. The water dependent use is something that can't even exist unless it has direct access to the water to physically function. 12 It's going to be on the waterfront. A good example of that are of course marinas and water based aquaculture operations, even some land based aquaculture operations as well. A water related use is a use that provides goods and services for water dependent businesses but it's not critical that they have direct access to the water. And I often like to point out seafood markets as a good example where a	16	captures what they are afraid of. And here's a	16	design requirements but also provides
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 22 Page 107 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 home and you're in the historic overlay 18 home and you're in the historic overlay 19 district, if you want to modify, alter, 20 reloated or build new construction under that 20 reloated out on the zoning district, is how 21 uses are divided up in this zoning district. 22 Uses can be either water dependent, water 24 three or two of those, it can only be one. It 25 can have several uses combined under one lot or 26 to one structure that are water dependent, water 27 water related or water enhanced, Uses are not all 28 three or two of those, it can only be one. It 29 to one structure that are water dependent, water 20 related, or water enhanced. Uses are not all 29 three or two of those, it can only be one. It 20 uses can be either water dependent, water 20 related, or water enhanced.	17	good side by side of the Tilghman Packing	17	additional incentives of flexibility. And
20 on that island, and once the Tilghman Packing 21 Company declined and eventually closed, I Page 107 Page 107 Page 107 believe in the 70's, the market demand was for thousing. And so now you see the conversion of what was commercial property. And actually there was a post office on there, there was retail on there, it was actually its own little mixed use town. And now you see it as residential development. I think that's the fear is what's going to happen with the rest of Tilghman Island. Before we get into the regulations itself, this is just a reminder for those on the Commission and those watching, if you're not familiar with what an overlay district is, it's basically it's an overlay zone that overlays the existing underlying to verlay zone is a good example where you have a lab home and you're in the historic overlay district, if you want to modify, alter, relocate or build new construction under that read to understand, this is the base really, the foundation of the zoning district, is how Page 109 the foundation of the zoning district, is how Page 109 the foundation of the zoning district, is how Page 109 Page 109 Left foundation of the zoning district, is how Page 109 Left foundation of the zoning district, is how Page 109 Left foundation of the zoning district, is how Page 109 Page 109 Left foundation of the zoning district, is how Page 109 Left foundation of the zoning district, is how related, or water enhanced. Uses are not all three or two of those, it can only be one. It can have several uses combined under one lot or to one structure that are water dependent, water separated, or water enhanced. Uses are not all three or two of those, it can only be one. It van have several uses combined under one lot or to one structure that are water dependent, water separated, or water enhanced. Uses are not all three or two of those, it can only be one. It ses an be either water enhanced. Uses are not all three or two of those, it can only be one. It se an have several use c	18	Company. As you can see where the original	18	that's also what this zoning district does.
Company declined and eventually closed, I Page 107 believe in the 70's, the market demand was for thousing. And so now you see the conversion of what was commercial property. And actually there was a post office on there, there was there was a post office on there, there was there is was a cually its own little fear is what's going to happen with the rest of fear is what's going to happen with the rest of Tilghman Island. Before we get into the regulations itself, this is just a reminder for those on the Commission and those watching, if you're not familiar with what an overlay district is, it's basically it's an overlay zone that overlays the existing underlying to verlay zone is a good example where you have a loss of the water. And I often like to point out seafood markets as a good example where a loss of the water. And I often like to point out seafood markets as a good example where a loss of the water to a good example where a loss of the water. And I often like to point out seafood markets as a good example where a	19	packing company or the oyster sheds started out	19	The other really critical thing that people
believe in the 70's, the market demand was for housing. And so now you see the conversion of what was commercial property. And actually there was a post office on there, there was retail on there, it was actually its own little mixed use town. And now you see it as fear is what's going to happen with the rest of Tilghman Island. Before we get into the regulations itself, this is just a reminder for those on the Commission and those watching, if you're not familiar with what an overlay district is, it's basically it's an overlay zone that overlays the existing underlying to additional restrictions. And a historic overlay zone is a good example where you have a home and you're in the historic overlay district, if you want to modify, alter, reloaded up in this zoning district. Uses can be either water dependent, water can have several uses combined under one lot or to one structure that are water dependent, water related or water enhanced, but a business is going to be classified under one of those three. The water dependent use is something that can't even exist unless it has direct access to the water to physically function. It's going to be on the waterfront. A good example of that are of course marinas and water based aquaculture operations, even some land to overlay zone is a good example where you have a home and you're in the historic overlay district, if you want to modify, alter, district, if you want to modify, alter, relocate or build new construction under that	20	on that island, and once the Tilghman Packing	20	need to understand, this is the base really,
believe in the 70's, the market demand was for housing. And so now you see the conversion of what was commercial property. And actually there was a post office on there, there was retail on there, it was actually its own little mixed use town. And now you see it as fear is what's going to happen with the rest of Tilghman Island. Before we get into the regulations itself, this is just a reminder for those on the Commission and those watching, if you're not familiar with what an overlay district is, it's basically it's an overlay zone that overlays the existing underlying to additional restrictions. And a historic relaced or water enhanced. Uses are not all three or two of those, it can only be one. It can have several uses combined under one lot or to one structure that are water dependent, water related or water enhanced, but a business is going to be classified under one of those that can't even exist unless it has direct access to the water to physically function. It's going to be on the waterfront. A good example of that are of course marinas and water based aquaculture operations, even some land based aquaculture operations as well. A water related use is a use that provides goods and related use is a use that provides goods and services for water dependent businesses but it's not critical that they have direct access district, if you want to modify, alter, relocate or build new construction under that	21	Company declined and eventually closed, I	21	the foundation of the zoning district, is how
housing. And so now you see the conversion of what was commercial property. And actually there was a post office on there, there was retail on there, it was actually its own little mixed use town. And now you see it as residential development. I think that's the fear is what's going to happen with the rest of Tilghman Island. Before we get into the regulations itself, this is just a reminder for those on the Commission and those watching, if you're not familiar with what an overlay district is, it's basically it's an overlay zone that overlays the existing underlying to reduct to require additional restrictions. And a historic overlay zone is a good example where you have a home and you're in the historic overlay district, if you want to modify, alter, related, or water enhanced. Uses are not all three or two of those, it can only be one. It can have several uses combined under one lot or to one structure that are water dependent, water related or water enhanced, but a business is going to be classified under one of those three. The water dependent use is something that can't even exist unless it has direct access to the water to physically function. It's going to be on the waterfront. A good example of that are of course marinas and water based aquaculture operations, even some land based aquaculture operations as well. A water related use is a use that provides goods and services for water dependent businesses but it's not critical that they have direct access to the water. And I often like to point out seafood markets as a good example where a		Page 107		Page 109
what was commercial property. And actually there was a post office on there, there was retail on there, it was actually its own little mixed use town. And now you see it as residential development. I think that's the fear is what's going to happen with the rest of Tilghman Island. Before we get into the regulations itself, this is just a reminder for those on the Commission and those watching, if you're not familiar with what an overlay district is, it's basically it's an overlay zone that overlays the existing underlying to additional restrictions. And a historic overlay zone is a good example where you have a home and you're in the historic overlay district, if you want to modify, alter, retailed, or water enhanced. Uses are not all three or two of those, it can only be one. It can have several uses combined under one lot or to one structure that are water dependent, water related or water enhanced, but a business that can have several uses combined under one lot or to one structure that are water dependent, water related or water enhanced. Uses are not all three or two of those, it can only be one. It can have several uses combined under one lot or to one structure that are water dependent, water related or water enhanced, but a business to one structure that are water dependent, water related or water enhanced. Uses are not all three or two of those, it can only be one. It can have several uses combined under one lot or to one structure that are water dependent, water related or water enhanced, but a business is going to be classified under one of those that are water dependent, at three or two of those, it can only be one. It to one structure that are water dependent, water related or water enhanced, but a business store leaded or water enhanced. Uses is going to be classified under one of those the one the owner enhanced. Uses an have several uses combined under one of too one structure that are water dependent, at can have several uses combined under one of those to one structure that are water depend	1	believe in the 70's, the market demand was for	1	uses are divided up in this zoning district.
there was a post office on there, there was retail on there, it was actually its own little retail on there, it was actually its own little mixed use town. And now you see it as residential development. I think that's the related or water enhanced, but a business is going to be classified under one of those three. The water dependent use is something that can't even exist unless it has direct access to the water to physically function. It's going to be on the waterfront. A good example of that are of course marinas and water based aquaculture operations, even some land based aquaculture operations as well. A water related use is a use that provides goods and related use is a use that provides goods and related use is a use that provides goods and related use is a use that provides goods and related use is a use that provides goods and related use is a use that provides goods and related use is a use that provides goods and related use is a use that provides goods and related use is a use that provides goods and related use is a use that provides goods and related use is a use that provides goods and related use is a use that provides goods and related use is a use that provides goods and related use is a use that provides goods and re	2	housing. And so now you see the conversion of	2	Uses can be either water dependent, water
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 additional restrictions. And a historic 16 district, if you want to modify, alter, 17 vater related or water enhanced, but a business 18 is going to be classified under one of those 19 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 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 20 seafood markets as a good example where a	3	what was commercial property. And actually	3	related, or water enhanced. Uses are not all
mixed use town. And now you see it as residential development. I think that's the fear is what's going to happen with the rest of Tilghman Island. Before we get into the regulations itself, this is just a reminder for those on the Commission and those watching, if you're not familiar with what an overlay district is, it's basically it's an overlay zone that overlays the existing underlying control additional restrictions. And a historic district, if you want to modify, alter, district, if you want to modify, alter, control additional restriction under that for one structure that are water dependent, water related or water enhanced, but a business is going to be classified under one of those three. The water dependent use is something that can't even exist unless it has direct lithat can't even exist unless it has di	4	there was a post office on there, there was	4	three or two of those, it can only be one. It
residential development. I think that's the fear is what's going to happen with the rest of Tilghman Island. Before we get into the regulations itself, this is just a reminder for those on the Commission and those watching, if you're not familiar with what an overlay district is, it's basically it's an overlay zone that overlays the existing underlying zoning districts either to provide or require additional restrictions. And a historic noverlay zone is a good example where you have a labeled and you're in the historic overlay district, if you want to modify, alter, relocate or build new construction under that residential development. I think that's the water related or water enhanced, but a business is going to be classified under one of those three. The water dependent use is something that can't even exist unless it has direct access to the water to physically function. It's going to be on the waterfront. A good example of that are of course marinas and water based aquaculture operations, even some land based aquaculture operations as well. A water related use is a use that provides goods and services for water dependent businesses but it's not critical that they have direct access to the water. And I often like to point out seafood markets as a good example where a	5	retail on there, it was actually its own little	5	can have several uses combined under one lot or
fear is what's going to happen with the rest of Tilghman Island. Before we get into the regulations itself, this is just a reminder for those on the Commission and those watching, if you're not familiar with what an overlay district is, it's basically it's an overlay zone that overlays the existing underlying to verlay zone is a good example where you have a home and you're in the historic overlay district, if you want to modify, alter, fear is what's going to happen with the rest of three. The water dependent use is something that can't even exist unless it has direct access to the water to physically function. It's going to be on the waterfront. A good example of that are of course marinas and water based aquaculture operations, even some land based aquaculture operations as well. A water related use is a use that provides goods and services for water dependent businesses but it's not critical that they have direct access to the water. And I often like to point out seafood markets as a good example where a	6	mixed use town. And now you see it as	6	to one structure that are water dependent,
Tilghman Island. Before we get into the regulations itself, this is just a reminder for those on the Commission and those watching, if those on the Commission and those watching, if you're not familiar with what an overlay text and its possible in the district is, it's basically it's an overlay to the thing of that are of course marinas and water additional restrictions. And a historic to verlay zone is a good example where you have a district, if you want to modify, alter, those on the Commission and those watching, if that can't even exist unless it has direct access to the water to physically function. It's going to be on the waterfront. A good example of that are of course marinas and water based aquaculture operations, even some land based aquaculture operations as well. A water related use is a use that provides goods and services for water dependent businesses but it's not critical that they have direct access to the water. And I often like to point out seafood markets as a good example where a	7	residential development. I think that's the	7	water related or water enhanced, but a business
regulations itself, this is just a reminder for those on the Commission and those watching, if those on the Commission and those watching, if you're not familiar with what an overlay lit's going to be on the waterfront. A good example of that are of course marinas and water late zone that overlays the existing underlying late zoning districts either to provide or require late additional restrictions. And a historic late additional restrictions. And a historic late additional restrictions and a powerlay late additional restrictions. And a historic late additional restrictions are good example where you have a late and you're in the historic overlay late you have a late you exist unless thas direct lacess to the water to physically function. late you're exist unless to he water to physically function. late you're ont familiar with what an overlay late you're ont hat can't even exist unless to he water to physically function. late you're ont hat can't even exist unless to he water to physically function. late you're ont hat can't even exist unless to he water to physically function. late you're not familiar with water to physically function. late you're not familiar with water to physically function. late you're not familiar with water to physically function. late you're not familiar with water to physically function. late you're not familiar with	8	fear is what's going to happen with the rest of	8	is going to be classified under one of those
those on the Commission and those watching, if you're not familiar with what an overlay district is, it's basically it's an overlay 12 zone that overlays the existing underlying 13 zoning districts either to provide or require 14 zoning districts either to provide or require 15 diditional restrictions. And a historic 16 additional restrictions. And a historic 17 overlay zone is a good example where you have a home and you're in the historic overlay 18 district, if you want to modify, alter, 19 district, if you want to modify, alter, 20 relocate or build new construction under that 21 It's going to be on the waterfront. A good 21 example of that are of course marinas and water 22 based aquaculture operations, even some land 23 based aquaculture operations as well. A water 24 related use is a use that provides goods and 25 services for water dependent businesses but 26 it's not critical that they have direct access 27 to the water. And I often like to point out 28 seafood markets as a good example where a	9	Tilghman Island. Before we get into the	9	three. The water dependent use is something
you're not familiar with what an overlay district is, it's basically it's an overlay zone that overlays the existing underlying zoning districts either to provide or require additional restrictions. And a historic overlay zone is a good example where you have a home and you're in the historic overlay district, if you want to modify, alter, relocate or build new construction under that 12 It's going to be on the waterfront. A good example of that are of course marinas and water based aquaculture operations, even some land based aquaculture operations as well. A water related use is a use that provides goods and services for water dependent businesses but it's not critical that they have direct access to the water. And I often like to point out seafood markets as a good example where a	10	regulations itself, this is just a reminder for	10	that can't even exist unless it has direct
district is, it's basically it's an overlay 2 one that overlays the existing underlying 2 zoning districts either to provide or require 3 district is, it's basically it's an overlay 4 district is, it's basically it's an overlay 5 zone that overlays the existing underlying 6 additional restrictions. And a historic 7 district is, it's basically it's an overlay 8 based aquaculture operations, even some land 9 based aquaculture operations as well. A water 10 related use is a use that provides goods and 11 services for water dependent businesses but 12 it's not critical that they have direct access 13 district, if you want to modify, alter, 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	11	those on the Commission and those watching, if	11	access to the water to physically function.
zoning districts either to provide or require 15 based aquaculture operations, even some land 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 based aquaculture operations, even some land 25 based aquaculture operations as well. A water 26 related use is a use that provides goods and 27 services for water dependent businesses but 28 it's not critical that they have direct access 39 to the water. And I often like to point out 30 seafood markets as a good example where a	12	you're not familiar with what an overlay	12	It's going to be on the waterfront. A good
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 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	13	district is, it's basically it's an overlay	13	example of that are of course marinas and water
additional restrictions. And a historic overlay zone is a good example where you have a home and you're in the historic overlay district, if you want to modify, alter, relocate or build new construction under that 16 related use is a use that provides goods and services for water dependent businesses but it's not critical that they have direct access to the water. And I often like to point out seafood markets as a good example where a	14	zone that overlays the existing underlying	14	based aquaculture operations, even some land
overlay zone is a good example where you have a home and you're in the historic overlay 18 it's not critical that they have direct access district, if you want to modify, alter, 19 to the water. And I often like to point out 20 relocate or build new construction under that 20 seafood markets as a good example where a	15	zoning districts either to provide or require	15	based aquaculture operations as well. A water
home and you're in the historic overlay 18 it's not critical that they have direct access 19 district, if you want to modify, alter, 20 relocate or build new construction under that 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	16	additional restrictions. And a historic	16	related use is a use that provides goods and
district, if you want to modify, alter, relocate or build new construction under that 19 to the water. And I often like to point out seafood markets as a good example where a	17	overlay zone is a good example where you have a	17	services for water dependent businesses but
20 relocate or build new construction under that 20 seafood markets as a good example where a	18	home and you're in the historic overlay	18	it's not critical that they have direct access
	19	district, if you want to modify, alter,	19	to the water. And I often like to point out
21 overlay zone, you have to comply with certain 21 seafood market is a good example of what is a	20	relocate or build new construction under that	20	seafood markets as a good example where a
	21	overlay zone, you have to comply with certain	21	seafood market is a good example of what is a

	<u> </u>		<u> </u>
	Page 110		Page 112
1	water related use. You see seafood markets	1	when people talk about "I like the character of
2	right on the water, like Pike's Place in	2	the village, I don't want to lose that
3	Seattle, or you see seafood markets not on the	3	character." The ironic thing is that character
4	water. But they certainly are within close	4	happened at the time there was no zoning, or if
5	proximity to it. The water enhanced uses,	5	there was zoning it was a very it was a very
6	there is no need to have any direct water	6	limited zoning district with zoning
7	access to function but they get some sort of	7	regulations. When I talk to you about how the
8	economic enhancement by being on the water.	8	apex of the triangle zoning regulations and
9	Good example of that is a restaurant. How many	9	restrictions are really tied into the
10	times do people like to go to a restaurant	10	protection of the single family development,
11	because they want to sit out on the water. So	11	single family dwelling home owner, that's
12	that's a water enhanced use. Sometimes it's	12	because over time there is more and more
13	hard for people to understand, how can that be	13	restrictions to protect them and those zoning
14	maritime support. It's because it still	14	ordinances and environmental regulations and
15	provides a function for those water dependent	15	other things, and so those zoning ordinances
16	businesses and it enhances and it provides for	16	just get bigger and bigger. That's the main
17	that whole marine department sorry, marine	17	point on that photo there. So what you have
18	type of environment within a community. This	18	is sorry. What you have is a zoning
19	is Main Street in 1905. Here's an example of	19	district in Tilghman, village mixed, which
20	one of Gary Crawford's graphics that I was able	20	which actually impedes the kind of
21	to get. This is 1905. This is Tilghman Island	21	objectivities that we're trying to achieve in
	Page 111		Page 113
1	Road at Gibsontown Road for those of you	1	terms of bringing back water dependent
2	familiar. And that's what it looked like. If	2	businesses and water related businesses into
3	you look down the road where it says Fronsburg	3	Tilghman. This photo shows how that happens.
4	Dry Goods, that's where the current fire	4	So on the left is your historic traditional
5	department is. Fronsburg, by the way, was a	5	Tilghman. On your right is the new Tilghman,
6	Jewish family that immigrated from Ukraine into	6	which has been developed under actually that
7	Baltimore and then moved to Tilghman Island.	7	was developed under the village center zoning
8	They eventually, Fronsburg Dry Goods, actually	8	district. So under the village center zoning
9	then that family wound up moving to South	9	district you have lot sizes I'm sorry, the
10	Carolina, Charleston I believe, and opened up	10	one on the right was developed I think with the
11	additional stores there that actually turned	11	10,000 square foot minimum lot size. I think
12	out to be major retail stores as time went on	12	the density at that time was four dwelling
13	into the 50's, 60's and 70's. There's quite a	13	units per acre. And I'm not sure what the
14	history there. But the most important thing	14	setbacks are. But those what you see on the
15	about this photo is that this Main Street was	15	right is the way that Tilghman is being
16	developed at a time that there was actually no	16	developed currently versus the old Tilghman on
17	zoning district. Our first zoning district I	17	the left. What you have are, I believe,
18	think was in 1953, and Mary Kay has got a copy	18	village mixed bulk requirements that don't meet
19	of that in her office and it's actually hanging	19	the traditional village pattern, and I'm going
20	on the wall because it's one page. It's a big	20	to explain that in a minute because it's going
21	page but it's one page. And so often times	21	to make it hard for new development. Here's a
		ı	

Page 118 1 You have the minimum side setback requirements 2 of 10 feet and you have the minimum front 3 setback requirements of 25 feet. Then you 4 factor in your minimal landscape area which is 5 requirements of 25 requi	
2 of 10 feet and you have the minimum front 3 setback requirements of 25 feet. Then you 4 factor in your minimal landscape area which is 2 requirements. So that's the kind of approach that you're see development of this overlay district.	Page 120
3 setback requirements of 25 feet. Then you 4 factor in your minimal landscape area which is 5 the kind of approach that you're seed development of this overlay district.	cal area
4 factor in your minimal landscape area which is 4 development of this overlay district.	that's
	ing in the
5 assumed in the end of 25 agreet then your 5 attending I would be relief and the	. The
5 required in the code of 25 percent, then you 5 other thing I wanted to point out about	out that
6 have your perimeter landscape requirements to 6 too is we're not talking about big cla	ass A
7 protect that from adjoining properties or 7 office, big business office parks con	ning into
8 protect adjoining properties from that business 8 Tilghman, the kind of people that ha	ave the
9 of a type A landscape yard, and you've got to 9 capital to do that. We're talking about	out
10 meet your parking requirements, in this case 10 commercial business owners that do	on't have that
11 this is a fisheries activities facility, so 11 kind of capital. And so for them to	be able to
12 it's a water dependent use, that parking 12 do the kind of requirements that are	;
requirement is one space per 400 square feet of 13 typically that they typically have	to do in
14 gross floor area, plus you need some interior 14 development, it just makes it that m	uch more
parking lot landscapings. The maximum lot	ide relief
coverage, because it's in the critical area, is 16 or incentives through zoning regulation	tions, the
17 15 percent. That means you can get to 4500 17 easier it's going to be for them to be	able to
square feet of commercial building. However, 18 get their business off the ground, or	to
due to all those constraints, the largest size 19 maintain their business and not have	e that
20 building you can get on that lot is 2,560 20 business close. In the zoning district	ct, you'll
21 square feet. If you look on the right, this 21 see for water dependent and water re	elated uses,
Page 119	Page 121
1 example of a typical Tilghman lot has the 1 they would not have to comply with	n the basic
2 100-foot buffer, it maintains the 10-foot 2 commercial design standards that ar	re in the
3 minimum side setbacks, it reduces the front 3 building mix zoning district. And I	think that
4 setback to 15 feet, it reduces the minimum 4 was a sentiment of what we heard fr	rom the
	, you look at
5 landscape area requirements to 10 percent with 5 village master planning. You know	•
5 landscape area requirements to 10 percent with 6 village master planning. You know 6 the type A landscape perimeter yard buffer, it 6 these photos, this is Southern Marin	ie. I mean
6 the type A landscape perimeter yard buffer, it 6 these photos, this is Southern Marin	ce. Some
6 the type A landscape perimeter yard buffer, it 7 reduces the park requirements by half. So now 7 I look at it and I see a beautiful plac	ce. Some
the type A landscape perimeter yard buffer, it reduces the park requirements by half. So now it's one space per 800 square feet of gross these photos, this is Southern Marin I look at it and I see a beautiful plac people might look at it and they see	e. Some ugly. But
the type A landscape perimeter yard buffer, it reduces the park requirements by half. So now lit's one space per 800 square feet of gross floor area. It maintains the interior parking these photos, this is Southern Marin like it and I see a beautiful plac people might look at it and they see this is Tilghman, like it or not, it's here	ee. Some ugly. But ow dn't want to
the type A landscape perimeter yard buffer, it reduces the park requirements by half. So now lit's one space per 800 square feet of gross lit's one space pe	ee. Some e ugly. But now dn't want to on how their
the type A landscape perimeter yard buffer, it reduces the park requirements by half. So now lit's one space per 800 square feet of gross lot landscaping requirements. And even with lot landscaping requirements. And even with unlimited lot coverage, which in this case is these photos, this is Southern Marin look at it and I see a beautiful plac people might look at it and they see this is Tilghman, like it or not, it's he lot landscaping requirements. And even with lot lighman is. And I think people did have prescriptive design standards of	ee. Some e ugly. But now dn't want to on how their going to
the type A landscape perimeter yard buffer, it reduces the park requirements by half. So now it's one space per 800 square feet of gross floor area. It maintains the interior parking lot landscaping requirements. And even with unlimited lot coverage, which in this case is going to allow you, based on those site these photos, this is Southern Marin I look at it and I see a beautiful plac people might look at it and they see this is Tilghman, like it or not, it's have prescriptive design standards of these photos, this is Southern Marin I look at it and I see a beautiful plac people might look at it and they see Tilghman, like it or not, it's have prescriptive design standards of these photos, this is Southern Marin I look at it and I see a beautiful plac people might look at it and they see this is Tilghman, like it or not, it's have prescriptive design standards of the type A landscape perimeter yard buffer, it these photos, this is Southern Marin I look at it and I see a beautiful plac people might look at it and they see this is Tilghman is. And I think people did the type A landscape perimeter yard buffer, it these photos, this is Southern Marin the type A landscape perimeter yard buffer, it	ee. Some augly. But now dn't want to on how their going to to own a
the type A landscape perimeter yard buffer, it reduces the park requirements by half. So now it's one space per 800 square feet of gross floor area. It maintains the interior parking lot landscaping requirements. And even with unlimited lot coverage, which in this case is going to allow you, based on those site constraints sorry, even with the limited lot these photos, this is Southern Marin I look at it and I see a beautiful plac people might look at it and they see this is Tilghman, like it or not, it's have prescriptive design standards or have prescriptive design standards or building is going to look if they are focus on marine if they are going	ee. Some e ugly. But how dn't want to on how their going to to own a lide. So one
the type A landscape perimeter yard buffer, it reduces the park requirements by half. So now it's one space per 800 square feet of gross floor area. It maintains the interior parking lot landscaping requirements. And even with unlimited lot coverage, which in this case is going to allow you, based on those site constraints sorry, even with the limited lot coverage, the maximum building square footage these photos, this is Southern Marin I look at it and I see a beautiful plac people might look at it and they see this is Tilghman, like it or not, it's he lot landscaping requirements. And even with have prescriptive design standards or building is going to look if they are focus on marine if they are going marine dependent business. Next sl	ee. Some augly. But ow dn't want to on how their going to to own a lide. So one with the
the type A landscape perimeter yard buffer, it reduces the park requirements by half. So now it's one space per 800 square feet of gross floor area. It maintains the interior parking lot landscaping requirements. And even with unlimited lot coverage, which in this case is going to allow you, based on those site going to allow you, based on those site constraints sorry, even with the limited lot coverage, the maximum building square footage these photos, this is Southern Marin these a beautiful plac this is Tilghman, like it or not, it's heave prescriptive design standards of the building is going to look if they are focus on marine if they are going marine dependent business. Next sl that you'll be able to get due to all those	ee. Some augly. But now dn't want to on how their going to to own a lide. So one with the district is
the type A landscape perimeter yard buffer, it reduces the park requirements by half. So now it's one space per 800 square feet of gross floor area. It maintains the interior parking lot landscaping requirements. And even with unlimited lot coverage, which in this case is going to allow you, based on those site constraints sorry, even with the limited lot coverage, the maximum building square footage the type A landscape perimeter yard buffer, it these photos, this is Southern Marin I look at it and I see a beautiful plac people might look at it and they see this is Tilghman, like it or not, it's he lot landscaping requirements. And even with have prescriptive design standards of building is going to look if they are focus on marine if they are going marine dependent business. Next sl that you'll be able to get due to all those that you'll be able to get due to all those environmental constraints is 1,770 square feet.	ee. Some augly. But ow dn't want to on how their going to to own a lide. So one with the district is
the type A landscape perimeter yard buffer, it reduces the park requirements by half. So now it's one space per 800 square feet of gross floor area. It maintains the interior parking lot landscaping requirements. And even with unlimited lot coverage, which in this case is going to allow you, based on those site constraints sorry, even with the limited lot coverage, the maximum building square footage that you'll be able to get due to all those environmental constraints is 1,770 square feet. So clearly the zoning district that is going to these photos, this is Southern Marin these photos, the sea beautiful plac these photos at the sea beautiful plac thes	ee. Some augly. But now dn't want to on how their going to to own a lide. So one o with the district is the bitats as
the type A landscape perimeter yard buffer, it reduces the park requirements by half. So now it's one space per 800 square feet of gross floor area. It maintains the interior parking lot landscaping requirements. And even with unlimited lot coverage, which in this case is going to allow you, based on those site constraints sorry, even with the limited lot coverage, the maximum building square footage that you'll be able to get due to all those coverage, the zoning district that is going to provide incentives to encourage maritime these photos, this is Southern Marin these a beautiful plac that yard I look at it and I see a beautiful plac that yard I look at it and I see a beautiful plac that yard I look at it and I see a beautiful plac that yard I look at it and I see a beautiful plac that yard I look at it and I see a beautiful plac that yard I look at it and I see a beautiful plac that yard I look at it and I see a beautiful plac that yard I look at it and I see a beautiful plac that yard I look at it and I see a beautiful plac that yard I look at it and I see a beautiful plac that yard I look at it and I see a beautiful plac that yard I see a beautiful plac that yard I look at it and I see a beautiful plac that yard I see a beautiful plac t	ee. Some augly. But now dn't want to on how their going to to own a lide. So one with the district is the bitats as the economic

	<i>U</i>		
	Page 122		Page 124
1	been a challenge. But I have to say we have	1	Packing Company used to be. It has a rich
2	been working with the critical area staff.	2	history there of a working waterfront and
3	They have been excellent in helping us think	3	that's the remnants of it. Right now it's
4	through this process and being open to	4	being redeveloped into a water dependent use.
5	alternative standards. And nothing is in any	5	But that's that view there of the Tar Creek
6	way set in stone. We hope that we're close.	6	working waterfront. And the next slide is from
7	We feel we're close enough certainly to come	7	the Tilghman village master plan, this is a
8	forward to the Planning Commission but there	8	suggestion for potential areas that the overlay
9	may be additional changes even after Council	9	zoning district could apply, area one being
10	approves the overlay zoning district. It's	10	adjacent, the lots adjacent to Knapps Narrows.
11	required to go to the Critical Area Commission	11	Area two being what is Tilghman Island Road,
12	and there may be additional changes, just like	12	which was the traditional is still the
13	they're required when we update the zoning	13	traditional Main Street for Tilghman. And area
14	ordinance or replace the zoning ordinance as	14	three, which is the lots that are adjacent to
15	part of Next Step 190. The last thing that I	15	Dogwood Harbor. At some point, I mean process
16	wanted to just mention, and I want people to	16	is going to be that we're going to review the
17	understand is that there is really limited	17	overlay district, the Planning Commission is
18	applicability to of this overlay district to	18	going to make a recommendation to the County
19	properties in Talbot County. It can only go	19	Council and the Council will then make a
20	into areas that are zoned village mix or	20	decision on the overlay district, and then we
21	village hamlet, or are zoned commercial. LI,	21	will focus on where it will actually be mapped.
	Page 123		Page 125
1	GC and LC, right. And we don't have a lot of	1	But I just wanted you to keep that in mind
2	that. They have to have other characteristics.	2	because the overlay district, when it's mapped,
3	They have to be they have to they have to	3	does prohibit new residential from actually
4	be suitable for the type of businesses that are	4	occurring on that property and eliminates a
5	in the land use table in the overlay district.	5	number of commercial uses that are not
6	So really this map shows three areas really in	6	compatible with that district. That's very
7	reality where it's going to be applied at least	7	important to understand. And that's it.
8	initially. One is in Tilghman. The second is	8	MR. COUNCELL: Okay. Questions, comments.
9	in Bellevue. And the third is property that	9	Mr. Strannahan. Okay. Bill.
10	includes the current marina at the foot of the	10	MR. BOICOURT: Miguel, I thank you for the
11	bridge going into Cambridge. This is the next	11	presentation. I think it's great. A couple
12	slide is the Bellevue, from the Bellevue master	12	points. One to also recall how important Gary
13	plan. It's showing three distinct areas of	13	Crawford was for not just this but something
14	Bellevue. One is historic Bellevue, which is	14	you may remember, it was I guess what was
15	the traditional older homes in Bellevue,	15	called a village center board during the last
16	although there is some newer homes mixed in.	16	comprehensive plan. And he was an active
17	Bellevue Landing itself, that includes the park	17	member of that and a positive force. The other
18	as well. And then Tar Creek working	18	thing I wanted to recall is that's relevant to
19	waterfront. Which is the area that potentially	19	this I think, and we referred to it, I don't
20	this overlay zone could apply. And the next	20	think he finished his history of Tilghman
21	slide is a photo of where the old Turner	21	before he died. He gave a presentation at the
	ī		

1 the overlay. And I just commend you. I think 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. 8 MR. COUNCELL: Great. Good. 9 Mr. Strannahan. 9 Consultant identified the communities for the 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 20 at the next three, five, ten years but to 21 consider the potentials for 20, 30 and even 50 21 the overlay. And I just commend you. I think 2 it's very exciting. I just want to say it's 2 very exciting and it I can envision what 4 Tilghman Island, how it can continue to prosper given the direction you all are going. 7 MR. SALINAS: Thank you. I appreciate that. One of the telling things when the 2 consultant identified the communities for the best practices report was it was difficult for 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 this map. Because as we were talking about 19 in this master plan in the State of Maryland 20 and how can they do that with villages of that 21 consider the potentials for 20, 30 and even 50				
that long thereafter. It was a superb history and fairly short ordered, and I thiak it would be beeneficial to the Planning Commission if we beachficial to the Planning Commission if we down. Recause it gives some real good background to this effort. MR. COUNCELL: Great. Good. MR. STRANNAHAN: Again, thank you, Miguel. That was a very insightful and enlightening presentation. I'm also glad that you comment the these areas are mapped with this overlay the district, the things that can not happen within the district, we need to take that into consideration when we're actually looking at this map. Because as we were talking about earlier today, our charge is not to just look at the next three, five, ten years but to consider the potentials for 20, 30 and even 50 Page 127 years. And we appreciate your insight and diligence on that. MR. COUNCELL: Commissioner Ghezzi. MR. SALINAS: Thank you. I appreciate that. They tended to be cipiger, obviously, based on his examples. But one — that's one of the things that interest the Department of Natural Resources working waterfronts program which gave us the grant to do this, was because there are other villages that want to have the same type of accomplishments we're trying to achieve in this map. Because as we were talking about things that interest the Department of Natural Resources working waterfronts was because there are other villages that want to have the same type of accomplishments we're trying to achieve in this map. Because as we were talking about things that want to have the same type of accomplishments we're trying to achieve in this master plan in the State of Maryland and how can they do that with villages of that size. So they are hoping that this is going to the active today, our charge is not to just look MR. COUNCELL: Mr. Spies. MR. SPIES: Yes, I just will this consultant and identifying six relative — or properties, MR. SPIES: Yes, I just will echo the sentiments of the Commissioners that spoke already. And moving forward, you know, this is a catch		Page 126		Page 128
and fatrly short ordered, and I think it would be beneficial to the Planning Commission if we bad access to that. I'll try to track that down. Because it gives some real good background to this effort. MR. COUNCELL: Great. Good. MR. STANNAHAN: Again, thank you, Miguel. That was a very insightful and enlightening presentation. I'm also glad that you comment the these areas are mapped with this overlay district, the things that can not happen within the district, we need to take that into consideration when were actually looking at this map. Because as we were talking about this map. Because as we were talking about at the next three, five, ten years but to consider the potentials for 20, 30 and even 50 Page 127 years. And we appreciate your insight and diligence on that. MR. COUNCELL: Commissioner Ghezzi. MR. GHEZZI: And I want to also say thank you, Miguel, and staff, Mary Kay, and others who were involved. I particularly appreciated the best practices report, the working waterfront zone best practices report, the working as the working waterfront zoning discovery report. Having gone out with this consultant and identifying six relative or properties, Baltimore, Annapolis, East Hampton, New Gloucester, Greenport and Portland, Maine, different states, different towns, different swater form property consider. And it's nice not to recreate something that's been done and to learn from what other people have done. I think this was extermely valuable and I appreciate you including that in our packet. It also gave me and fall planna Island, how it can continue to prosper given the direction you all are going. They tended to be beligare, obviously, based on that. One of the telling things when the consultant identified the communities for the consider, definition of the telling things when the consider the collarity the size of Tilghman. They tended to be bigger, obviously, based on this tate. One of the telling things when the consideration when the same that. One of the telling things when the consideratio	1	St. Michaels library last year and he died not	1	the overlay. And I just commend you. I think
be beneficial to the Planning Commission if we bad access to that. I'll ry to track that down. Because it gives some real good down. Because it gives some real good fown. Because it gives some real good down. Because it gives some real good fown. Because it gives some real good fown. Because it gives some real good for background to this effort. MR. COUNCELL: Great. Good. 8 MR. COUNCELL: Great. Good. 9 MR. STRANNAHAN: Again, thank you, Miguel. 10 MR. STRANNAHAN: Again, thank you, Miguel. 11 In 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 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 16 to consideration when we're actually looking at 17 this map. Because as we were talking about 19 earlier today, our charge is not to just look 19 at the nest three, five, ten years but to 20 20 at the nest three, five, ten years but to 21 consider the potentials for 20, 30 and even 50 Page 127 1 years. And we appreciate your insight and 20 diligence on that. 40 MR. GUNCELL: Commissioner Ghezzi. 40 MR. GUNCELL: Commissioner Ghezzi. 50 MR. SHEZZI: And I want to also say thank 50 you, Miguel, and staff, Mary Kay, and others 60 who were involved. I particularly appreciated 61 the best practices report, the working 62 waterfront zone best practices report, as well 62 as the working waterfront zoning discovery 63 freport. Having gone out with this consultant 61 and identifying six relative or properties, 63 Gloucester, Greenport and Portland, Maine, 64 different states, different towns, different 64 different states, different towns, different 64 consider. And it's nice not to recreate 65 characteristics but things that we need to 67 something that's been done and to learn from 67 what other people have done. I think this was 18 something that's been done and to learn	2	that long thereafter. It was a superb history	2	it's very exciting. I just want to say it's
background to this effort. MR. COUNCELL: Great. Good. MR. STRANNAHAN: Again, thank you, Miguel. That was a very insightful and enlightening presentation. I'm also glad that you comment these areas are mapped with this overlay district, the things that can not happen within the district, we need to take that into consideration when we're actually looking at this map. Because as we were talking about the earlier today, our charge is not to just look at the next three, five, ten years but to didiligence on that. MR. COUNCELL: Commissioner Ghezzi. MR. GOUNCELL: Commissioner Ghezzi. MR. GOUNCELL: Commissioner Ghezzi. MR. GOUNCELL: Commissioner Ghezzi. MR. SPIES: Yes, I just will echo the swaterfront zone best practices report, as well swaterfront zone best practices report, as well swaterfront zone best practices report, as well different states, different towns, different consider. And it's nice not to recreate may be a good tool for those other villages to be able to use and adopt, if it works, to meet their needs as well. So I appreciate that. MR. COUNCELL: Mr. Spies. MR. SPIES: Yes, I just will echo the sentiments of the Commissioners that spoke already. And moving forward, you know, this is a catch 22, the better you do your job, Miguel, the more expensive the lots become making it harder for marine based businesses to afford that. So this is a very difficult process moving forward. The better we develop our consider. And it's nice not to recreate for the telling things when the that. One of the telling things when the consultant identifying six relative or properties, mere other villages that want to live there make the property values go up which makes it hard to run a small background to this, and the more people that want to live there make the property values go up which makes it hard to run	3	and fairly short ordered, and I think it would	3	very exciting and it I can envision what
down. Because it gives some real good background to this effort. MR. COUNCELL: Great. Good. MR. STRANNAHAN: Again, thank you, Miguel. That was a very insightful and enlightening the these areas are mapped with this overlay district, the things that can not happen within the district, we need to take that into district, the things that can not happen within the district, we need to take that into the district, we need to take that into district, the things that can not happen within the district, we need to take that into district, the potentials for 20, 30 and even 50 Page 127 years. And we appreciate your insight and diligence on that. MR. COUNCELL: Commissioner Ghezzi. MR. GHEZZI: And I want to also say thank swaterfront zone best practices report, as well different states, different towns, different for consider. And it's nice not to recreate something that's been done and to learn from what other people have done. I think this was give a that and make it kind of a targeted area to limit what can and can't happen there, we will	4	be beneficial to the Planning Commission if we	4	Tilghman Island, how it can continue to
MR. COUNCELL: Great. Good. MR. STRANNAHAN: Again, thank you, Miguel. That was a very insightful and enlightening presentation. I'm also glad that you comment at the end we need to be cognizant of once these areas are mapped with this overlay district, the things that can not happen within the district, we need to take that into this map. Because as we were talking about this map. Because as we were talking about this map. Because as we were talking about the earlier today, our charge is not to just look at the next three, five, ten years but to consider the potentials for 20, 30 and even 50 Page 127 years. And we appreciate your insight and diligence on that. MR. COUNCELL: Commissioner Ghezzi. MR. COUNCELL: Commissioner Ghezzi. MR. COUNCELL: Mr. Spies. MR. COUNCELL: Mr. Spies. MR. SPIES: Yes, I just will echo the sentiments of the Commissioners that spoke already. And moving forward, you know, this is a catch 22, the better you do your job, Miguel, and identifying six relative — or properties, Baltimore, Annapolis, East Hampton, New Gloucester, Greenport and Portland, Maine, different states, different towns, different consider. And it's nice not to recreate their needs as well. So I appreciate that. MR. COUNCELL: Mr. Spies. MR. SPIES: Yes, I just will echo the sentiments of the Commissioners that spoke already. And moving forward, you know, this is a catch 22, the better you do your job, Miguel, the more expensive the lots become making it hander for marine based businesses to afford that. So this is a very difficult process moving forward. The better we develop our communities for the the best practices report, and the more people that want to live there make the property values	5	had access to that. I'll try to track that	5	prosper, and Bellevue can continue to prosper
MR. COUNCELL: Great. Good. MR. STRANNAHAN: Again, thank you, Miguel. That was a very insightful and enlightening presentation. I'm also glad that you comment at the end we need to be cognizant of once these areas are mapped with this overlay district, the things that can not happen within the district, we need to take that into consideration when we're actually looking at this map. Because as we were talking about the earlier today, our charge is not to just look at the next three, five, ten years but to consider the potentials for 20, 30 and even 50 The earlier today, our charge is not to just look at the next three, five, ten years but to diligence on that. MR. COUNCELL: Commissioner Ghezzi. MR. COUNCELL: Mr. Spies. MR. SPIES: Yes, I just will echo the sentiments of the telling things when the consultant identified the communities for the best gractice report and was difficult for the best gractic stream to one and bortand, Maine, different states, different towns, different for marine based businesses to afford the best practices report, as well as the working waterfront zoning discovery report. Having gone out with this consultant and identifying six relative — or properties, Baltimore, Annapolis, East Hampton, New Gloucester, Greenport and Portland, Maine, different states, different towns, different consider. And it's nice not to recreate for marine based businesses to afford that. So this is a very difficult process moving forward. The better we develop our consider. And it's nice not to recreate for marine based business. So moving forward and based marine business. So moving forward and based marine business. So moving forward and baving this	6	down. Because it gives some real good	6	given the direction you all are going.
9 Consultant identified the communities for the 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 Page 127 1 years. And we appreciate your insight and 2 diligence on that. 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, as well 8 waterfront zone best practices report, as well 9 as the working waterfront zoning discovery 10 report. Having gone out with this consultant 11 didentifying 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 20 including that in our packet. It also gave me 9 orosultant identified the communitity he siz of Tilghman. 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 him to find a community the size of Tilghman. 16 the district, the things that interest the Department of Natural 16 the district, the things that interest the Department of Natural 17 things that interest the Department of Natural 18 the advision and to have the same 19	7	background to this effort.	7	MR. SALINAS: Thank you. I appreciate
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 21 years. And we appreciate your insight and 22 diligence on that. 23 MR. COUNCELL: Commissioner Ghezzi. 24 MS. GHEZZI: And I want to also say thank 25 you, Miguel, and staff, Mary Kay, and others 26 who were involved. I particularly appreciated 27 the best practices report, the working 28 waterfront zone best practices report, as well 39 as the working waterfront zoning discovery 30 Gloucester, Greenport and Portland, Maine, 31 different tstates, different towns, different 32 different states, different towns, different 33 different towns, different 34 from the sear as are mapped with this ornsultant 35 and the more expensive the lots become making it 36 the sear as are mapped with this overlay 37 the district, the things that we need to 38 the working waterfront zoning discovery 38 dilegence on that. 39 MR. COUNCELL: Mr. Spies. 40 Spies. 51 Again and identifying six relative — or properties, 52 Baltimore, Annapolis, East Hampton, New 53 Gloucester, Greenport and Portland, Maine, 54 different states, different towns, different 55 characteristics but things that we need to 56 consider. And it's nice not to recreate 57 the more expensive the lots become making it 58 have marine business. So moving forward and 59 having this as a tool to at least address some 50 that and make it kind of a targeted area to 50 limit what can and can't happen there, we will	8	MR. COUNCELL: Great. Good.	8	that. One of the telling things when the
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 21 years. And we appreciate your insight and 22 diligence on that. 23 MR. COUNCELL: Commissioner Ghezzi. 24 MS. GHEZZI: And I want to also say thank 25 you, Miguel, and staff, Mary Kay, and others 26 who were involved. I particularly appreciated 27 the best practices report, the working 28 waterfront zone best practices report, as well 29 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 consider. And it's nice not to recreate 16 what other people have done. It think this was 19 extremely valuable and I appreciate you 20 including that in our packet. It also gave me 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 him to find a community the size of Tilghman. 16 his examples. But one—that's one of the 16 things that initerest the Department of Natural 18 this mater plan in the State of Maryland 20 are other villages that want to have the same 21 are other villages that want to have the same 22 in this master plan in the State of Maryland 22 are other villages that want to have the same 23 are other villages to the same 24 are other villages to a read of Auryland 25 and how can they do that with villages of that 26 size. So they are hopin	9	Mr. Strannahan.	9	consultant identified the communities for the
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 Page 127 1 years. And we appreciate your insight and 2 diligence on that. 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 eneed to 16 consider. And it's nice not to recreate 17 report. Having gone out of the things that interest the Department of Natural 18 things that interest the Department of Natural 18 Resources working wate grant to do this, was because there 16 are other villages that want to have the same 17 are other villages that want to have the same 18 type of accomplishments we're trying to achieve 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 22 be a good tool for those other villages to be 23 able to use and adopt, if it works, to meet 24 their needs as well. So I appreciate that. 25 MR. COUNCELL: Mr. Spies. 26 MR. SPIES: Yes, I just will echo the 27 sentiments of the Commissioners that spoke 28 at catch 22, the better you do your job, Miguel, 29 the more expensive	10	MR. STRANNAHAN: Again, thank you, Miguel.	10	best practices report was it was difficult for
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 21 years. And we appreciate your insight and 22 diligence on that. 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 the district, the things that can not happen within 16 the district, the things that can not happen within 16 the district, the things that can not happen within 16 the district, the things that can not happen within 16 the district, the things that interest the Department of Natural 17 Resources working waterfronts program which 18 things that interest the Department of Natural 18 the sources working waterfronts program which 18 to the grant to do this, was because there are other villages that want to love are other villages that want to have the same they of accomplishments we're trying to achieve in this masse plan in the State of Maryland 20 and how can they do that with villages of that 21 type of accomplishments we're trying to achieve in this master plan in the State of Maryland 21 and how can the	11	That was a very insightful and enlightening	11	him to find a community the size of Tilghman.
these areas are mapped with this overlay 14 things that interest the Department of Natural 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 Page 127 1 years. And we appreciate your insight and 2 diligence on that. 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 10 as the working waterfront zoning discovery 110 report. Having gone out with this consultant 111 and identifying six relative or properties, 122 Baltimore, Annapolis, East Hampton, New 133 Gloucester, Greenport and Portland, Maine, 144 different states, different towns, different 155 district, the things that at interest the Department of Natural 165 gave us the grant to do this, was because there 176 are other villages that want to have the same 187 type of accomplishments we're trying to achieve in this master plan in the State of Maryland 18 type of accomplishments we're trying to achieve in this master plan in the State of Maryland 18 are other villages that want to have the same 18 type of accomplishments we're trying to achieve in this master plan in the State of Maryland 18 and how can they do that with villages of that 20 and how can they do that with villages of that 21 size. So they are hoping that this is going to 22 able to use and adopt, if it works, to meet 23 their needs as well. So I appreciate that. MR. COUNCELL: Mr. Spies. MR. SPIES: Yes, I just will echo the 24 sentiments of the Commissioners that spoke 25 altiment of the Commissioners that spoke 26 a catch 22, the better you do your job, Miguel, 27	12	presentation. I'm also glad that you comment	12	They tended to be bigger, obviously, based on
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 Page 127 1 years. And we appreciate your insight and 2 diligence on that. 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 20 including that in our packet. It also gave me 16 district, we need to take that into 16 gave us the grant to do this, was because there are other villages that want to have the same 17 are other villages that want to have the same 18 this map. Because as we were talking about 18 type of accomplishments we're trying to achieve in this master plan in the State of Maryland and how can they do that with villages of that size. So they are hoping that this is going to Page 129 1 be a good tool for those other villages to be a good tool for those other villages to be a dolo tool for those other villages to be a good tool for those other villages to be a good tool for those other villages to be a good tool for those other villages to be a good tool for those other villages to be a good tool for those other villages to be a good tool for those other villages to be a good tool for those other villages to be a good tool for those other villages to be a good tool for those other villages to be a good tool for those other villages that wan	13	at the end we need to be cognizant of once	13	his examples. But one that's one of the
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 Page 127 1 years. And we appreciate your insight and 2 diligence on that. 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 zone best practices report, and identifying six relative — or properties, 11 Baltimore, Annapolis, East Hampton, New 12 Baltimore, Annapolis, East Hampton, New 13 Gloucester, Greenport and Portland, Maine, 14 different states, different towns, different 15 consider. And it's nice not to recreate 16 something that's been done and to learn from 17 this master plan in the State of Maryland 18 type of accomplishments we're trying to achieve in this master plan in the State of Maryland 18 type of accomplishments we're trying to achieve in this master plan in the State of Maryland 18 type of accomplishments we're trying to achieve in this master plan in the State of Maryland 19 and how can they do that with villages of that 20 size. So they are hoping that this is going to Page 127 Page 129 Page 129 Bag 127 Page 129 Bag 129 Bag 129 Bag 120 Bag 2127 Bag 2127 Bag 221 Bag 221 Bag 23 Bag 24 Bag 24 Bag 24 Bag 25 Bag 25 Bag 26 Bag 26 Bag 27 Bag 129 Bag 129 Bag 26 Bag 27 Bag 129 Bag 29 Bag 20 Bag 20 Bag 20 Bag 2127 Bag 227 Bag 24 Bag 29	14	these areas are mapped with this overlay	14	things that interest the Department of Natural
this map. Because as we were talking about 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 21 size. So they are hoping that this is going to 22 diligence on that. 24 diligence on that. 25 you, Miguel, and staff, Mary Kay, and others 26 who were involved. I particularly appreciated 27 the best practices report, the working 28 waterfront zone best practices report, as well 29 as the working waterfront zone best practices report, as well 29 as the working waterfront zone best practices report, as well 29 allimore, Annapolis, East Hampton, New 113 Gloucester, Greenport and Portland, Maine, 114 different states, different towns, different 115 characteristics but things that we need to 20 including that in our packet. It also gave me 190 in this master plan in the State of Maryland and how can they do that with villages to the type of accomplishments we're trying to achieve in this master plan in the State of Maryland and how can they do that with villages of that size. So they are hoping that this is going to 20 in this master plan in the State of Maryland and how can they do that with villages of that size. So they are hoping that with villages of that size. So they are hoping that with villages of that size. So they are hoping that with villages of that size. So they are hoping that with villages of that size. So they are hoping that with villages of that size. So they are hoping that with villages of that size. So they are hoping that with villages of that size. So they are hoping that this is going to 20 in the State of Maryland and how can they do that with villages of that size. So they are hoping that this is going to 20 in the State of Maryland and how can they do that with villages of that size. So they are hoping that this is going to 20 in the work in particulary appreciate that. 4 MR. COUNCELL: Mr. Spies. 4 MR. COUNCELL: Mr. Spies. 5 MR. SPIES: Yes, I just will ech	15	district, the things that can not happen within	15	Resources working waterfronts program which
this map. Because as we were talking about earlier today, our charge is not to just look 2 in this master plan in the State of Maryland 2 and how can they do that with villages of that 2 size. So they are hoping that this is going to 2 page 127 years. And we appreciate your insight and 2 diligence on that. 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 limit what can and can't happen there, we will	16	the district, we need to take that into	16	gave us the grant to do this, was because there
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 Page 127 1 years. And we appreciate your insight and 2 diligence on that. 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 10 report. It also gave me 10 in this master plan in the State of Maryland and how can they do that with villages of that and how can they do that with villages of that size. So they are hoping that in this mist with villages of that size. So they are hoping that in the State of Maryland and how can they do that with villages of that size. So they are hoping that in this master plan in the State of Maryland and how can they do that with villages of that size. So they are hoping that in the State of Maryland and how can they do that with villages of that the consider. So they are hoping that in the size. So they are hoping that this is going to Page 129 Page 129 Page 129 Page 129 Page 129 Bage 129 Bage 129 Bage 129 Bage 129 Bage	17	consideration when we're actually looking at	17	are other villages that want to have the same
and how can they do that with villages of that consider the potentials for 20, 30 and even 50 Page 127 Page 127 years. And we appreciate your insight and diligence on that. MR. COUNCELL: Commissioner Ghezzi. MS. GHEZZI: And I want to also say thank you, Miguel, and staff, Mary Kay, and others who were involved. I particularly appreciated the best practices report, the working waterfront zone best practices report, as well waterfront zone best practices report, as well Baltimore, Annapolis, East Hampton, New Gloucester, Greenport and Portland, Maine, different states, different towns, different Characteristics but things that we need to consider. And it's nice not to recreate consider the potentials for 20, 30 and even 50 Page 127 Page 127 Page 129 Balt size. So they are hoping that with villages of that size. So they are hoping that with villages of that size. So they are hoping that with villages of that size. So they are hoping that with villages of that size. So they are hoping that with villages of that size. So they are hoping that with villages of that size. So they are hoping that with villages of that size. So they are hoping that this is going to Page 129 Page 129 Page 129 Page 129 And how can they do that with villages of that size. So they are hoping that this is going to Baltoner, And works, to meet their needs as well. So I appreciate that. MR. COUNCELL: Mr. Spies. MR. SPIES: Yes, I just will echo the sentiments of the Commissioners that spoke a catch 22, the better you do your job, Miguel, the more expensive the lots become making it harder for marine based businesses to afford that. So this is a very difficult process moving forward. The better we develop our communities the more people that want to live there. That's a given. And the more people that want to live there make the property values go up which makes it hard to run a small based marine business. So moving forward and having this as a tool to at least address some of that and make it kind of a targeted area to limit wh	18	this map. Because as we were talking about	18	type of accomplishments we're trying to achieve
21 size. So they are hoping that this is going to Page 127 Page 129 1 years. And we appreciate your insight and 2 diligence on that. 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 size. So they are hoping that this is going to Page 129 Page 129 Page 129 Page 129 Page 129 P	19	earlier today, our charge is not to just look	19	in this master plan in the State of Maryland
Page 127 1 years. And we appreciate your insight and 2 diligence on that. 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 10 be a good tool for those other villages to be able to use and adopt, if it works, to meet the able to use and adopt, if it works, to meet the able to use and adopt, if it works, to meet the able to use and adopt, if it works, to meet their needs as well. So I appreciate that. 4 MR. COUNCELL: Mr. Spies. MR. SPIES: Yes, I just will echo the sentiments of the Commissioners that spoke already. And moving forward, you know, this is a catch 22, the better you do your job, Miguel, the more expensive the lots become making it harder for marine based businesses to afford that. So this is a very difficult process moving forward. The better we develop our communities the more people that want to live there. That's a given. And the more people that want to live there make the property 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 limit what can and can't happen there, we will	20	at the next three, five, ten years but to	20	and how can they do that with villages of that
diligence on that. MR. COUNCELL: Commissioner Ghezzi. MR. GHEZZI: And I want to also say thank you, Miguel, and staff, Mary Kay, and others who were involved. I particularly appreciated the best practices report, the working waterfront zone best practices report, as well as the working waterfront zoning discovery report. Having gone out with this consultant and identifying six relative or properties, Baltimore, Annapolis, East Hampton, New Gloucester, Greenport and Portland, Maine, different states, different towns, different consider. And it's nice not to recreate consider. And it's nice not to recreate consider. And it's nice not to recreate consider and I appreciate you including that in our packet. It also gave me be a good tool for those other villages to be able to use and adopt, if it works, to meet able to use and adopt, if and it works, to meet able to use and adopt, if and it works, to meet able to use and adopt, if and it works, to meet able to use and adopt, if and it works, to an able to use and adopt, if and it works, to and it works, to an able to use and adopt. It hat. MR. COUNCELL:	21	consider the potentials for 20, 30 and even 50	21	size. So they are hoping that this is going to
diligence on that. MR. COUNCELL: Commissioner Ghezzi. MR. GOUNCELL: Commissioner Ghezzi. MS. GHEZZI: And I want to also say thank you, Miguel, and staff, Mary Kay, and others who were involved. I particularly appreciated the best practices report, the working waterfront zone best practices report, as well as the working waterfront zoning discovery as the working waterfront zoning discovery beautiful and identifying six relative or properties, Baltimore, Annapolis, East Hampton, New Gloucester, Greenport and Portland, Maine, different states, different towns, different characteristics but things that we need to consider. And it's nice not to recreate what other people have done. I think this was diligence on that. Aml to use and adopt, if it works, to meet their needs as well. So I appreciate that. MR. COUNCELL: Mr. Spies. MR. SPIES: Yes, I just will echo the sentiments of the Commissioners that spoke already. And moving forward, you know, this is a catch 22, the better you do your job, Miguel, the more expensive the lots become making it harder for marine based businesses to afford that. So this is a very difficult process moving forward. The better we develop our communities the more people that want to live there. That's a given. And the more people that want to live there make the property values go up which makes it hard to run a small based marine business. So moving forward and having this as a tool to at least address some of that and make it kind of a targeted area to limit what can and can't happen there, we will		Page 127		Page 129
MR. COUNCELL: Commissioner Ghezzi. MS. GHEZZI: And I want to also say thank you, Miguel, and staff, Mary Kay, and others who were involved. I particularly appreciated the best practices report, the working as the working waterfront zone best practices report, as well as the working waterfront zoning discovery best practices report, as well as a catch 22, the better you do your job, Miguel, the more expensive the lots become making it harder for marine based businesses to afford that. So this is a very difficult process moving forward. The better we develop our communities the more people that want to live there. That's a given. And the more people that want to live there make the property values go up which makes it hard to run a small something that's been done and to learn from that of a targeted area to limit what can and can't happen there, we will	1	years. And we appreciate your insight and	1	be a good tool for those other villages to be
MS. GHEZZI: And I want to also say thank you, Miguel, and staff, Mary Kay, and others who were involved. I particularly appreciated the best practices report, the working as the working waterfront zoning discovery because the lots become making it the more expensive the lots become making it that. So this is a very difficult process and identifying six relative or properties, late and make it will echo the sentiments of the Commissioners that spoke already. And moving forward, you know, this is a catch 22, the better you do your job, Miguel, harder for marine based businesses to afford that. So this is a very difficult process moving forward. The better we develop our communities the more people that want to live there. That's a given. And the more people that want to live there make the property values go up which makes it hard to run a small based marine business. So moving forward and having this as a tool to at least address some of that and make it kind of a targeted area to limit what can and can't happen there, we will	2	diligence on that.	2	able to use and adopt, if it works, to meet
you, Miguel, and staff, Mary Kay, and others who were involved. I particularly appreciated the best practices report, the working as the working waterfront zoning discovery the working waterfront zoning discovery as the working waterfront zoning discovery the more expensive the lots become making it that. So this is a very difficult process latimore, Annapolis, East Hampton, New different states, different towns, different characteristics but things that we need to consider. And it's nice not to recreate something that's been done and to learn from what other people have done. I think this was extremely valuable and I appreciate you including that in our packet. It also gave me sentiments of the Commissioners that spoke already. And moving forward, you know, this is a catch 22, the better you do your job, Miguel, the more expensive the lots become making it harder for marine based businesses to afford that. So this is a very difficult process moving forward. The better we develop our communities the more people that want to live there. That's a given. And the more people that want to live there make the property values go up which makes it hard to run a small based marine business. So moving forward and having this as a tool to at least address some of that and make it kind of a targeted area to limit what can and can't happen there, we will	3	MR. COUNCELL: Commissioner Ghezzi.	3	their needs as well. So I appreciate that.
who were involved. I particularly appreciated the best practices report, the working as the working waterfront zone best practices report, as well as the working waterfront zoning discovery treport. Having gone out with this consultant and identifying six relative or properties, Baltimore, Annapolis, East Hampton, New Gloucester, Greenport and Portland, Maine, different states, different towns, different characteristics but things that we need to consider. And it's nice not to recreate what other people have done. I think this was what other people have done. I think this was who were involved. I particularly appreciate you already. And moving forward, you know, this is a catch 22, the better you do your job, Miguel, the more expensive the lots become making it harder for marine based businesses to afford that. So this is a very difficult process moving forward. The better we develop our communities the more people that want to live there. That's a given. And the more people that want to live there make the property values go up which makes it hard to run a small based marine business. So moving forward and having this as a tool to at least address some of that and make it kind of a targeted area to limit what can and can't happen there, we will	4	MS. GHEZZI: And I want to also say thank	4	MR. COUNCELL: Mr. Spies.
the best practices report, the working waterfront zone best practices report, as well as the working waterfront zoning discovery as the working waterfront zoning discovery best presented as a catch 22, the better you do your job, Miguel, the more expensive the lots become making it the more expensive the lots become making it harder for marine based businesses to afford that. So this is a very difficult process Baltimore, Annapolis, East Hampton, New Gloucester, Greenport and Portland, Maine, different states, different towns, different characteristics but things that we need to characteristics but things that we need to consider. And it's nice not to recreate something that's been done and to learn from what other people have done. I think this was what other people have done. I think this was extremely valuable and I appreciate you including that in our packet. It also gave me already. And moving forward, you know, this is a catch 22, the better you do your job, Miguel, bactch 22, the better you do your job, Miguel, a catch 22, the better you do your job, Miguel, based marine based businesses to afford that. So this is a very difficult process moving forward. The better we develop our communities the more people that want to live there. That's a given. And the more people that want to live there make the property values go up which makes it hard to run a small based marine business. So moving forward and having this as a tool to at least address some of that and make it kind of a targeted area to limit what can and can't happen there, we will	5	you, Miguel, and staff, Mary Kay, and others	5	MR. SPIES: Yes, I just will echo the
waterfront zone best practices report, as well as the working waterfront zoning discovery the more expensive the lots become making it	6	who were involved. I particularly appreciated	6	sentiments of the Commissioners that spoke
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 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 extremely valuable and I appreciate you 19 of that and make it kind of a targeted area to 20 limit what can and can't happen there, we will	7	the best practices report, the working	7	already. And moving forward, you know, this is
report. Having gone out with this consultant and identifying six relative or properties, Baltimore, Annapolis, East Hampton, New Gloucester, Greenport and Portland, Maine, different states, different towns, different characteristics but things that we need to consider. And it's nice not to recreate something that's been done and to learn from what other people have done. I think this was extremely valuable and I appreciate you considering that in our packet. It also gave me long harder for marine based businesses to afford that. So this is a very difficult process moving forward. The better we develop our communities the more people that want to live there. That's a given. And the more people that want to live there make the property values go up which makes it hard to run a small having this as a tool to at least address some limit what can and can't happen there, we will	8	waterfront zone best practices report, as well	8	a catch 22, the better you do your job, Miguel,
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 10 moving forward. The better we develop our 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	9	as the working waterfront zoning discovery	9	the more expensive the lots become making it
Baltimore, Annapolis, East Hampton, New Gloucester, Greenport and Portland, Maine, different states, different towns, different characteristics but things that we need to consider. And it's nice not to recreate something that's been done and to learn from what other people have done. I think this was extremely valuable and I appreciate you including that in our packet. It also gave me moving forward. The better we develop our communities the more people that want to live there. That's a given. And the more people that want to live there make the property values go up which makes it hard to run a small having this as a tool to at least address some of that and make it kind of a targeted area to limit what can and can't happen there, we will	10	report. Having gone out with this consultant	10	harder for marine based businesses to afford
Gloucester, Greenport and Portland, Maine, different states, different towns, different characteristics but things that we need to consider. And it's nice not to recreate something that's been done and to learn from what other people have done. I think this was extremely valuable and I appreciate you including that in our packet. It also gave me 13 communities the more people that want to live there. That's a given. And the more people that want to live there make the property values go up which makes it hard to run a small based marine business. So moving forward and having this as a tool to at least address some of that and make it kind of a targeted area to limit what can and can't happen there, we will	11	and identifying six relative or properties,	11	that. So this is a very difficult process
different states, different towns, different towns, different there. That's a given. And the more people that want to live there make the property values go up which makes it hard to run a small towns of the people have done and to learn from what other people have done. I think this was extremely valuable and I appreciate you including that in our packet. It also gave me there. That's a given. And the more people that want to live there make the property values go up which makes it hard to run a small having this as a tool to at least address some of that and make it kind of a targeted area to limit what can and can't happen there, we will	12	Baltimore, Annapolis, East Hampton, New	12	moving forward. The better we develop our
characteristics but things that we need to consider. And it's nice not to recreate con	13	Gloucester, Greenport and Portland, Maine,	13	communities the more people that want to live
consider. And it's nice not to recreate 16 values go up which makes it hard to run a small 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 10 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	14	different states, different towns, different	14	there. That's a given. And the more people
something that's been done and to learn from what other people have done. I think this was extremely valuable and I appreciate you including that in our packet. It also gave me based marine business. So moving forward and having this as a tool to at least address some of that and make it kind of a targeted area to limit what can and can't happen there, we will	15	characteristics but things that we need to	15	that want to live there make the property
what other people have done. I think this was extremely valuable and I appreciate you including that in our packet. It also gave me 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	16	consider. And it's nice not to recreate	16	values go up which makes it hard to run a small
extremely valuable and I appreciate you 19 of that and make it kind of a targeted area to 20 including that in our packet. It also gave me 20 limit what can and can't happen there, we will	17	something that's been done and to learn from	17	based marine business. So moving forward and
20 including that in our packet. It also gave me 20 limit what can and can't happen there, we will	18	what other people have done. I think this was	18	having this as a tool to at least address some
	19	extremely valuable and I appreciate you	19	of that and make it kind of a targeted area to
a much better insight into what you're doing at 21 address some of that. But, again, with modern	20	including that in our packet. It also gave me	20	limit what can and can't happen there, we will
	21	a much better insight into what you're doing at	21	address some of that. But, again, with modern

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

	<u>_</u>		
	Page 134		Page 136
1	demonstration project on Tilghman. And then if	1	reduced setbacks and so forth and so on. So I
2	it succeeds, to be able to then develop an	2	think my opinion is we're talking about a
3	entire coastal resiliency infrastructure	3	relatively small amount of waterfront when we
4	project that can be slowly implemented to	4	look at the whole County acre wise. And
5	protect those lands from further erosion.	5	somebody somewhere has to be willing to say,
6	Because if we lose those lands, we lose our	6	"okay, this is a good idea. We can, you know,
7	marine dependent businesses. So if we do that,	7	protect the shoreline to the best you can, but
8	then the fee in lieu money that we collect can	8	we understand what you're trying to do and
9	actually then be applied towards that	9	that's better for the community and in a sense
10	demonstration project and towards those	10	that will relate back to better." And I know
11	infrastructure projects in the future for the	11	there is a balance there and all that. But
12	benefit of those commercial property owners.	12	when I look at a very small business in
13	So we're looking into that. So I just wanted	13	Tilghman that may want to locate on Knapps
14	to let you know that.	14	Narrows, and I think \$20,000 could be the straw
15	MR. COUNCELL: Miguel, just for fun, those	15	that breaks his back, he says, I can't do that.
16	fee in lieu of, what would they typically run	16	You know, so, again, I think it's a small
17	on some of these lots.	17	amount of money in the big picture but it's a
18	MR. SALINAS: They're not we don't get	18	large amount of money to what we hope would,
19	rich off them, that's for sure.	19	you know, transpire in Tilghman. So I think
20	MR. COUNCELL: And you can ballpark it. I	20	just as Trappe is setting the future for the
21	mean is it 5,000, 10,000, 100,000.	21	next 50 years, I think this project would, can
	Page 135		Page 137
1	MS. VERDERY: It really depends where it	1	and will redefine Tilghman moving forward for a
2	is, whether it's in the 100-foot buffer or not.	2	long, long time. So I think it's important
3	It can run from, if it's not in the critical	3	that we do what we can to move it forward to
4	area, buffer, 31 cents per square foot to a	4	help the Critical Area realize how important
5	dollar something per square foot. Certainly	5	this is if we want to keep Tilghman as a
6	not	6	working town and not either a bedroom or
7	MR. COUNCELL: So half acre lot, if it's	7	retirement community. Which, you know, we
8	completely in the buffer, could be up to	8	welcome that if it works good but there has got
9	\$20,000. Okay. So my thoughts are when we	9	to be a balance. So I think that's our
10	look at Tilghman and the actual plan, if	10	challenge. My hope is from the County side
11	Tilghman is going to survive as a working	11	when we talk about some of the requirements,
12	village, then this is essential. We don't want	12	again, that we can that we can work with to
13	these waterfronts to be squeezed out by	13	make it work as far as some flexibility and
14	residential. So I think we're on the right	14	some of the standards in regards to landscape,
15	track there. But when you look at the	15	parking, lot coverage, some of those things.
16	businesses that are in Tilghman, I think it's	16	In other words if we do everything in the big
17	going to be important that we do whatever	17	picture, it's really minor. Now, I realize we
18	we can to help them succeed economically. So	18	have to do what we can, and I'm not saying we
19	obviously we hopefully have some control over	19	don't, but it's really, really important to me
20	some of those, but it looks to me like the ball	20	in my opinion that this thing works. So, you
21	is in the Critical Areas court as far as	21	know, when I look at Knapps Narrows and some of

			,
	Page 138		Page 140
1	those old sites that were either packing houses	1	the staff has been working diligently with
2	or where they used to do the ship building and	2	Critical Areas and our experience with Critical
3	where they used to do the creosote coating. In	3	Areas was they changed rarely if at all, and
4	other words, to go in there with a planting	4	the fact that, my sense, this would have been
5	plan, it looks to me like you have to put in	5	done 500 years ago were it not for the critical
6	3 feet of good topsoil and then you still got	6	area. So I encourage I'm glad that you're
7	shell and oil and creosote underneath just	7	still working with this but Critical Areas is
8	because of what happened there. So some of	8	the issue here and I feel exactly the same way,
9	those things, you know, the rubber has got to	9	it's time to give us a little more flexibility
10	meet the road and common sense has to take over	10	here. Also, just a quick suggestion that,
11	and that type of thing. But I think this is	11	Miguel, I'm not sure the normal procedure would
12	exciting. So my next question. In a perfect	12	be to finish up and make a recommendation to
13	world, what's your timeframe to for this to	13	the County Council, but I think that if it
14	become a reality.	14	wouldn't be at all inappropriate to send some
15	MR. SALINAS: We're certainly ready for	15	of the preliminary stuff to Chuck Callahan, who
16	the Commission to make a decision on the	16	is the County Council representative for the
17	recommendation to the County Council. And so	17	master plan. So I think he would be very
18	between now and the next Commission meeting I	18	interested in the progress of this and the
19	will be talking some more with Commission staff	19	documents that you have, including the which
20	just to see if there is final changes to make	20	I like (inaudible) the consultant's documents
21	to the draft, which I will bring to the next	21	about the working waterfront and from
	Page 139		Page 141
1	meeting if that's the case. But certainly	1	elsewhere.
2	between now and your next meeting you have the	2	MR. SALINAS: Okay, we'll do that
3	time to digest this even more and of course	3	actually. And he was yeah, he was our point
4	talk to us if you have questions. And if you	4	person on the master planning process, you are
5	want to make or discuss some changes to the	5	correct on that. And I just maybe to come
6	draft, you can do that at the next meeting. At	6	back full circle, when I talked about at the
7	the next meeting if you feel you're at the	7	beginning land use regulations and their
8	right point to make a recommendation, you can	8	purpose, and sometimes we have other laudable
9	certainly do that.	9	goals in terms of environmental goals and
10	MR. COUNCELL: Do you feel like	10	growth management goals that come into conflict
11	MR. BOICOURT: Chip.	11	with the economic development purposes of
12	MR. COUNCELL: Sure, go ahead, Bill.	12	zoning regulations and land use regulations,
13	MR. BOICOURT: I agree with you with	13	that this is a good example of that. There is
14	regard to the view, and I think there was a	14	no question that the Critical Area requirements
15	consensus of the master plan discussions that	15	in significant parts of Talbot County and other
16	we didn't want a total get out of jail free	16	areas of the State of Maryland are there to do
17	card but the Critical Area was limiting, and	17	a good thing, which is to protect habitat and
18	Miguel can counter this, but was limiting our	18	to improve water quality and the bay, which
19	ability to do that, to really bend the rules so	19	ultimately also helps also with improving the
20	that this special place can be economically	20	maritime industry. But there are instances
	viable. My view from afar is that Miguel and	20	like this in very specific targeted areas that

Page 142 1 sometimes those conflicts are a little bit more 2 highlighred. 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 Tlighman 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, and gives them more 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. Spics. 20 MR. SPIES: I just want to reiterate 21 Chip's point that, you know, moving forward 22 the record, like this is not once we pass this 3 it's set in stone and nothing can change and oo one will ever touch it again, everything has to follow these guidelines from this point 4 tool that's much more manageable than what we 5 follow these guidelines from this point 6 forward. But what I do see and what is 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. 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 amancuverable and manageable to get a desired 10 outcome than what we currently are working 11 with. Again, I reiterate what Chip says, if we 12 can move this forward and get it into 13 ergulation, the sooner the better, because 14 gain, it's a lot that we will be able to 15 come back possibly next Thursday. Is that				
bighlighted. And I can't say enough about the Critical Area staff and how open they have been with us to discuss all this to get to the point with us to discuss all this to get to the point with us to discuss all this to get to the point way. The other thing I wanted to mention was at some point we do want to come back to the Critical Area Commission with a request to reclassify portions or all of Tilghman from limited development areas to a intensety developed area. And if we do that, that will also reduce another barrier for businesses because it eliminated the 15 percent or lot coverage requirement, maximum lot coverage requirement, and gives them more life licxibility in terms of being able to put parking where they want to put it and to have more impervious surface on their lot. MR. SPIES: I just want to reiterate Chip's point that, you know, moving forward MR. COUNCELL: Mr. Spies. MR. COUNCELL: Mr. Spies. MR. COUNCELL: Miguel, would we have some sense of the Critical Areas staff's position on this before our next meeting. MR. SALINAS: I think so. Page 143 MR. COUNCELL: Good. That's encouraging so we're talking about maybe months instead of years. MR. SALINAS: Yeah. And I always tell people, remember it's the staff, so it isn't the Commission. So they can agree to certain things, doesn't mean the Commission will. We've certainly been through that process before. MR. COUNCELL: Sure. Sure. Okay. My hope would be that there is either some outcome than what we currently are working with. Again, I reiterate what Ching says, if we take the manageable to get a desired outcome than what we currently are working with. Again, I reiterate what Ching says, if we can do, I agree. MR. STRANNAHAN: If I may, Miguel. Much along those sieve as flatos frewhild proving forward in the long steas of flexibility moving forward in the long steas of flexibility moving forward in the long teas flexibility moving forward in the long teas flexibility moving forward in the long teas flexibility moving forward in the long te		Page 142		Page 144
Critical Area staff and how open they have been with us to discuss all this to get to the point we do ware even at today. So it's been good that we are even at today. So it's been good that with us to discuss all this to get to the point we do want to come back to the and to do want to come back to the Critical Area Commission with a request to reclassify portions or all of Tilghman from limited development areas to a intensely developed area. And if we do that, that will also reduce another barrier for businesses because it climinated the 15 percent or late 20 percent lot coverage requirement, maximum lot coverage requirement, and gives them more inflexibility in terms of being able to put more impervious surface on their lot. MR. COUNCELL: Mr. Spies. MR. SALINAS: I think so. Page 143 MR. COUNCELL: Good. That's encouraging. Mr. SALINAS: Yeah. And I always tell people, remember it's the staff, so it isn't the Commission will. MR. SALINAS: Yeah. And I always tell people, remember it's the staff, so it isn't the Commission will. MR. SALINAS: Yeah. And I always tell people, remember it's the staff, so it isn't the Commission will. MR. COUNCELL: Sure. Sure. Okay, My hope would be that there is either some convening forward and the other people into something, there is either some in this people of the sure and the property or State property, some kind of convening forward and the property or State property, some kind of convening forward and the property or State property, some kind of convening forward and the property or State property, some kind of convening forward and property or State property, some kind of convening forward and property or State property, some kind of convening forward and property or State property, some kind of convening forward and property or State property, some kind of convening forward and get it into regulation, the sooner the better, because again it's a tool that we'ill be	1	sometimes those conflicts are a little bit more	1	we currently have. Not saying everything is
with us to discuss all this to get to the point we are even at today. So it's been good that way. The other thing I wanted to mention was at some point we do want to come back to the Critical Area Commission with a request to importance of these business, is that we don't it can be cause it climinated the 15 percent or indicated area. And if we do that, that will developed area. And if we do that, that will also reduce another barrier for businesses because it climinated the 15 percent or clip and the company of those range of these businesss to be successful, to coverage requirement, and gives them more for flexibility in terms of being able to put parking where they want to put it and to have more impervious surface on their lot. MR. COUNCELL: Mr. Spies. MR. SPIES: I just want to reiterate Chip's point that, you know, moving forward to ensure it seems of the critical Area staff's position on this before our next meeting. MR. SALINAS: I think so. Page 145 MR. COUNCELL: Good. That's encouraging. MR. SALINAS: Yeah. And I always tell follow these guidelines from this point forward. But what I do see and what is important is because it gives us a step and tool that's much more manageable than what we currently have to deal with in these areas. Again, do I think it's perfect or do I know it's going to work 100 percent the way that I see it being able to work, probably not. See it being able to work, probably not. See it being able to work, probably not. We've certainly been through that process before. MR. COUNCELL: Sure. Sure. Okay, My hope would be that there is either some we had to do something, there is either some we had to do something, there is either some we had to do something, there is either some we had to do something, there is either some we had to do something, there is either some we had to do something, there is either some we had to do something, there is either some we had to do something, there is either some we had to do something, there is either some we had to do something, there i	2	highlighted. And I can't say enough about the	2	perfect but it's manageable. So whatever
swe are even at today. So it's been good that way. The other thing I wanted to mention was at some point we do want to come back to the Critical Area Commission with a request to reclassily portions or all of Tilghman from limited development areas to a intensely developed area. And if we do that, that will developed area. And if we do that, that will developed area. And if we do that, that will aborate it eliminated the 15 percent or developed area. And if we do that, that will because it eliminated the 15 percent or developed area. And if we do that, that will because it eliminated the 15 percent or developed area. And if we do that, that will conce they are gone and that property is redeveloped into something else, the chances of any of those - any of those type of businesses developed into something else, the chances of any of those - any of those type of businesses developed into something else, the chances of any of those - any of those type of businesses developed into something else, the chances of any of those - any of those type of businesses developed into something else, the chances of any of those - any of those type of businesses developed into something else, the chances of any of those - any of those type of businesses developed into something else, the chances of any of those - any of those type of businesses developed into something else, the chances of any of those - any of those type of businesses developed into something else, the chances of any of those - any of those type of businesses developed into something else, the chances of any of those - any of those type of businesses developed into something else, the chances of any of those - any of those type of businesses developed into something else, the chances of any of those - any of those type of businesses developed into something else, the chances of any of those - any of those type of businesses developed into something else, the chances of any of those - any of those type of businesses developed into something else, the chances of a	3	Critical Area staff and how open they have been	3	we can do, I agree.
at some point we do want to come back to the Critical Area Commission with a request to reclassify portions or all of Tilghman from limited development areas to a intensely developed area. And if we do that, that will also reduce another barrier for businesses because it climinated the 15 percent or 20 percent lot coverage requirement, maximum 15 lot coverage requirement, and gives them more flexibility in terms of being able to put more impervious surface on their lot. 18 MR. COUNCELL: Mr. Spies. 19 MR. SPIES: 1 just want to reiterate 21 Chip's point that, you know, moving forward 21 the record, like this is not once we pass this 3 it's set in stone and nothing can change and no on on will ever touch it again, everything has to follow these guidelines from this point forward. But what I do see and what is importante of these business, is that we don't know what the future will bring with any of that, but we do know if we make it impossible for these businesses to be successful, to succeed moving forward, they will be gone. And one chey are gone and that property is redeveloped into something else, the chances of any of those - any of those type of businesses ever coming back to that area are essentially nil. MR. COUNCELL: Miguel, would we have some sense of the Critical Areas staff's position on this before our next meeting. MR. SALINAS: 1 think so. Page 145 MR. COUNCELL: Good. That's encouraging. So we're talking about maybe months instead of years. MR. SALINAS: Yeah. And I always tell people, remember it's the staff, so it isn't the Commission. So they can agree to certain things, doesn't mean the Commission will. We've certainly been through that process before. MR. COUNCELL: Sure. Sure. Okay. My hope would be that there is either some eurently have to deal with in these areas. MR. COUNCELL: Sure. Sure. Okay. My hope would be that there is either some MR. COUNCELL: Sure. Sure. Okay. My hope would be that there is either some MR. COUNCELL: Sure. Sure. Okay. My hope would be that there is either so	4	with us to discuss all this to get to the point	4	MR. STRANNAHAN: If I may, Miguel. Much
at some point we do want to come back to the Critical Area Commission with a request to reclassify portions or all of Tilghman from limited development areas to a intensely developed area. And if we do that, that will also reduce another barrier for businesses because it climinated the 15 percent or lot coverage requirement, and gives them more foll flexibility in terms of being able to put more impervious surface on their lot. MR. COUNCELL: Mr. Spies. MR. SPIES: I just want to reticrate Chip's point that, you know, moving forward. MR. SALINAS: I think so. Page 145 with this, because in my mind, just to put on the record, like this is not once we pass this it's set in stone and nothing can change and no one will ever touch it again, everything has to follow these guidelines from this point on will ever touch it again, everything has to follow these guidelines from this point it's going to work 100 percent the way that I see it being able to work, probably not, local manageable to get a desired maneuverable and manageable to get a desired maneuverable and manageable to get a desired menore the way that I do see and what twe currently have to deal with in these areas. Again, do I think it's perfect or do I know this deal of the commission will. We've certainly been through that process before. MR. COUNCELL: Sure. Sure. Okay. My hope would be that there is either some — if with. Again, I reiterate what Chip say, if we can move this forward and get it into regulation, the sooner the better, because again it's a tool that we will be able to	5	we are even at today. So it's been good that	5	along those same lines, it does give us
reclassify portions or all of Tilghman from limited development areas to a intensely limited avelopment areas to a intensely limited avelopment areas to a intensely limited avelopment areas and that will be gone. And limited the lipited and the property is one they are gone and that property is one they are gone and that property is redeveloped into something else, the chances of any of those - any of those type of businesses ever coming back to that area are essentially nil. MR. COUNCELL: Miguel, would we have some sense of the Critical Areas staff's position on this before our next meeting. MR. COUNCELL: Miguel, would we have some sense of the Critical Areas staff's position on this before our next meeting. MR. COUNCELL: Miguel, would we have some sense of the Critical Areas staff's position on this before our next meeting. MR. COUNCELL: Good. That's encouraging. So we're talking about maybe months instead of years. MR. COUNCELL: Good. That's encouraging. So we're talking about maybe months instead of years. MR. SALINAS: Yeah. And I alway	6	way. The other thing I wanted to mention was	6	flexibility moving forward in the long term.
preclassify portions or all of Tilghman from limited development areas to a intensely developed area. And if we do that, that will also reduce another barrier for businesses 12 succeed moving forward, they will be gone. And 12 also reduce another barrier for businesses 12 succeed moving forward, they will be gone. And 13 once they are gone and that property is 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. 18 more impervious surface on their lot. 19 MR. COUNCELL: Mr. Spies. 19 sense of the Critical Areas staff's position on 19 the record, like this is not once we pass this 13 it's set in stone and nothing can change and no 20 the record, like this is not once we pass this 25 follow these guidelines from this point 26 forward. But what I do see and what is 27 important is because it gives us a step and 28 tool that's much more manageable than what we 29 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 25 see it being able to work, probably not, 12 see it being able to work, probably not, 13 because just probably not. But it is, what I 26 currently have to deal with or the way that I 27 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's much more 19 currently are working 19 currently are work of the words this is a big fish. We need to 18 currently are what Chip says, if we 19 currently are what Chip says, if we 19 currently are what Chip says, if we 19 currently are what Well be able to 20 commission matters. So we agreed earlier to	7	at some point we do want to come back to the	7	Back to what Chairman Councell said about the
limited development areas to a intensely developed area. And if we do that, that will also reduce another barrier for businesses because it eliminated the 15 percent or locoverage requirement, maximum locoverage requirement, and gives them more leavibility in terms of being able to put parking where they want to put it and to have more impervious surface on their lot. MR. COUNCELL: Mr. Spies. MR. SPIES: I just want to reiterate locoverage in my mind, just to put on the record, like this is not once we pass this life set in stone and nothing can change and no one will ever touch it again, everything has to follow these guidelines from this point forward. But what I do see and what is important is because it gives us a step and lool that's much more manageable than what we currently have to deal with in these areas. Again, do I think it's perfect or do I know life going able to work, probably not, local see it being able to work, probably not, local see it being able to work, probably not, local see it being able to put local see it being able to work, probably not, local see, is a tool that's much more local see, the chances of local see, to the area seastially local see, the chances of local see, to that area staff's position on this before our next meeting. MR. COUNCELL: Miguel, would we have some local see, the chances of	8	Critical Area Commission with a request to	8	importance of these business, is that we don't
developed area. And if we do that, that will also reduce another barrier for businesses because it eliminated the 15 percent or 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 21 with this, because in my mind, just to put on 22 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 2 see it being able to work, probably not, 13 because just probably not. But it is, what I 2 outcome than what we currently are working 10 with. Again, I reiterate what Chip says, if we 11 with. Again, I reiterate what Chip says, if we 12 none will ever touch this forward and get it into 13 the counced moving forward, they will be gone. And 14 once they are gone and that property is 15 redeveloped into something else, the chances of 16 any of those - any of those type of businesses 16 ever coming back to that area are essentially 17 nil. MR. COUNCELL: Miguel, would we have some 18 sense of the Critical Areas staff's position on 19 this before our next meeting. MR. SALINAS: I think so. Page 145 MR. COUNCELL: Miguel, would we have some 20 sense of the Critical Areas staff's position on 21 this before our next meeting. MR. SALINAS: I think so. Page 145 MR. COUNCELL: Sure. Sure. Os we're talking about maybe months instead of 22 years. MR. SALINAS: Yeah. And I always tell 23 people, remember it's the staff, so it isn't 24 the Commission.	9	reclassify portions or all of Tilghman from	9	know what the future will bring with any of
laso reduce another barrier for businesses because it eliminated the 15 percent or locoverage requirement, maximum locoverage requirement, and gives them more lexibility in terms of being able to put parking where they want to put it and to have more impervious surface on their lot. MR. COUNCELL: Mr. Spies. MR. SPIES: I just want to reiterate Chip's point that, you know, moving forward MR. COUNCELL: Mr. Spies. MR. SALINAS: I think so. Page 143 with this, because in my mind, just to put on the record, like this is not once we pass this it's set in stone and nothing can change and no one will ever touch it again, everything has to forward. But what I do see and what is morportant is because it gives us a step and tool that's much more manageable than what we currently have to deal with in these areas. Again, do I think it's perfect or do I know lit's going to work 100 percent the way that I can see, is a tool that's much more because just probably not, But it is, what I coutome than what we currently are working with. Again, I reiterate what Chip says, if we lass of the Critical Areas staff's position on this before our next meeting. MR. COUNCELL: Miguel, would we have some sense of the Critical Areas staff's position on this before our next meeting. MR. SALINAS: I think so. Page 145 MR. COUNCELL: Good. That's encouraging. So we're talking about maybe months instead of years. MR. SALINAS: Yeah. And I always tell people, remember it's the staff, so it is ton't the Commission. So they can agree to certain the Commission. So they can agree to certain the Commission will. We've certainly been through that process before. MR. COUNCELL: Sure. Sure. Okay. My hope would be that there is either some — if we had to do something, there is either some County property or State property, some kind of economic development grant that would help these businesses to work towards — if it comes down to it, a fee in lieu of or something. In other words this is a big fish. We need to keep it going. Anything further on that.	10	limited development areas to a intensely	10	that, but we do know if we make it impossible
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 21 with this, because in my mind, just to put on 22 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 outcome than what we currently are working 15 none chey are gone and that property is 16 any of those — any of those type of businesses ever coming back to that area are essentially 16 any of those — any of those type of businesses ever coming back to that area are essentially 17 any of those — any of those type of businesses ever coming back to that area are essentially 18 mil. 19 MR. COUNCELL: Miguel, would we have some 20 sense of the Critical Areas staff's position on 21 this before our next meeting. 22 MR. SALINAS: 1 think so. Page 143 11 MR. COUNCELL: Good. That's encouraging. 23 So we're talking about maybe months instead of 34 years. MR. SALINAS: Yeah. And I always tell 4 people, remember it's the staff, so it isn't the Commission. So they can agree to certain things, doesn't mean the Commission will. We've certainly been through that process 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 because just probably not. But it is, w	11	developed area. And if we do that, that will	11	for these businesses to be successful, to
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: 1 just want to reiterate 21 Chip's point that, you know, moving forward 21 with this, because in my mind, just to put on 22 the record, like this is not once we pass this 23 it's set in stone and nothing can change and no 24 one will ever touch it again, everything has to 25 follow these guidelines from this point 26 forward. But what I do see and what is 27 important is because it gives us a step and 28 tool that's much more manageable than what we 29 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 one with. Again, I reiterate what Chip says, if we 18 out come than what we currently are working 19 unit and to have 10 very coming back to that area are essentially 10 nil. 11 MR. COUNCELL: Miguel, would we have some 11 sense of the Critical Areas staff's position on 11 this before our next meeting. 12 MR. SALINAS: I think so. 14 Page 143 15 MR. COUNCELL: Good. That's encouraging. 15 So we're talking about maybe months instead of years. 16 MR. COUNCELL: Good. That's encouraging. 17 So we're talking about maybe months instead of years. 18 MR. SALINAS: I think so. 19 Page 145 10 MR. COUNCELL: Sood. That's encouraging. 19 So we're talking about maybe months instead of years. 20 MR. SALINAS: Yeah. And I always tell 21 people, remember it's the staff, so it isn't the Commission. So they can agree to certain things, doesn't mean the Commission will. 21 We've certainly been through that process before. 22 County property or State property, some kind of economic development grant that would help these businesses to work towards — if it comes down to it, a fee in lieu of	12	also reduce another barrier for businesses	12	succeed moving forward, they will be gone. And
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 22 the record, like this is not once we pass this 23 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 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's we coll that we will be able to 21 Chip's point that, you know, moving forward 22 the Chip's point that, you know, moving forward 23 this before our next meeting. 24 MR. COUNCELL: Miguel, would we have some sense of the Critical Areas staff's position on 25 this before our next meeting. 26 MR. COUNCELL: Sufficial Areas staff's position on 27 this before our next meeting. 28 MR. SALINAS: 1 think so. 29 So we're talking about maybe months instead of years. 29 years. 20 MR. SALINAS: Yeah. And I always tell 20 people, remember it's the staff, so it isn't the Commission. So they can agree to certain things, doesn't mean the Commission will. 28 We've certainly been through that process before. 29 Lord Think it's perfect or do I know 30 this before our next meeting. 31 MR. COUNCELL: Sure. Sure. Okay. My 32 because just probably not, But it is, what I 33 the COUNCELL: Sure. Sure. Okay. My 34 hope would be that there is ei	13	because it eliminated the 15 percent or	13	once they are gone and that property is
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. 19 MR. SPIES: I just want to reiterate 20 MR. SPIES: I just want to reiterate 21 Chip's point that, you know, moving forward 22 the record, like this is not once we pass this 23 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 commission matters. So we agreed earlier to	14	20 percent lot coverage requirement, maximum	14	redeveloped into something else, the chances of
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 21 with this, because in my mind, just to put on 22 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, 12 see it being able to work probably not, 14 can see, is a tool that's much more 13 manuverable and manageable to get a desired outcome than what we currently are working 16 vith. Again, I reiterate what Chip says, if we 17 nil. 18 MR. COUNCELL: Miguel, would we have some sense of the Critical Areas staff's position on this becne sense of the Critical Areas staff's position on this before our next meeting. MR. SALINAS: I think so. Page 145 MR. COUNCELL: Good. That's encouraging. So we're talking about maybe months instead of years. MR. SALINAS: Yeah. And I always tell people, remember it's the staff, so it isn't the Commission. So they can agree to certain things, doesn't mean the Commission will. We've certainly been through that process before. MR. COUNCELL: Sure. Sure. Okay. My hope would be that there is either some if we had to do something, there is either some if we had to do something, there is either some if these businesses to work towards if it comes down to it, a fee in lieu of or something. In other words this is a big fish. We need to keep it going. Anything further on that. 19 regulation, the sooner the better, because 10 Qualities for the way that I withing further on that. 11 We'll move on next, and work sessions. Okay. 12	15	lot coverage requirement, and gives them more	15	any of those any of those type of businesses
more impervious surface on their lot. MR. COUNCELL: Mr. Spies. MR. SPIES: I just want to reiterate Chip's point that, you know, moving forward Page 143 with this, because in my mind, just to put on the record, like this is not once we pass this it's set in stone and nothing can change and no one will ever touch it again, everything has to follow these guidelines from this point forward. But what I do see and what is miportant is because it gives us a step and tool that's much more manageable than what we currently have to deal with in these areas. Again, do I think it's perfect or do I know lit's going to work 100 percent the way that I see it being able to work, probably not, see it being able to work, probably not, see it being able to work, probably not, maneuverable and manageable to get a desired outcome than what we currently are working with. Again, I reiterate what Chip says, if we can move this forward and get it into regulation, the sooner the better, because again it's a tool that we will be able to MR. COUNCELL: Miguel, would we have some sense of the Critical Areas staff's position on this before our next meeting. MR. SALINAS: I think so. Page 145 MR. COUNCELL: Good. That's encouraging. So we're talking about maybe months instead of years. MR. SALINAS: I think so. Page 145 MR. COUNCELL: Good. That's encouraging. So we're talking about maybe months instead of years. MR. SALINAS: I think so. Page 145 MR. COUNCELL: Sood. That's encouraging. So we're talking about maybe months instead of years. MR. SALINAS: I think so. Page 145 MR. COUNCELL: Sood. That's encouraging. So we're talking about maybe months instead of years. MR. SALINAS: I think so. Page 145 MR. COUNCELL: Sood. That's encouraging. So we're talking about maybe months instead of years. MR. SALINAS: I think so. MR. COUNCELL: Sood. That's encouraging. MR. SALINAS: I think so. MR. COUNCELL: Sood. That's encouraging. MR. SALINAS: Pah. And I always tell because in the vest for a surface to certain things, doesn't me	16	flexibility in terms of being able to put	16	ever coming back to that area are essentially
MR. COUNCELL: Mr. Spies. MR. SPIES: I just want to reiterate Chip's point that, you know, moving forward Page 143 with this, because in my mind, just to put on the record, like this is not once we pass this it's set in stone and nothing can change and no one will ever touch it again, everything has to follow these guidelines from this point forward. But what I do see and what is mimportant is because it gives us a step and tool that's much more manageable than what we currently have to deal with in these areas. Again, do I think it's perfect or do I know it's going to work 100 percent the way that I see it being able to work, probably not, because just probably not. But it is, what I can see, is a tool that's much more maneuverable and manageable to get a desired outcome than what we currently are working with. Again, I reiterate what Chip says, if we can move this forward and get it into regulation, the sooner the better, because 20 again it's a tool that we will be able to Page 143 MR. SALINAS: I think so. Page 145 MR. COUNCELL: Good. That's encouraging. So we're talking about maybe months instead of years. MR. SALINAS: I think so. Page 145 MR. COUNCELL: Good. That's encouraging. So we're talking about maybe months instead of years. MR. SALINAS: I think so. Page 145 MR. COUNCELL: Good. That's encouraging. So we're talking about maybe months instead of years. MR. SALINAS: I think so. Page 145 MR. COUNCELL: Good. That's encouraging. So we're talking about maybe months instead of years. MR. SALINAS: I think so. Page 145 MR. COUNCELL: Good. That's encouraging. So we're talking about maybe months instead of years. MR. SALINAS: I think so. Page 145 MR. COUNCELL: Sood. That's encouraging. So we're talking about maybe months instead of years. MR. SALINAS: I think so.	17	parking where they want to put it and to have	17	nil.
MR. SPIES: I just want to reiterate 21 Chip's point that, you know, moving forward Page 143 with this, because in my mind, just to put on the record, like this is not once we pass this it's set in stone and nothing can change and no one will ever touch it again, everything has to follow these guidelines from this point forward. But what I do see and what is important is because it gives us a step and tool that's much more manageable than what we currently have to deal with in these areas. Again, do I think it's perfect or do I know it's going to work 100 percent the way that I see it being able to work, probably not, because just probably not. But it is, what I can see, is a tool that's much more manageable to get a desired outcome than what we currently are working with. Again, I reiterate what Chip says, if we regulation, the sooner the better, because 20 again it's a tool that we will be able to MR. COUNCELL: Good. That's encouraging. MR. SALINAS: I think so. Page 145 MR. COUNCELL: Good. That's encouraging. MR. SALINAS: I think so. Page 145 MR. COUNCELL: Good. That's encouraging. MR. SALINAS: I think so. Page 145 MR. COUNCELL: Good. That's encouraging. MR. SALINAS: I think so. Page 145 MR. COUNCELL: Good. That's encouraging. MR. SALINAS: I think so. Page 145 MR. COUNCELL: Good. That's encouraging. MR. SALINAS: I think so. Page 145 MR. COUNCELL: Such and I always tell the Commission withs instead of years. We've certainly been through that process before. MR. COUNCELL: Sure. Sure. Okay. My hope would be that there is either some — if we had to do something, there is either some — if the commission will. MR. COUNCELL: Sure. Sure. Okay. My hope would be that there is either some — if the commission will. MR. COUNCELL: Councertain the commission will. We've certainly been through that process before. MR. COUNCELL: Sure. Sure. Okay. My hope would be that there is either some — if the commission will it's going to work towards — if it comes down to it, a fee in lieu of or something. In	18	more impervious surface on their lot.	18	MR. COUNCELL: Miguel, would we have some
Chip's point that, you know, moving forward Page 143 With this, because in my mind, just to put on the record, like this is not once we pass this it's set in stone and nothing can change and no one will ever touch it again, everything has to follow these guidelines from this point forward. But what I do see and what is important is because it gives us a step and currently have to deal with in these areas. Again, do I think it's perfect or do I know it's going to work 100 percent the way that I see it being able to work, probably not, because just probably not. But it is, what I see, is a tool that's much more maneuverable and manageable to get a desired outcome than what we currently are working with. Again, I reiterate what Chip says, if we can move this forward and get it into regulation, the sooner the better, because 2 MR. SALINAS: I think so. Page 145 MR. COUNCELL: Good. That's encouraging. So we're talking about maybe months instead of years. MR. SALINAS: I think so. Page 145 MR. COUNCELL: Good. That's encouraging. So we're talking about maybe months instead of years. MR. SALINAS: Yeah. And I always tell the Commission. So they can agree to certain things, doesn't mean the Commission will. We've certainly been through that process before. MR. COUNCELL: Sure. Sure. Okay. My hope would be that there is either some — if we had to do something, there is either some County property or State property, some kind of economic development grant that would help these businesses to work towards — if it comes down to it, a fee in lieu of or something. In other words this is a big fish. We need to keep it going. Anything further on that. We'll move on next, and work sessions. Okay. Commission matters. So we agreed earlier to	19	MR. COUNCELL: Mr. Spies.	19	sense of the Critical Areas staff's position on
Page 143 with this, because in my mind, just to put on the record, like this is not once we pass this it's set in stone and nothing can change and no one will ever touch it again, everything has to follow these guidelines from this point forward. But what I do see and what is important is because it gives us a step and tool that's much more manageable than what we currently have to deal with in these areas. Again, do I think it's perfect or do I know it's going to work 100 percent the way that I see it being able to work, probably not, because just probably not. But it is, what I can see, is a tool that's much more maneuverable and manageable to get a desired outcome than what we currently are working with. Again, I reiterate what Chip says, if we can move this forward and get it into regulation, the sooner the better, because givers. MR. COUNCELL: Good. That's encouraging. So we're talking about maybe months instead of MR. SALINAS: Yeah. And I always tell people, remember it's the staff, so it isn't the Commission. So they can agree to certain things, doesn't mean the Commission will. We've certainly been through that process before. MR. COUNCELL: Sure. Sure. Okay. My hope would be that there is either some if we had to do something, there is either some if we had to do something, there is either some if county property or State property, some kind of economic development grant that would help these businesses to work towards if it comes down to it, a fee in lieu of or something. In other words this is a big fish. We need to keep it going. Anything further on that. We'll move on next, and work sessions. Okay. Commission matters. So we agreed earlier to	20	MR. SPIES: I just want to reiterate	20	this before our next meeting.
with this, because in my mind, just to put on the record, like this is not once we pass this it's set in stone and nothing can change and no one will ever touch it again, everything has to follow these guidelines from this point forward. But what I do see and what is important is because it gives us a step and tool that's much more manageable than what we currently have to deal with in these areas. Again, do I think it's perfect or do I know it's going to work 100 percent the way that I see it being able to work, probably not, because just probably not. But it is, what I can see, is a tool that's much more manageable to get a desired outcome than what we currently are working with. Again, I reiterate what Chip says, if we can move this forward and get it into regulation, the sooner the better, because given the record, like this is not once we pass this So we're talking about maybe months instead of years. MR. SALINAS: Yeah. And I always tell people, remember it's the staff, so it isn't the Commission. So they can agree to certain things, doesn't mean the Commission will. We've certainly been through that process before. MR. COUNCELL: Sure. Sure. Okay. My hope would be that there is either some if we had to do something, there is either some County property or State property, some kind of economic development grant that would help these businesses to work towards if it comes down to it, a fee in lieu of or something. In other words this is a big fish. We need to keep it going. Anything further on that. We'll move on next, and work sessions. Okay. Commission matters. So we agreed earlier to	21	Chip's point that, you know, moving forward	21	MR. SALINAS: I think so.
the record, like this is not once we pass this it's set in stone and nothing can change and no one will ever touch it again, everything has to follow these guidelines from this point forward. But what I do see and what is important is because it gives us a step and tool that's much more manageable than what we currently have to deal with in these areas. Again, do I think it's perfect or do I know it's going to work 100 percent the way that I see it being able to work, probably not, because just probably not. But it is, what I can see, is a tool that's much more maneuverable and manageable to get a desired outcome than what we currently are working with. Again, I reiterate what Chip says, if we can move this forward and get it into regulation, the sooner the better, because 2 So we're talking about maybe months instead of years. MR. SALINAS: Yeah. And I always tell people, remember it's the staff, so it isn't the Commission. So they can agree to certain things, doesn't mean the Commission will. We've certainly been through that process before. MR. COUNCELL: Sure. Sure. Okay. My hope would be that there is either some if we had to do something, there is either some County property or State property, some kind of economic development grant that would help these businesses to work towards if it comes down to it, a fee in lieu of or something. In other words this is a big fish. We need to keep it going. Anything further on that. We'll move on next, and work sessions. Okay. Commission matters. So we agreed earlier to		Page 143		Page 145
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 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 if 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 regulation, the sooner the better, because 20 Commission matters. So we agreed earlier to	1	with this, because in my mind, just to put on	1	MR. COUNCELL: Good. That's encouraging.
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 1 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 in 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 regulation, the sooner the better, because 20 Commission matters. So we agreed earlier to	2	the record, like this is not once we pass this	2	So we're talking about maybe months instead of
follow these guidelines from this point forward. But what I do see and what is important is because it gives us a step and tool that's much more manageable than what we currently have to deal with in these areas. Again, do I think it's perfect or do I know it's going to work 100 percent the way that I see it being able to work, probably not, because just probably not. But it is, what I can see, is a tool that's much more manageable to get a desired outcome than what we currently are working maneuverable and manageable to get a desired can move this forward and get it into menumerable and more can move this forward and get it into menumerable and more can move this forward and get it into menumerable and more can move this forward and get it into menumerable and more can move this forward and get it into menumerable and more can move this forward and get it into menumerable and more can move this forward and get it into menumerable and more can move this forward and get it into menumerable and more can move this forward and get it into menumerable and more can move this forward and get it into menumerable and more can move this forward and get it into menumerable and more can move this forward and get it into menumerable and more conomic development grant that would help menumerable and more down to it, a fee in lieu of or something. In other words this is a big fish. We need to menumerable and work sessions. Okay. Me'll move on next, and work sessions. Okay. Commission matters. So we agreed earlier to	3	it's set in stone and nothing can change and no	3	years.
forward. But what I do see and what is important is because it gives us a step and tool that's much more manageable than what we currently have to deal with in these areas. Again, do I think it's perfect or do I know it's going to work 100 percent the way that I see it being able to work, probably not, because just probably not. But it is, what I can see, is a tool that's much more maneuverable and manageable to get a desired outcome than what we currently are working maneuverable and manageable to get it into maneuverable and more this forward and get it into menuments. The Commission. So they can agree to certain things, doesn't mean the Commission will. We've certainly been through that process before. MR. COUNCELL: Sure. Sure. Okay. My hope would be that there is either some if we had to do something, there is either some County property or State property, some kind of economic development grant that would help these businesses to work towards if it comes down to it, a fee in lieu of or something. In other words this is a big fish. We need to keep it going. Anything further on that. We'll move on next, and work sessions. Okay. Commission matters. So we agreed earlier to	4	one will ever touch it again, everything has to	4	MR. SALINAS: Yeah. And I always tell
important is because it gives us a step and tool that's much more manageable than what we currently have to deal with in these areas. Me've certainly been through that process before. MR. COUNCELL: Sure. Sure. Okay. My it's going to work 100 percent the way that I see it being able to work, probably not, because just probably not. But it is, what I can see, is a tool that's much more maneuverable and manageable to get a desired outcome than what we currently are working maneuverable and manageable to get a desired can move this forward and get it into metalogical into see it being able to work, probably not, can see, is a tool that's much more down to it, a fee in lieu of or something. In other words this is a big fish. We need to see it going. Anything further on that. We'll move on next, and work sessions. Okay. Commission will. things, doesn't mean the Commission will. We've certainly been through that process before. MR. COUNCELL: Sure. Sure. Okay. My hope would be that there is either some if we had to do something, there is either some if county property or State property, some kind of economic development grant that would help these businesses to work towards if it comes down to it, a fee in lieu of or something. In other words this is a big fish. We need to see it being able to get a desired We'll move on next, and work sessions. Okay. Commission matters. So we agreed earlier to	5	follow these guidelines from this point	5	people, remember it's the staff, so it isn't
tool that's much more manageable than what we currently have to deal with in these areas. Again, do I think it's perfect or do I know it's going to work 100 percent the way that I see it being able to work, probably not, because just probably not. But it is, what I can see, is a tool that's much more maneuverable and manageable to get a desired outcome than what we currently are working with. Again, I reiterate what Chip says, if we can move this forward and get it into regulation, the sooner the better, because again it's a tool that we will be able to We've certainly been through that process MR. COUNCELL: Sure. Sure. Okay. My In those would be that there is either some if County property or State property, some kind of economic development grant that would help these businesses to work towards if it comes down to it, a fee in lieu of or something. In other words this is a big fish. We need to keep it going. Anything further on that. We'll move on next, and work sessions. Okay. Commission matters. So we agreed earlier to	6	forward. But what I do see and what is	6	the Commission. So they can agree to certain
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 10 MR. COUNCELL: Sure. Sure. Okay. My 11 hope would be that there is either some 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	7	important is because it gives us a step and	7	
Again, do I think it's perfect or do I know 10 MR. COUNCELL: Sure. Sure. Okay. My 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 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	8	tool that's much more manageable than what we	8	We've certainly been through that process
it's going to work 100 percent the way that I see it being able to work, probably not, because just probably not. But it is, what I can see, is a tool that's much more maneuverable and manageable to get a desired outcome than what we currently are working with. Again, I reiterate what Chip says, if we can move this forward and get it into regulation, the sooner the better, because again it's a tool that we will be able to 11 hope would be that there is either some if we had to do something, there is either some 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. We'll move on next, and work sessions. Okay. 20 Commission matters. So we agreed earlier to	9	currently have to deal with in these areas.	9	before.
see it being able to work, probably not, because just probably not. But it is, what I can see, is a tool that's much more maneuverable and manageable to get a desired outcome than what we currently are working with. Again, I reiterate what Chip says, if we can move this forward and get it into regulation, the sooner the better, because again it's a tool that we will be able to we had to do something, there is either some County property or State property, some kind of economic development grant that would help these businesses to work towards if it comes down to it, a fee in lieu of or something. In other words this is a big fish. We need to keep it going. Anything further on that. We'll move on next, and work sessions. Okay. Commission matters. So we agreed earlier to	10	Again, do I think it's perfect or do I know	10	MR. COUNCELL: Sure. Sure. Okay. My
because just probably not. But it is, what I 13 County property or State property, some kind of 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 10 County property or State property, some kind of 11 economic development grant that would help 12 these businesses to work towards if it comes 13 down to it, a fee in lieu of or something. In 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			11	-
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 economic development grant that would help 22 these businesses to work towards if it comes 23 down to it, a fee in lieu of or something. In 24 economic development grant that would help 25 these businesses to work towards if it comes 26 down to it, a fee in lieu of or something. In 27 other words this is a big fish. We need to 28 keep it going. Anything further on that. 29 We'll move on next, and work sessions. Okay. 20 Commission matters. So we agreed earlier to		• •	12	_
maneuverable and manageable to get a desired outcome than what we currently are working to the sound to it, a fee in lieu of or something. In other words this is a big fish. We need to the can move this forward and get it into the sooner the better, because again it's a tool that we will be able to the sound to get a desired to these businesses to work towards if it comes down to it, a fee in lieu of or something. In the other words this is a big fish. We need to keep it going. Anything further on that. We'll move on next, and work sessions. Okay. Commission matters. So we agreed earlier to			13	
outcome than what we currently are working with. Again, I reiterate what Chip says, if we can move this forward and get it into regulation, the sooner the better, because again it's a tool that we will be able to 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	14	can see, is a tool that's much more	14	economic development grant that would help
with. Again, I reiterate what Chip says, if we can move this forward and get it into regulation, the sooner the better, because again it's a tool that we will be able to 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	15		15	
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 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	16		16	
regulation, the sooner the better, because 19 We'll move on next, and work sessions. Okay. 20 again it's a tool that we will be able to 20 Commission matters. So we agreed earlier to	17	with. Again, I reiterate what Chip says, if we	17	other words this is a big fish. We need to
20 again it's a tool that we will be able to 20 Commission matters. So we agreed earlier to	18	can move this forward and get it into	18	keep it going. Anything further on that.
	19	regulation, the sooner the better, because	19	We'll move on next, and work sessions. Okay.
21 manage that's much more maneuverable than what 21 come back possibly next Thursday. Is that	20			_
	21	manage that's much more maneuverable than what	t 21	come back possibly next Thursday. Is that

	8		,
	Page 146		Page 148
1	practical from a staffing standpoint or. In	1	look at some other alternatives and make sure
2	other words, my concern was when I said a week	2	we set something up.
3	that this is going to come before the County	3	MR. COUNCELL: Good. Don't make it
4	Council before our July meeting. In other	4	work realistically for you and then we will
5	words that it would be on that agenda. I know	5	work backwards from there.
6	it's not on next weeks. But practically and	6	MS. VERDERY: Is there any particular day
7	realistically at this point what works best for	7	that just won't work in the next two weeks for
8	staff.	8	either of you?
9	MS. VERDERY: If we have it on Thursday,	9	MR. COUNCELL: I wouldn't anticipate it
10	that's fine. I'm not sure if we can't have	10	taking a great amount of time. In other words
11	it here. So we'll have to check because this	11	I think we'll look through the information and
12	room is apparently occupied. Is it all day?	12	everybody. Yeah. Obviously I don't want to
13	STAFF: Maybe late afternoon.	13	make a motion. We'll have discussion in case
14	MS. VERDERY: We will have to check on the	14	there is something hanging out there and I
15	timing and location, but certainly by the end	15	don't want to circumvent the process. Okay.
16	of next week. The County Council meets every	16	Anything else for the good of the order.
17	other Tuesday, so if it's not on their agenda	17	Hearing nothing, we will adjourn the meeting at
18	on the 9th, then it would be potentially two	18	shortly after 12:00 o'clock. Thank you very
19	weeks later. So we still have a little	19	much.
20	flexibility that we can meet.	20	(Meeting concluded at 12:02 p.m.)
21	MR. COUNCELL: I wasn't trying in other	21	
	Page 147		Page 149
1	words I was trying to make sure that we get it	1 2	STATE OF MARYLAND I, David Corbin, a Notary Public in and
2	in get done before they have it on their	,	for the State of Maryland, do hereby certify
3	agenda.	3	that the within named, PLANNING COMMISSION MEETING, personally appeared before me at the
4	MS. GHEZZI: And you mentioned next	4	time and place herein set according to law, was interrogated by counsel.
5	Wednesday would be bad. All day. Like could	5	
6	we maybe have it in the afternoon?	6	I further certify that the examination was recorded stenographically by me and then
7	MS. VERDERY: Our technical advisory	7	transcribed from my stenographic notes to the within printed matter by means of
8	committee are all day. We meet with the staff	′	computer-assisted transcription in a true and
9	in the morning and then have applicants come in	8 9	accurate manner. I further certify that the stipulations
10	the afternoon, call in in the afternoon.		contained herein were entered into by counsel
11	MR. COUNCELL: I think it would be better	10 11	in my presence. I further certify that I am not of counsel
12	if we did it in person as opposed to conference	12	to any of the parties, not an employee of counsel, nor related to any of the parties, nor
13	call or something like that.		in any way interested in the outcome of this
14	MS. VERDERY: We could potentially I	13 14	action. AS WITNESS my hand and Notarial Seal this
15	mean I believe that it's just going to be a		11th day of June, 2020, at Centerville,
16	conversation with the Planning Commission.	15 16	Maryland.
17	There is no new testimony or anything, so maybe	17	Darl C. Cul
18	one staff person could come here and one could		2.110.0.11
19	do the technical advisory committee on	18	David C. Corbin Notary Public
20	Wednesday morning. So we will work to see if	19	•
21	the room is available on Wednesday morning or	20 21 N	My commission expires November 13, 2023
	· · · · ·		

[1,770 - acre]

Page 1

1	2	30 18:4,9 25:2	8
1,770 119:16	2 9:8 58:11	35:1 51:3 126:21	8 42:10
10 61:9,13 118:2	2,560 118:20	30,000 101:7	8,000 42:15
119:2,5	2.32 5:21	114:19 117:11	114:13
10,000 113:11	2.5 29:12	31 135:4	8,040 42:15
117:14 134:21	20 9:11 17:17 18:9	365 42:6	800 119:8
100 59:1,2 115:2	33:3 51:6 58:2,11	3rd 2:3	88 57:21
116:1,9,17 117:11	104:8 126:21	4	9
117:18,21,21	142:14	4,911 42:9	-
119:2 135:2	20,000 114:13	400 48:1 118:13	90 92:2
143:11	135:9 136:14	4500 118:17	9:00 1:7 67:17,18
100,000 48:8	200 14:20	5	68:3,20
134:21	2001 59:3		9th 64:16,18
10th 60:15	2002 17:5 53:9	5,000 81:3,7	146:18
11th 68:3 149:14	2003 28:2 50:7	134:21	a
12:00 148:18	2004 59:3	50 18:9 33:15 35:1	a.m. 1:7 68:3
12:02 148:20	2005 10:9,11	44:15 49:4,5 51:4	ability 20:6 24:19
13 149:21	15:13 59:1,1	71:9,14 114:14,20	24:21 139:19
1329 59:7	2006 50:7	117:13,14 126:21	able 14:15 66:3
1376 60:11	2009 53:12	136:21	71:15 86:3 93:5
1401 60:16 61:7	2011 59:9	50's 111:13	104:5 110:20
1402 61:10	2015 59:12	500 140:5	116:12 119:15
1411 61:15	2016 60:8,10,18	501 98:21 99:5,14	120:11,17 129:2
15 118:17 119:4	71:6	99:15	134:2 142:16
142:13	2017 60:20	5th 28:1	143:12,20
17 28:2 29:14	2018 60:15 61:2,7	6	accepts 76:3
18 53:7	2019 61:9,13	6 60:10	access 13:12
18021 149:16	2020 1:7 149:14	6,250 29:12	109:11,18 110:7
18th 5:9 16:9	2023 149:21	6.24 6:9	126:5
19 72:13	22 61:11 71:4	6.27 6:16	accomplish 71:21
190 60:17 122:15	129:8	60's 111:13	accomplished
131:5	24 66:13	603 42:19	13:10 100:5
190.com. 74:1	25 118:3,5	63 72:10	accomplishments
1905 110:19,21	250 17:6	660,000 42:14,18	128:18
1953 111:18	2500 16:18 20:20	7	accurate 149:8
1973 9:2 57:19	21:5 29:6,11	70 114:14	achieve 104:19
1987 57:21	27 74:13	70's 107:1 111:13	112:21 128:18
1990 9:5 45:12	281 20:9 22:2	700 72:7	achieved 14:13
58:3	36:20 55:4	75 60:21 94:2	achieving 133:9
1997 10:11 58:18	3	750 86:10	acquired 37:10
19th 16:4	3 1:7 98:21 99:5		acre 113:13
	99:14,15 138:6		115:14,15,17
			135:7 136:4

[acres - approval]

	I	T	I
acres 9:8 58:11	advertise 66:12	allegations 61:17	antitheses 103:3
72:7	advice 90:4	allen 86:8	anyway 11:17
act 66:9	advisors 43:18	allocation 19:20	50:17 88:18
action 89:4 117:20	advisory 5:8 16:8	50:15	apex 101:5 112:8
149:13	16:9 17:2 19:21	allow 29:5 119:12	apparently 146:12
active 100:3 115:7	20:11 36:18 47:19	132:5	appear 34:18
125:16	48:13 49:13,21	allowing 5:12	appeared 149:3
activities 118:11	50:6 54:16 55:13	allows 80:10	appears 29:18
activity 75:18 76:2	66:1 147:7,19	alongside 79:3	34:20
actual 90:15	advocacy 62:14	alter 107:19	apple 21:3
135:10	advocates 99:19	alternative 80:21	applicability
adapt 20:6	afar 139:21	122:5	122:18
adaptive 131:20	afford 129:10	alternatives 120:1	applicable 132:11
add 3:10,19 10:16	afraid 106:16	148:1	applicant 2:5 24:8
addition 4:15	afternoon 146:13	amazed 88:14	24:13 27:14 28:8
33:17 34:2 132:13	147:6,10,10	ambitious 73:4	45:5 47:18 48:11
additional 53:21	agencies 45:17	amendment 2:8	49:1 70:6 100:16
63:19 64:3 79:10	agenda 64:16,18	2:11,12 4:5 20:9	applicants 45:8
107:16 108:9,17	65:1,2,4 100:16	22:1 36:20 37:8	65:19 147:9
111:11 122:9,12	146:5,17 147:3	49:18 55:4,9	application 39:12
address 57:14	agent 70:7 99:16	amendments 60:7	53:11,13 67:21
64:5 83:15 88:1	ago 28:2,9 41:7	61:5	applied 61:11
129:18,21 130:7	51:2 130:3 140:5	amenities 51:9	123:7 134:9
131:9 133:16	agree 17:19 19:16	american 85:18	applies 47:17
addressed 7:21	19:20 20:15 26:20	aminate 6:15	apply 123:20
83:16 88:9	28:10 31:18 32:5	amount 4:8 136:3	124:9
adequate 28:12	36:16 43:6 46:14	136:17,18 148:10	appreciate 52:13
69:18	47:10 55:5,12	analysis 44:9	52:15 57:10 77:9
adjacent 124:10	60:4 62:17 63:14	80:12 117:4	85:3 90:6 94:18
124:10,14	97:5 139:13 144:3	anderson 5:7	127:1,19 128:7
adjoining 118:7,8	145:6	angle 92:2	129:3
adjourn 148:17	agreed 24:18	annapolis 127:12	appreciated 127:6
adjusting 81:9	32:12 145:20	annexation 26:4	approach 20:10
adjustments 45:2	agreeing 23:19	31:4	55:16,18,21 56:3
administers 46:15	52:18	annexed 18:13,14	120:3
administration	agreement 22:16	28:1 62:3	approaches 29:21
95:5	48:12	annual 42:5	appropriate 7:21
adopt 2:10 129:2	agricultural 32:10	answer 15:10	15:4 37:8,13,14
adopted 60:15	71:15 72:10,12	40:18 43:21 64:12	40:2 45:16
61:8	102:10	answers 25:7	appropriately
adoption 36:21	agriculture 5:16	38:16	13:16,20,21
advance 66:10	ahead 139:12	anticipate 65:5	approval 12:15
99:2	airy 63:5	148:9	15:9 47:2

[approvals - best]

approvals 9:9
13:10,16 14:11,13
approve 13:19
16:7 50:20
approved 8:4
13:20,21 39:13,13
39:14 47:12 71:6
approves 122:10
approving 11:8
15:11 16:11
approximately
48:1
aquaculture 85:18
109:14,15
architecture
108:2
area 6:7 7:1 10:4,8
10:9 13:3,6 21:1
21:17 25:1 34:17
41:18,19 44:12
47:16 58:1,17
61:15 72:10 79:20
93:9 94:5 101:19
101:20,21 102:8
104:13 108:11
116:2 118:4,14,16
119:5,9 120:1
121:18 122:2,11
123:19 124:9,11
124:13 129:19
131:17,18,21
132:4,7,10,15,19
133:1,10 135:4
137:4 139:17
140:6 141:14
142:3,8,11 144:16
areas 5:3,6,13,14
5:16,21 6:1,4,18
9:12,17 10:15
18:2 25:6 31:15
58:2,12,13,18
59:17,18 70:21
71:1 75:11 76:16
88:13 116:6

122:20 123:6,13
124:8 126:14
131:18,20,21,21
132:3 135:21
140:2,3,7 141:16
141:21 142:10
143:9 144:19
argue 92:5
argument 95:17
arguments 22:20
arising 15:2
armistead 54:2
69:13
arrangements
51:7
arterial 108:3,6
articles 13:14
asked 26:5 27:6
38:19 52:14 53:9
63:19 88:3 93:4
asking 94:17
aspect 20:3 25:13
33:9,9
assess 20:7 28:17
assessment 28:11
asset 32:9 54:20
101:12
assistant 70:7
assisted 149:7
associated 33:6
assume 44:6
assuming 13:19
atlantic 116:11
atm 100:8
attainable 76:12
81:18
attempt 132:7
attend 88:4
attendance 87:6,9
attended 74:12,18
attending 87:14
attending 87:14 attorney 37:7

attraction 81:17
attractive 97:16
audio 8:18,21
august 60:10 73:9
authority 63:6
automatically
132:2
available 14:18
66:18,19 89:16
147:21
avenue 78:3 79:4
avenues 97:18
average 80:12,13
80:13 114:14
averages 80:14
aye 68:10,12,14,16
68:18
b
back 2:17 5:6 9:16
11 (12 2 1 (1 7

11:6 12:3 16:1,7 17:5,6,12 27:9 31:5 32:4 37:9 57:9 61:6 66:8 70:14 82:3 96:12 113:1 132:9 133:5 136:10,15 141:6 142:7 144:7,16 145:21 background 78:3 126:7 backgrounds 75:19 backwards 148:5 **bad** 147:5 balance 77:7 121:17 136:11 137:9 **ball** 135:20 ballpark 134:20 **baltimore** 111:7 127:12 132:9 **bank** 100:8 **barrier** 142:12

barriers 106:6
base 108:20
130:11
based 59:10 60:12
103:7,9 105:15
106:2,8 109:14,15
116:18 119:12
128:12 129:10,17
baseline 130:11
basic 74:4 121:1
basically 107:13
basis 97:14
bay 10:3 133:19
141:18
beautiful 21:17
121:7
bed 82:15,18 83:7
bedroom 137:6
began 60:17
beginning 39:17
141:7
believe 7:6 12:10
12:17 20:18 23:18
24:6,6 41:4 64:19
67:8 72:21 77:16
83:10 85:20 107:1
111:10 113:17
147:15
believed 8:5
believes 93:3
bellevue 71:7 73:5
76:13,15,16
106:12 123:9,12
123:12,14,14,15
123:17 128:5
bend 139:19
beneficial 126:4
benefit 23:13,16
134:12
benefits 88:6,7
best 35:3 38:7
51:14 52:6 54:10
94:20 99:7,20

116:11 127:7,8

attract 115:20

128:10 136:7	board 5:8 8:4,7	brought 8:11 88:2	142:12 144:11,15
146:7	16:8 19:21 20:11	buffer 6:14 116:1	145:15
better 51:1 63:18	36:18 47:19 48:13	116:9,17 117:18	bustling 75:12
115:15 127:21	49:13,21 50:6	119:2,6 132:17,18	busy 75:12
129:8,12 136:9,10	54:16 55:13	133:6,8 135:2,4,8	c
143:19 147:11	125:15	buffers 6:11	
betting 104:18	board's 16:9	117:20	c 98:21 99:5,14,15
beyond 11:15	boards 74:20	build 16:18	149:18
12:10 28:21	boat 116:21	107:20 130:12	calculator 38:13
bicyclist 92:3	body 33:21	building 29:4	call 2:2 68:7 73:21
big 13:9 22:2	boicourt 1:15 2:20	47:17 96:12,18	147:10,13
24:14 43:16 49:6	3:1,13,15,21 8:18	97:2 118:18,20	callahan 140:15
57:5,6 58:9 106:3	10:20 19:4,7	119:14 121:3,12	called 11:9 48:6
111:20 120:6,7	25:16,19 26:1,21	138:2	83:7 125:15 callers 60:1
136:17 137:16	28:6,7 32:1,3	buildings 81:3,4,6	
145:17	34:14 36:16 44:13	built 29:6	calling 11:21 calls 70:19
bigger 112:16,16	45:20 46:1 47:3,5	bulk 34:20 80:18	
128:12	54:14 68:9,10	102:1 103:1	cambridge 123:11 canceled 97:10,20
biggest 41:19 91:9	87:10,12 125:10	113:18 115:2,11	canceled 97.10,20 cap 42:10,15,17
101:12	139:11,13	117:9 119:20	42:19
bike 82:18 88:14	boicourt's 11:20	131:7	capital 120:9,11
bill 2:20 3:8,18 5:7	book 62:11 105:8	bulkheads 133:15	capture 104:7,18
8:20 10:18 19:5	bottom 101:15	burden 19:18	captures 104.7,18
24:4 25:17 50:3	boundaries 60:12	48:21	106:16
59:7 60:11,16,16	boundary 72:11	burdensome 20:2	capturing 77:12
61:7,10,15 88:21	brand 104:13	bureau 58:7	card 139:17
125:9 139:12	breaking 8:18,21	bus 79:7,8,9,10	carolina 111:10
bills 61:15	breakout 75:5	business 2:5,5,6	carry 30:5 41:10
bins 78:2,9,17	breaks 136:15	58:8 65:14 68:2	cars 88:15 96:8
90:21	bridge 10:3	69:6,20,21 81:16	cart 49:5
biological 34:2	123:11	92:11,21 96:17	case 11:5 26:9
bit 11:12,14 16:20	brief 72:3	101:21 103:7,9	98:13 105:1 108:7
26:16 73:5 80:4	briefly 88:1	106:1 109:7 118:8	118:10 119:11
81:8 95:1 100:21	bring 5:6 35:3	119:19 120:7,10	139:1 148:13
114:17 115:15	39:19 40:8 88:5	120:18,19,20	cases 73:1
142:1	88:18 138:21	121:14 129:17	catch 129:8
bites 21:3	144:9	136:12 144:8	categories 4:1
blanch 49:5	bringing 86:19	businesses 75:9,15	causing 53:9
block 78:20 79:6	113:1	86:11 103:14	census 72:9
92:6 94:5,11,19	brings 52:4 59:6	106:3,9 109:17	center 1:10 77:18
95:8	broad 130:9	110:16 113:2,2	77:19 78:14,19
blue 98:5	broader 132:3	115:8 123:4	79:11 83:2 86:7,9
bnr 29:20 34:2,5	broken 22:9	129:10 131:15	91:8 92:9 98:18
		134:7 135:16	113:7,8 125:15

[centered - commissioner]

centered 9:12,19	characteristics	city 46:9 132:9	commend 86:19
10:1 76:10	123:2 127:15	civil 63:17	128:1
centers 9:5 57:21	characterization	clarification 93:18	comment 3:21
centerville 149:14	11:7	clarke 42:3 44:9	5:18 6:20 14:14
cents 135:4	characterize 76:5	52:10 63:7	27:3,5,14,19 30:7
certain 74:16	characterized	class 120:6	37:9 44:13 46:10
79:12 94:20	76:9	classified 109:8	46:12 82:13 94:19
107:21 145:6	charge 8:7 19:1	clear 90:5 94:15	97:5 126:12
certainly 13:2,18	45:15,20 51:17	clearly 119:17	commented 36:14
21:18 37:5 50:21	54:21 55:2,13,14	close 39:18 69:5	comments 3:11
89:10,14 104:21	61:20 84:9 126:19	75:8 95:1 110:4	4:12 7:5 10:19
105:9 110:4 122:7	charged 22:11,12	120:20 122:6,7	11:20 12:5,6 17:8
135:5 138:15	38:2 62:1	closed 62:11 69:5	25:17 28:20 42:9
139:1,9 145:8	charges 2:14	106:21	45:21 46:5 57:12
146:15	22:17 46:18 61:17	closet 79:5	68:5 75:4 82:5
certify 2:12 149:2	charleston 111:10	coastal 71:13	84:9 85:10,16
149:5,9,11	charter 116:20	134:3	125:8
cetera 53:4	check 64:18	coating 138:3	commercial 72:14
chairman 1:14	146:11,14	code 116:9 118:5	81:4 96:17 104:5
13:2 20:16 34:21	checks 19:19	cognizant 126:13	107:3 108:6
52:3 68:17 144:7	chesapeake	colleagues 7:19	118:18 120:10
challenge 77:6	133:19	39:18	121:2 122:21
122:1 137:10	chip 1:14 2:20	collect 134:8	125:5 131:14
challenges 72:21	87:21 88:3 97:5	collection 77:17	134:12
105:19 131:9	139:11 143:17	78:2,14,16 98:12	commission 1:4
chance 19:12	chip's 142:21	combined 109:5	2:4,11 14:19
27:14	chop 18:2	come 18:18 23:1	18:19 19:2 23:3
chances 144:14	choptank 35:15	24:2,8 25:4 35:6	43:17 45:4 54:17
change 17:20	43:4	52:19 53:7,18	59:11 60:7 61:1,4
19:17 26:6,16	chores 97:15	56:19,20 63:17	61:6,20 63:12
32:21 58:9 75:17	chose 55:8 100:9	71:17 75:20 91:2	65:13,16 67:3,13
76:3 77:8 143:3	chuck 140:15	91:10 95:4,5,7	70:4,16 84:20
changed 140:3	chunk 13:9 21:20	122:7 141:5,10	89:13 107:11
changes 89:9,15	22:2 27:17	142:7 145:21	122:8,11 124:17
122:9,12 131:8	churches 72:16	146:3 147:9,18	126:4 130:16,19
138:20 139:5	circle 2:17 141:6	comes 32:4,17	131:18 132:7,15
changing 13:8	circulation 81:12	40:15 44:4,10	138:16,18,19
14:7 21:1	circumvent	62:2 63:8,10	142:8 145:6,7,20
chapter 60:16	148:15	70:18 91:17	147:16 149:3,21
chapters 4:16	citizen 59:1	145:15	commission's 5:8
59:10	citizens 17:15 59:9	coming 31:5 36:9	45:14
character 73:3	62:5 71:17 72:20	89:2 99:3 120:7	commissioner
76:15 81:15,21	73:16 90:12,17	144:16	8:11 12:4,9,19
112:1,3,3			13:1 17:9,19 19:4

[commissioner - conversion]

			T
20:12,15 21:9,19	company 86:7	concern 11:2 16:3	consistent 2:12
22:7 25:16 26:18	106:18,19,21	33:8,17 40:7	5:20 27:7 48:4
26:20 27:2,18	124:1	56:14 57:2 82:12	constraints
28:6,18 29:2	comparison 131:3	146:2	117:17 118:19
30:11 31:18 32:1	131:6	concerned 14:11	119:13,16
34:11,13 36:11,16	compatible 73:2	19:13,14 62:21	constructed 34:19
37:18 43:3,6 44:6	125:6	concerns 8:10,10	48:3 50:14
45:20 46:2,6,11	complaints 78:13	8:12 12:7 19:4	construction
46:14,20 47:3	complete 106:13	33:10 38:1 49:11	107:20
50:4,21 51:12	completed 47:21	56:6 63:1 64:6	consultant 89:20
52:1 54:14,15	73:10 100:1	88:2,5,6,9,17	116:10 127:10
63:18 68:11,15	completely 90:16	concluded 148:20	128:9
83:18 84:3 87:10	135:8	conclusion 47:8	consultant's
127:3	complexity 101:2	conditions 74:5	140:20
commissioners	compliance 24:3,5	conference 147:12	consultants 77:4
8:5 12:7 57:11	compliant 8:14	configurations	77:11 78:7 80:11
64:6 69:15 93:12	55:10,18 56:1	131:11	82:3 117:4
129:6	complicated 38:14	confirm 64:9,10	contained 149:9
commitment	comply 107:21	66:5,16	contaminated
29:17,19 30:1	121:1 131:15	conflict 66:21	36:3
committee 49:13	components 90:15	103:13 141:10	content 35:18
59:2 66:1 147:8	92:8	conflicts 88:13	context 132:11
147:19	comport 27:11	103:17 142:1	continue 6:13 18:2
committees 59:10	46:8	confused 26:16	41:14 43:11 44:21
common 138:10	comprehensive	confusing 131:17	62:18 65:14 128:4
communities 85:4	2:9 3:5 5:2 6:6 8:8	connected 95:10	128:5
97:8 116:10 128:9	8:14 9:2,5 17:13	connection 79:1	continued 61:14
129:13 130:2,5,13	17:14 22:18 24:3	consensus 58:15	contracted 83:3
community 1:10	24:5 27:8,9 31:7	139:15	contracting
53:19 58:9 60:14	31:13 46:16 51:16	conservative	116:19
73:8 74:8,11 75:6	51:20 54:19 55:11	29:11	control 33:3 48:9
75:9,16 77:9	56:1,11 57:19	consider 9:7 45:7	49:2 84:5 135:19
83:11 84:1,2,5,7	58:4,14,19,21	89:10 126:21	controls 33:7 43:9
84:11,17 85:1,2	59:6,7,8 60:9,13	127:16 132:14	controversial 9:10
86:20 90:2 98:1,3	61:21 63:10 70:19	considerable 80:6	convener 99:12
99:1,12 106:13	71:6 72:1 125:16	102:9	convenient 65:12
110:18 116:4	compromises	consideration 2:7	66:2 75:11
128:11 136:9	23:11	11:1 37:8 126:17	conventional
137:7	computer 149:7	considered 49:15	103:10
community's	concept 90:9,11	consistencies 3:2	conversation 17:4
84:18	90:17 98:18	52:16	24:9 41:1 147:16
commuters 10:6	conceptual 77:13	consistency 2:8	conversion 82:17
comp 10:10	78:6,8 89:21 90:4	3:4 52:20 61:16	107:2
	94:21 96:5	61:21 63:11	

[converted - currently]

	1		
converted 82:21	52:1,4 54:12 57:8	33:5 34:6 36:18	crawford's 110:20
convinced 8:2	60:3 64:21 65:7	36:19 37:6,7 40:4	crazy 14:2
coordinates 91:6	65:15 67:1,17,20	40:4 41:12 43:17	create 10:5 80:18
copied 15:17	68:17,18 69:7,11	43:19 47:2,7	81:13 101:17
copy 16:1 111:18	70:2,13 82:5,9	48:14,17 49:1,9	102:1 104:11
corbin 1:21 149:2	83:18 85:9 87:10	49:10 50:1 51:3,4	105:14
149:18	88:21 89:18 90:20	51:6,10,15 54:11	creates 103:13
cordova 21:16	91:7 93:19 96:4	54:21 55:1,6 56:9	creating 18:9
70:9,18 71:17	98:19 100:15	56:12,16 57:3,16	creek 33:14 34:1,9
72:2,6 73:14,17	125:8 126:8 127:3	58:10,16 59:9,12	34:10 35:14 36:10
73:21 74:12 75:6	129:4 134:15,20	59:18,18 61:2,2,8	123:18 124:5
75:8,11,16,18,20	135:7 139:10,12	61:12,17 62:5,7	133:18,18
76:2,19,21 77:14	142:19 144:7,18	62:10,15 63:18	creeks 36:7
78:4,20 79:2,19	145:1,10 146:21	64:11 65:1 68:21	creosote 138:3,7
80:1,6,14,20	147:11 148:3,9	70:8,21 71:4,16	criteria 133:2
81:15,19,21 82:15	councell's 16:2	72:5 83:2 89:14	critical 57:21 58:2
85:12 86:9 87:16	council 1:13 2:10	90:11 91:1,16	61:14 72:21 102:7
91:21 92:18 94:12	15:12,13 37:6	93:4 95:13,19	108:19 109:18
99:9,17 100:13	47:2,7 48:20 55:1	97:7,17 98:5	116:2 118:16
corner 94:7,11,14	55:6 56:9 59:12	99:21 100:18	120:1 121:18
95:2	59:18 61:2,3,8	102:16 122:19	122:2,11 131:18
correct 25:14 26:2	64:11 65:1 70:8	124:18 130:8	132:4,7,15,19
63:6 69:7 141:5	72:5 89:14 100:18	136:4 137:10	133:1,10 135:3,21
corrected 44:19	117:20 122:9	138:17 140:13,16	137:4 139:17
correctly 41:5	124:19,19 138:17	141:15 145:13	140:2,2,5,7
57:5	140:13,16 146:4	146:3,16	141:14 142:3,8
corridor 80:8	146:16	county's 17:16	144:19
108:7	counsel 37:11,12	32:19,21	cross 92:4
corridors 6:11	37:15 67:11 149:4	_	crossed 51:19
corvan's 28:11	149:9,11,12	53:15 57:8,9	crossing 78:20
cost 91:16,17	count 28:14	86:11 91:12	crosswalk 92:6
councell 1:14 2:2	counter 139:18	125:11	94:4,10,19 95:8
2:21 3:8,14,17	counties 31:18	course 89:16	96:3
4:11,14 7:4 8:16	57:17	100:4 109:13	crosswalks 94:21
8:19 11:19,21	counts 16:4	139:3	curious 16:15
12:19 13:2 17:9	county 1:1 2:3,9	court 135:21	current 13:6
17:11 20:12,16	2:10 4:4,9 5:1,2,7	cover 5:17	17:13 59:6,8
21:9 22:7 24:10	6:10,13,15 8:6 9:2	coverage 118:16	77:21 96:6 111:4
25:20 26:18 27:2	9:10,15,20 13:9	119:11,14 137:15	115:19 123:10
27:18,20 28:18	14:8 15:12,12	142:14,15	131:7
29:2 30:11 31:11	17:20 18:3,10,16	covers 22:4	currently 72:12
34:11 35:1 36:11	19:1,12 20:5 26:4	covid 14:2 29:8	74:7 81:6 83:2
37:18 41:6 46:2,6	26:10 27:7 29:13	crawford 105:3	90:19 97:18
46:11,14 50:3	31:2,10 32:9 33:2	125:13	113:16 133:8

[currently - disapproval]

143:9,16 144:1	delight 87:18	details 45:17	115:5 117:16,18
d	demand 107:1	56:18	120:4,14 121:16
dangerous 92:3	demonstrated	determine 27:6	121:20 132:17
96:7	27:12	37:16 77:6 86:15	141:11 142:10
date 45:11,12	demonstration	develop 37:7	145:14
65:12,18 66:2,11	134:1,10	129:12 133:13	developments
67:8	densities 45:19	134:2	39:9 40:3
david 1:21 149:2	46:8,12	developed 17:7	diagram 79:14
149:18	density 6:4 9:8,11	18:5 21:8 71:5	diced 20:10
day 18:17 42:14	58:3,10 113:12	85:2 104:9 111:16	dictate 62:13
42:18 48:8 75:21	department 43:20	113:6,7,10,16	died 125:21 126:1
75:21 146:12	44:5 70:6 91:4	142:11	difference 100:11
147:5,8 148:6	99:10,15 100:16	developer 20:3	different 12:13
147.3,8 148.0	110:17 111:5	23:14 24:20 26:14	38:16 51:5 55:2
days 42:6	128:14	29:4 43:15 53:10	55:14 76:7 84:14
deadline 54:7	dependent 104:20	developers 51:18	84:14 90:14 97:9
deal 39:14 40:13	109:2,6,9,17	developing 130:20	98:15 108:14,15
96:4 143:9	110:15 113:1	development 4:21	114:17 115:3
dealing 7:21 20:19	115:21 116:3,8,13	5:2,5,10,12 6:17	120:1 127:14,14
38:17	116:16 117:2	9:3,14 13:1,3,4,4	127:14 131:11
deals 22:13	118:12 120:21	14:8 16:12,14,21	differently 27:16
decade 130:3	121:14 124:4	17:16,18 18:15,21	56:7
december 73:10	134:7	19:3,5,11,15	difficult 30:2
decide 67:7	depending 9:9	20:15,18 21:1,6	39:21 53:20
decided 51:13	depends 135:1	21:12,18,21 22:3	115:20 120:15
83:14	depicted 96:20	22:6 24:11 25:14	128:10 129:11
decision 15:1	depot 77:15 92:18	27:16 28:5,13	difficulties 15:7
37:17 52:6 54:11	93:16	29:1,4,15 30:12	difficulty 14:6
63:13 64:14 65:6	described 131:9	30:13 31:1,8,12	digest 139:3
65:11 124:20	describes 79:6	31:13,14 32:12,14	diligence 127:2
138:16	131:12	33:2 34:20 35:11	diligent 56:17
declined 106:21	design 18:21 62:2	39:8 40:3 42:8	57:4
deeded 95:18	62:5 80:21 95:6,7	46:17 47:11,20	diligently 140:1
deemed 40:15	102:15 108:1,10	48:5,18 49:6,19	direct 109:10,18
132:3	108:16 121:2,11	50:8,10 51:11	110:6
define 11:16 132:8	133:13	56:13 59:15 62:12	directed 34:1
defined 77:14	designated 5:3	70:20 73:1,6,13	58:16
definitely 49:12	25:1 34:17 58:12	75:2 81:17 93:16	direction 67:5
96:7	72:8	102:18 103:3	128:6
degree 92:2	designed 72:18	104:2,3,5,14	directly 8:20
delay 12:2 15:4	desire 24:6	105:10,11 106:4	35:14 36:1,6,9
65:9 69:1	desired 143:15	106:10 107:7	42:16,20 43:4,10
delaying 63:21	detailed 37:3 82:2	108:10 112:10	disapproval 47:2
64:14 65:6		113:21 114:7	

[discharge - enlightening]

discharge 42:20	122:10,18 123:5	dry 111:4,8	eight 42:15 59:19
43:1	124:9,17,20 125:2	due 118:19 119:15	66:13
discharged 42:16	124.9,17,20 123.2	133:20	either 25:1 35:14
discharges 43:4	132:1,14	dwelling 9:8 58:11	41:17 45:5 47:1
	districts 107:15		67:3 72:11 78:8
discharging 43:10		101:6,10,16 112:11 113:12	92:9 97:20 107:15
discouraged 6:5	108:4,5		
discouraging 5:5	diverse 75:9,18	dwellings 101:20	109:2 137:6 138:1
discovery 127:9	130:8	e	145:11,12 148:8
discuss 63:16	divided 74:3 109:1	earlier 27:12	elementary 98:6
72:19 73:1 89:10	dnr 83:3	38:19 50:21 51:11	elements 37:3
103:20 139:5	dockets 53:14	88:18 126:19	eleventh 67:15,16
142:4	document 52:10	145:20	68:3
discussed 10:12	54:5 84:21 85:7	early 7:14 40:9,11	eliminate 106:6
62:1	documentation	40:20 73:9 84:8	eliminated 142:13
discussing 21:15	64:4	easier 64:7 65:7	eliminates 125:4
64:13	documents 15:3	120:17	em 80:15
discussion 2:16	37:9,11 52:8,17	east 2:6 68:1 71:9	employee 149:11
3:20 9:12,15,19	54:1 67:12 140:19	127:12	employment 86:7
9:20 10:1 15:5	140:20	easton 1:10 35:11	86:9
31:21 32:2 33:12	dogwood 124:15	43:2	encourage 9:3
63:21 68:5 70:2	doing 7:17 44:7	easy 87:17	57:20 83:21 115:7
82:4 89:6,7,17	48:17 53:5 83:8	echo 11:20 59:21	119:18 140:6
92:15 101:1 102:9	88:20 92:7 97:21	85:9 87:12 129:5	encourages 6:12
148:13	127:21 133:21	economic 32:9	encouraging
discussions 25:7	dollar 135:5	53:15,16 71:12	28:10 145:1
59:14 60:18 82:17	dollars 91:20	73:1,12,18 75:17	ended 59:3 89:6
86:14 139:15	dominant 5:17	76:10 102:2,18	endorse 19:8 20:1
display 74:20 93:9	dotted 51:19	104:2,3,7,14	48:10
displays 79:3	douglass 83:7	/ / /	enforce 6:14
disposing 35:8	downturn 53:16	110:8 121:19	enhance 105:21
distance 95:2	downturns 53:15	141:11 145:14	106:7
distinct 123:13	downzoning 9:7	economically	enhanced 23:14
distribute 67:12	draft 48:6 70:9	135:18 139:20	29:20 39:3 79:15
district 80:15 81:2	73:9 100:18 101:2	economy 115:6,20	92:8 104:21 109:3
81:3,10 100:19	103:21 138:21	educated 105:6	109:7 110:5,12
104:4,18 105:2,11	139:6	education 76:1	133:7
105:15 107:13,19	drafted 71:9	116:6	enhancement 6:19
108:18,21 109:1	drag 90:20	effect 58:1	110:8
111:17,17 112:6	draw 14:10	effective 60:9 61:9	enhancements
112:19 113:8,9	drawn 78:7	61:13 104:11	90:12 92:7
114:18 115:18	dredging 100:7	efficient 85:14	enhances 110:16
116:21 117:7	drive 88:15	effort 70:18 71:11	enjoy 41:15
119:17 120:4,20	drop 35:14	126:7	enlightening
121:3,16,21	urup 33.14	efforts 71:13,20	126:11
121.3,10,21			120.11

[enr - financial]

enr 29:19 34:6	everybody 4:18	experience 39:18	137:13
35:4	14:3 47:10 52:8	140:2	farm 41:17 58:7
ensure 7:1 87:1,3	148:12	expert 63:8	88:12
102:2	everybody's 29:7	experts 38:15	farmer 43:5
ensured 6:20	everyone's 86:20	expires 149:21	farmers 75:14
entered 149:9	evolves 16:21	explain 113:20	farms 41:10 75:11
entering 79:18,20	exact 45:6	explaining 38:6	fashion 83:17
entertain 47:1	exactly 17:17	explanation 16:5	favor 20:8 36:20
65:17	140:8	exploring 81:12	68:6
entire 13:5 20:20	examination	extension 71:11	favorable 22:14
21:2 23:4,8 50:20	149:5	extent 6:2	fear 10:3 107:8
53:19 97:7 134:3	example 80:17	extremely 7:18	fears 106:3
entirely 21:7	99:20 102:4	41:14 87:8 127:19	feasibility 83:5,9
entry 79:12	107:17 108:2,12	f	february 60:8,15
environment 32:8	109:13,20,21	fabrication	fed 23:7
32:18 33:10 43:20	110:9,19 114:1,8	116:19	fee 133:12 134:8
44:5,11 91:5	115:13 116:7	face 13:8 14:8	134:16 145:16
110:18	117:3 119:1 133:6	17:20 51:4 103:10	feedback 12:3
environmental 6:1	141:13	facilitate 86:16	73:16
6:19 7:1 20:7	examples 128:13	facilities 28:16	feel 7:15,16 54:5
23:16 38:7 62:15	exceeds 13:6	35:12 116:1,4,8	57:13 62:6,11
102:7 112:14	excellent 122:3	116:13,17,18	83:16 84:3 98:11
119:16 141:9	exception 81:5	117:2	122:7 139:7,10
environmentally	excited 21:11	facility 40:12	140:8
59:17	exciting 128:2,3	56:18 57:4 116:21	feelings 97:13
envision 128:3	138:12	118:11	feet 81:4,7 94:2
equivalents 43:2	excuse 5:8	facing 93:21	114:13,13,14,19
erosion 133:17,20	exercise 26:5	fact 33:14 49:5	114:20 115:2
134:5	exercised 26:11,14	132:18 140:4	117:11,12,13,14
errors 45:2	exist 86:12 109:10	factor 102:11	117:15,21,21
especially 11:16	existing 9:4 10:14	117:15 118:4	118:2,3,13,18,21
26:9 73:19 84:12	30:4 31:15,16	factored 75:1	119:4,8,16 138:6
essential 135:12	33:19 34:9 74:5	fairly 126:3	fell 62:10
essentially 144:16	79:1,8 81:6	faith 44:8 63:7,13	felt 90:18
establish 99:5	107:14 115:10	familiar 107:12	field 5:20 43:8
established 11:11	exists 90:19	111:2	80:5
32:15	expansion 5:4	families 75:14	figure 38:11,14
et 53:4	expansive 116:16	family 41:9,12,16	figured 103:15,15
evaluate 27:10,10	expected 21:18	97:11 101:6,10,19	103:18
event 73:8 74:18	expedite 73:6,11	111:6,9 112:10,11	film 38:4
events 83:11	expense 63:3	fan 87:21	final 67:14 138:20
133:21	expensive 92:5,6,7	far 20:14 50:8	finally 81:10
eventually 106:11	92:9 129:9	51:11,16 62:12	financial 104:12
106:21 111:8		130:1 135:21	

[find - go] Page 11

find 8:13 35:5	following 46:21	fronsburg 111:3,5	getting 12:2 23:17
40:18 55:10,17,20	foot 101:7 113:11	111:8	23:17,19 86:20
106:5 128:11	116:1,9,17 117:18	front 23:10 28:8	ghezzi 1:16 4:15
fine 17:3 146:10	119:2,2 123:10	30:19 31:5 56:8	8:11 12:19,20
finish 140:12	135:2,4,5	80:12 118:2 119:3	15:16,20 17:20
finished 125:20	footage 119:14	fruition 95:4	21:10,11 27:2,3
fire 48:19 99:10	footprint 96:19	full 44:8 141:6	29:2,3 31:18
99:15 111:4	force 24:7 125:17	fun 134:15	36:12,13 46:6,7
firehouse 93:21	foreground 78:4	function 98:17	46:15 52:2,3
first 2:4 3:18 9:6	forest 5:17	99:11 109:11	63:19 67:6,16,18
21:7 23:2,2,4,10	forested 72:11	110:7,15	68:13,14 82:9,10
26:12 33:2,4	formal 89:4	funding 44:12	85:17 86:18 98:20
34:18 36:13 50:12	formalize 99:14	91:18	100:14 127:3,4
50:12,15 52:11	formalized 99:17	funds 133:12	147:4
57:10,16,18 71:4	100:10	further 41:11 46:9	ghezzi's 64:6
71:8 73:7 74:4	formally 25:1	53:7 69:12 85:16	gibsontown 111:1
75:5 87:15 111:17	58:14	86:13 96:10 134:5	give 15:17 46:20
fiscal 99:16	formed 99:1	145:18 149:5,9,11	48:13 49:5 64:3
fish 145:17	forth 26:15 136:1	furthermore	69:17 70:11 84:6
fisheries 118:11	forty 59:9	36:16	106:5 140:9 144:5
fit 3:5 51:20	forward 24:4,20	future 10:9 39:9	given 4:17 16:19
fits 32:16	24:21 35:4 50:11	40:3 41:15 57:2	23:10 28:21 29:8
five 7:3 13:7 15:13	61:18 65:19 67:4	71:20 72:18 77:3	38:1 128:6 129:14
21:5 22:15 24:7	84:4,12,18 85:4,7	84:19 85:8,11	gives 24:19,20
24:16 26:6,11,13	122:8 129:7,12,17	134:11 136:20	51:6 126:6 142:15
28:5 42:7 47:21	130:7,15,17,19,21	144:9	143:7
48:10 49:3,15	137:1,3 142:21	g	giving 16:13 67:9
55:15,17 59:9	143:6,18 144:6,12	gallons 42:14,18	130:15 133:4
126:20	forwarded 13:13	48:8	glad 70:16,17 71:9
flexibility 108:17	59:11	garden 93:9	71:14 126:12
137:13 140:9	found 80:14	gary 105:3 110:20	140:6
142:16 144:6	foundation 108:21	125:12	gloucester 127:13
146:20	four 4:16 24:1,16	gas 92:16,17	go 3:9,11,18 7:2
flies 103:9	25:15 36:13 59:13	gateway 92:7	7:13 10:16 11:5
floor 118:14 119:9	59:13 74:3 113:12	108:12	17:3 23:5 26:15
flow 48:8	fourth 74:8	gateways 79:12,15	27:9 30:17 32:4
focus 41:20	frankly 20:1	80:3	35:10,11 36:6
121:13 124:21	frederick 83:7	gather 2:18	45:18 50:18 64:1
focused 71:10	free 139:16	gc 123:1	67:3 71:3 78:5
76:13	friday 13:12,13 friend 105:6	general 46:20 97:5	84:1 95:9 97:16
follow 40:4 143:5 followed 31:9 39:2	friends 39:19	generalities 44:17	106:11 110:10
	41:17	generated 60:20	116:9,14,17 122:11,19 129:16
56:12,12	41.1/	generations 41:15	138:4 139:12

[goal - historic] Page 12

goal 32:15,16	108:12 109:12,20	58:13,16 72:19	113:21 115:5
goals 74:9 102:5,7	109:21 110:9	77:3 102:8 141:10	129:16 132:16
102:8,10 141:9,9	114:1,8 126:6,8	guess 4:1,3 27:13	harder 129:10
141:10	129:1 130:10,11	29:7 38:3 47:5	harim 86:8
goes 20:15 35:21	130:14 136:6	61:16 94:1 125:14	harris 133:18
43:8,13 51:12,16	137:8 138:6	guidance 17:14	harvest 32:11
82:15 95:16	141:13,17 142:5	18:19 132:6	hate 97:13
going 7:12 9:1	145:1 148:3,16	guided 41:3	he'll 105:9
14:9,21 16:14	goods 109:16	guidelines 31:2,10	heading 7:6
18:5,6 20:17 22:9	111:4,8	38:6,18 39:1,5,10	headwaters 33:14
22:16 25:3 30:3	gotten 12:15 14:12	40:5 143:5	34:8
33:1 35:2 36:1,5	52:17	guides 31:13	health 76:3
38:4,12 40:1,6	grant 91:18	h	hear 4:18 25:18
41:21 42:12 43:5	128:16 145:14		65:1
44:5 47:3,16,16	graphic 79:14	habitat 6:12	heard 6:8 41:21
49:3,6,15 51:3,4,9	graphics 110:20	133:10 141:17	42:21 85:19 95:16
54:18 56:5,17,19	great 54:16 87:7	habitats 121:18	106:4 121:4
56:20 57:9,13	87:19,20,20 88:19	half 115:17 119:7	hearing 22:14
58:15 63:4,9	99:3 100:14	135:7	30:16 103:17
64:17 70:10,13	125:11 126:8	hamlet 71:2	148:17
72:2 75:7 85:3,10	148:10	122:21	heart 77:14 98:12
85:13 90:2,13	greatest 6:2	hamlets 85:5	heartburn 38:1
94:1,11,13 100:2	greenport 127:13	hampton 127:12	39:16
100:9,20 105:1	gross 118:14	hand 14:17 149:14	heartened 52:12
106:9,11,12 107:8	119:8	handed 15:16	help 15:10 74:6
109:8,12 113:19	ground 78:16	handling 88:16	77:2,3 80:18
113:20 115:9	120:18	handout 15:15	81:13 86:16 132:8
119:12,17,20	groundworks	handouts 131:2	133:16 135:18
120:17 121:12,12	23:8	hang 94:13	137:4 145:14
121:13 123:7,11	group 58:5,20	hanging 111:19	helped 77:5
124:16,16,18	99:13,14,18 100:3	148:14	helpful 84:19 85:3
128:6,21 130:4	100:5 116:14	happen 86:5 90:2	132:11
135:11,17 143:11	groups 62:14,15	95:9 100:12 107:8	helping 122:3
145:18 146:3	75:5	126:15 129:20	helps 141:19
147:15	grow 9:20 33:1	happened 12:15	high 32:11,18
good 3:14,16 7:3,7	94:13	17:4 53:11 112:4	133:20
18:7 25:20 34:14	growing 29:13	138:8	higher 34:7
35:5 38:5 39:19	grown 13:7	happening 74:7	highlighted 130:6
39:19,20 41:4	growth 4:21 5:3,9	133:17	142:2
50:1 52:4 62:7,17	9:16,17 10:4,5,9	happens 113:3	highway 71:14
77:11 81:16 83:21	10:14 11:9,10,12	happier 21:4	95:5 108:3,7
84:16 88:17 96:4	17:16 18:3 20:6	happy 3:13,15	historian 105:7
98:11 104:14	25:1 29:5 32:13	harbor 124:15	historic 76:15,16
106:17 107:17	33:7 47:14 57:20	hard 8:12 14:3,4	76:17 92:15,21
100.17		23:6 110:13	

[historic - install]

02.4.107.16.10	h 51 2 102 10	21	117.10 107 00
93:4 107:16,18	huge 51:3 102:19	implemented 55:7	116:18 127:20
113:4 114:2,7,8	hypothetical	134:4	140:19
123:14	117:19	implementing	income 75:19
history 57:15	i	92:8	incompatible
103:4,14 111:14	idea 11:10,10	importance 6:10	101:14
124:2 125:20	31:17 40:20 88:8	74:16 144:8	inconsistencies
126:2	136:6	important 15:7	4:20 52:16 53:1,2
hit 22:9,16	ideas 84:14	41:15 48:16 60:5	53:5 54:6
hold 26:6,12,13	identified 58:18	69:2,2 72:20	inconsistency
65:20 100:4	77:10,19 116:8	86:12 89:18 90:17	27:13
holdings 2:6 68:1	128:9	111:14 125:7,12	inconsistent 5:14
hole 38:12	identifiers 79:18	130:14 135:17	16:11
home 21:5 29:12	identifies 74:15	137:2,4,19 143:7	incorporate 83:1
84:4,4,15 101:6	identify 72:19	impossible 144:10	increase 6:3 36:8
101:10,11,12	86:3 90:15 116:12	impression 99:8	48:8
103:2,6,13 107:18		imprint 105:10	indicated 42:4
112:11	identifying 127:11 illustration 89:19	improve 43:14	indifferent 10:1
homes 16:18 17:6		77:2 121:19	industrial 108:5
20:20 29:6,12	illustrative 90:16	141:18	industry 76:11
75:9 101:13 102:3	illustratives 90:8	improvement 91:8	141:20
106:14 123:15,16	90:9	133:14	informal 100:10
honest 28:10	image 106:15,15	improvements	informally 25:2
honestly 10:3	imagine 36:7	76:14 77:20	information 28:12
45:10 87:17	immediate 5:11	improving 141:19	44:17 52:6 69:9
honesty 91:11	16:13	inadequate 4:8	69:16 148:11
hope 29:3 43:10	immediately	33:7 49:16	infractions 44:18
62:13,17 63:16	44:19	inappropriate	infrastructure
105:1 122:6	immigrated 111:6	140:14	32:19 33:6 48:18
136:18 137:10	impact 15:1 29:9	inaudible 11:6,7	81:11 134:3,11
145:11	29:10 33:13 34:10	34:1 47:12 88:5	inhabitants 49:8
hoped 85:21	37:16 38:7 48:17	140:20	inherent 33:21
hopefully 66:8	49:6,7,10 51:2	incentives 6:3	initial 33:18
135:19	impacted 133:20		
	impacting 30:7	71:12,13 104:11	initially 123:8
hoping 71:18	impacts 20:8	104:12 108:17	input 18:16 26:11
128:21	impedes 112:20	119:18,21 120:16	26:21 62:6,9
hosted 59:19 61:3	imperative 85:11	include 41:11	73:18 74:19 84:6
hour 10:8	impervious	131:3	84:7 86:21 130:15
hours 66:13,14	142:18	included 81:1	inputs 74:16
houses 74:20	implement 104:10	83:12	ins 44:3
138:1	130:12	includes 77:13	insight 127:1,21
housing 50:11,14	implementation	80:8,16 116:15	insightful 126:11
76:1,12 81:18,20	10:18 11:4 16:6	117:17 123:10,17	insist 63:2
107:2	99:19 104:17	including 32:20	install 91:20
	/// 10 1.11	81:12 93:7 104:12	

[instances - leadership]

instances 141:20	island 105:4,5,7	key 74:16,17	kupersmith 64:17
institutional 72:15	106:20 107:9	kidding 60:6	66:9
intend 71:21	110:21 111:7	kids 97:12,14	1
intensely 142:10	114:21 124:11	kind 33:6 49:16	land 5:17 9:14
intensities 45:19	128:4	80:3 84:17 86:4,4	31:21 32:3,4
46:8,13	issue 19:9 56:19	94:12 112:20	34:17 36:14 37:21
interactive 100:8	61:19 140:8	120:2,3,8,11,12	41:13 44:10 53:4
interest 128:14	issues 3:4 5:18 7:8	129:19 130:4,7	72:10 85:15 88:12
interested 98:21	15:2 17:5 56:20	145:13	101:4,7,17,18
131:19 140:18	57:1 60:19 65:5	kiosk 100:8	101.4,7,17,18
149:12	72:15 74:8,14,15	knapps 100:7	102.0,19,20,21
interesting 30:20	74:21 76:12 77:10	115:13 124:10	123:5 130:8,13
74:14	83:10	133:17 136:13	·
interests 102:14	item 3:18 8:21	137:21	141:7,12
102:20	10:12,17 19:3	knew 87:21	landing 123:17 lands 32:10 41:11
interfere 64:15	25:15 28:5 31:21	know 14:21 15:11	
interior 118:14	45:20 100:16	21:17 23:11,12,21	134:5,6
119:9	items 2:15 3:9	25:17 28:13 29:9	landscape 75:10
interpolate 29:6	62:1 70:2	30:13,14,20 31:8	118:4,6,9 119:5,6
interrogated	j	35:2 37:13 39:7	137:14
149:4		40:9,14,19 41:4	landscaping 79:11
intersect 94:8	jail 139:16	44:3,7,11 45:3,13	79:17 119:10
intersection 92:1	january 60:7	45:14 47:6 52:15	landscapings
92:2 93:20 94:7	jay 28:10	52:18 55:16 56:10	118:15
102:17	jennifer 15:14,15	57:1 63:4 64:12	lantern 98:5
interview 41:7	15:19	66:11,13 82:2,16	lapse 25:10
interviewer 41:8	jewish 111:6	84:2,13,21 86:16	large 10:4 27:17
introduction	job 38:5 44:8	86:21 87:6,21	33:1 56:15 58:5
17:12 74:4	77:11 87:7,20	89:6,8 93:5 94:14	58:20 102:3
inventory 92:20	129:8	97:6,8,15 98:17	136:18
114:4	jobs 39:17 75:17	102:13,13 103:16	larger 83:6
investment 85:21	joint 72:4	105:18 114:2	largest 118:19
investors 86:14	july 73:7 146:4	117:19 121:5	lastly 6:16
involved 57:3 58:5	jump 29:14	129:7 132:12,15	late 5:15 37:10
58:6,20 101:1	june 1:7 2:3 64:16	133:4,9 134:14	60:18 146:13
127:6	64:18 67:14 68:2	136:6,10,16,19	latrappe 35:14
ironic 112:3	149:14	137:7,21 138:9	laudable 102:5
irrigating 40:10	k	142:21 143:10	141:8
41:3	kay 65:8 69:3,20	142.21 143.10	law 58:1 149:4
irrigation 5:19	111:18 127:5	knowing 30:16	lay 18:1
33:13,15 35:7,21	keep 15:20 18:12	knowledge 99:8	layout 18:16 19:21
36:7 40:14 42:4	96:19 103:20	known 81:19	lc 123:1
	125:1 137:5	known 81:19 knows 92:16	lead 66:15 78:21
43:8	145:18	MIOWS 92.10	leadership 99:2,5
	143.10		

Veritext Legal Solutions 202-803-8830 -- 410-494-8300

[lean - management]

lean 40:7	list 10:17 116:16	27:20 29:16 31:11	117:11,12,13,13
learn 127:17	listed 35:7 48:19	31:12 35:4 37:4	117:14,17 118:15
leave 11:18	88:6,7 92:20	39:1,21 45:15	118:15,20 119:1
lee 69:13	114:4	49:2 50:18 54:3	119:10,11,13
left 78:2,16 94:1	listening 12:6	55:5 61:20 63:6	123:1 131:11
106:2 113:4,17	60:17,19 73:20	72:8 74:15,21	132:16 135:7
114:3,10 117:5,10	little 10:20 26:10	75:15 85:4,11	137:15 142:14,15
117:16	26:11,16 33:3	90:3 93:15 98:14	142:18
legal 23:8 37:11	57:15 72:6,14	102:12 111:3	lots 80:10,17
37:11,12,15 67:11	73:5 80:4 81:8	114:3 118:21	81:14 115:10,12
legitimate 88:6,17	90:1 91:16 93:9	121:5,7,8,12	115:16 117:7
length 10:13	95:1,6 96:8	126:19 130:15,19	124:10,14 129:9
lengthy 45:8 69:12	100:21 107:5	133:11 135:10,15	134:17
lesson 57:16	114:17 115:15	136:4,12 137:21	love 22:14
letter 16:3,4,9	140:9 142:1	148:1,11	low 81:8
17:3 36:19 45:9	146:19	looked 4:19 10:8	luckily 115:12
47:7,9 48:20 54:2	live 75:20 84:10	10:10,10 30:21	luxury 41:16
69:13 98:8	129:13,15	45:10 61:18 96:10	m
level 34:3,7 74:16	livestreaming	111:2 116:10	main 110:19
85:1 101:7 133:21	73:20	looking 19:9 20:17	111:15 112:16
levels 12:8 75:19	living 41:13 130:3	21:5,6 34:15,21	124:13
li 122:21	133:15	83:9,10 85:1 89:3	maine 127:13
library 126:1	load 30:5 42:5	101:7 126:17	maintain 95:13,14
lieu 133:3,12	loading 38:9 39:6	134:13	106:2 120:19
134:8,16 145:16	39:15 40:6,12,16	looks 28:11 43:5	maintained 32:21
life 76:4 77:3	40:17,21	61:20 65:16 78:5	maintaining 76:15
105:18,20	loads 42:1 52:12	94:10 96:6 97:13	76:17
light 76:6 108:5	local 13:14 39:6	135:20 138:5	maintains 119:2,9
lightly 59:4	105:7	loosely 57:14	major 7:9,14 9:7
limbo 94:13	locate 9:4 117:2	lose 86:2 93:3	12:11 34:5 44:18
limit 129:20	136:13	106:9 112:2 134:6	58:6 91:7 100:11
limited 83:17	located 85:15	134:6	111:12
112:6 119:13	location 10:2	lot 7:8 9:13 14:9	making 22:13
122:17 142:10	94:20 146:15	25:6 33:18 49:10	51:20 57:4 97:15
limiting 139:17,18	logical 24:17	49:10 50:9 55:12	97:16 129:9
limits 6:8	long 16:6 19:16,17	62:16 71:11 76:9	mammoth 33:17
line 5:1,14 8:8	20:3,17 21:1	76:19,21 77:7,16	man 66:3
22:18 25:21 31:7	24:17 26:8,13	78:13,17 80:13	manage 77:3
56:11 94:9	27:1 41:12 44:12	88:11,12 91:13,15	143:21
lines 144:5	55:19 83:13 126:2	91:18 99:11 102:3	manageable 143:8
liquor 96:6	137:2,2 144:6	102:15 103:5,8	143:15 144:2
lisa 1:16 4:14	longer 73:5 86:12	109:5 113:9,11	management
lisa's 87:13	look 8:21 18:8	114:5,12,14,18	102:8 141:10
	22:19 24:14 25:12	115:1 117:5,6,6,9	102.0 171.10

manager 37:6	81:5,10 82:4,19	meeting 1:4 2:3	miguel 68:8 70:7,9
maneuverable	88:8 89:8,9,17	6:5,21 34:4 52:14	82:10 85:10 89:3
143:15,21	90:7,10 91:14	65:12 66:5,6,7,11	100:17 125:10
manner 149:8	92:13 93:7,14	68:19 75:6 89:12	126:10 127:5
map 123:6 126:18	95:11 96:14 98:7	89:16 95:6 98:3,9	129:8 134:15
mapped 108:6	99:13,19 100:1,2	131:6 138:18	139:18,21 140:11
124:21 125:2	104:10,16 105:10	139:1,2,6,7	144:4,18
126:14 132:1	105:16,16 106:4	144:20 146:4	miles 33:14 34:8
maps 34:16 60:10	121:5,20 123:12	148:17,20 149:3	42:17,21
60:15	124:7 128:19	meetings 7:16	millions 91:20
marina 123:10	139:15 140:17	28:9 60:14,21	mills 9:21 10:1,4
marinas 109:13	141:4	66:3,9 74:11	mind 18:12 30:19
116:5	materials 4:17	87:15 88:4 99:12	44:18 56:17 84:16
marine 103:6,8	13:11,17 14:1,15	100:4	103:20 125:1
106:2,8 110:17,17	14:20 67:10	meets 31:6,7 117:5	143:1
116:19,19,20	matrix 74:14	146:16	mine 39:18 105:6
121:6,13,14	matter 21:14	member 45:4	minimal 118:4
129:10,17 134:7	62:18,19 69:2,19	125:17	minimum 95:2
maritime 76:11	149:7	members 1:13	113:11 114:18
104:20,20,20	matters 63:17	59:2 67:7 70:15	115:1 117:11,13
106:1 110:14	70:4,5 145:20	membrane 29:20	118:1,2 119:3,4
115:20 119:18	maximum 118:15	memo 5:9	minor 45:2 137:17
141:20	119:14 142:14	memorandum	minute 2:18
market 62:13	mde 30:3 37:2	47:19	113:20
102:18 104:7,13	42:3 48:5,7 51:21	mention 3:6 22:11	misconception
104:19 107:1	53:12	53:2 92:13 93:12	90:1
		10411050	
109:21	mde's 15:11	104:1 105:3	mismanaged
marketing 16:16	mean 7:10 26:2	122:16 142:6	56:21
marketing 16:16 16:17	mean 7:10 26:2 43:19 49:20 52:12	122:16 142:6 mentioned 6:5	56:21 mismanagement
marketing 16:16 16:17 markets 109:20	mean 7:10 26:2 43:19 49:20 52:12 91:9,15 121:6	122:16 142:6 mentioned 6:5 21:19 44:14 53:3	56:21 mismanagement 56:21
marketing 16:16 16:17 markets 109:20 110:1,3	mean 7:10 26:2 43:19 49:20 52:12 91:9,15 121:6 124:15 134:21	122:16 142:6 mentioned 6:5 21:19 44:14 53:3 98:7 99:6 147:4	56:21 mismanagement 56:21 missed 105:9
marketing 16:16 16:17 markets 109:20 110:1,3 mary 65:8 69:3,20	mean 7:10 26:2 43:19 49:20 52:12 91:9,15 121:6 124:15 134:21 145:7 147:15	122:16 142:6 mentioned 6:5 21:19 44:14 53:3 98:7 99:6 147:4 merely 114:5	56:21 mismanagement 56:21 missed 105:9 mistake 90:7
marketing 16:16 16:17 markets 109:20 110:1,3 mary 65:8 69:3,20 111:18 127:5	mean 7:10 26:2 43:19 49:20 52:12 91:9,15 121:6 124:15 134:21 145:7 147:15 means 27:8 104:4	122:16 142:6 mentioned 6:5 21:19 44:14 53:3 98:7 99:6 147:4 merely 114:5 messy 97:6	56:21 mismanagement 56:21 missed 105:9 mistake 90:7 mitigate 132:19
marketing 16:16 16:17 markets 109:20 110:1,3 mary 65:8 69:3,20 111:18 127:5 maryland 1:1,10	mean 7:10 26:2 43:19 49:20 52:12 91:9,15 121:6 124:15 134:21 145:7 147:15 means 27:8 104:4 118:17 132:6,8	122:16 142:6 mentioned 6:5 21:19 44:14 53:3 98:7 99:6 147:4 merely 114:5 messy 97:6 met 8:5 59:4	56:21 mismanagement 56:21 missed 105:9 mistake 90:7 mitigate 132:19 mitigation 132:17
marketing 16:16 16:17 markets 109:20 110:1,3 mary 65:8 69:3,20 111:18 127:5 maryland 1:1,10 40:4 43:20 44:4	mean 7:10 26:2 43:19 49:20 52:12 91:9,15 121:6 124:15 134:21 145:7 147:15 means 27:8 104:4 118:17 132:6,8 149:7	122:16 142:6 mentioned 6:5 21:19 44:14 53:3 98:7 99:6 147:4 merely 114:5 messy 97:6 met 8:5 59:4 method 35:8	56:21 mismanagement 56:21 missed 105:9 mistake 90:7 mitigate 132:19 mitigation 132:17 132:21
marketing 16:16 16:17 markets 109:20 110:1,3 mary 65:8 69:3,20 111:18 127:5 maryland 1:1,10 40:4 43:20 44:4 57:17 77:17 91:4	mean 7:10 26:2 43:19 49:20 52:12 91:9,15 121:6 124:15 134:21 145:7 147:15 means 27:8 104:4 118:17 132:6,8 149:7 meant 13:18	122:16 142:6 mentioned 6:5 21:19 44:14 53:3 98:7 99:6 147:4 merely 114:5 messy 97:6 met 8:5 59:4 method 35:8 42:20	56:21 mismanagement 56:21 missed 105:9 mistake 90:7 mitigate 132:19 mitigation 132:17 132:21 mix 79:21 114:17
marketing 16:16 16:17 markets 109:20 110:1,3 mary 65:8 69:3,20 111:18 127:5 maryland 1:1,10 40:4 43:20 44:4 57:17 77:17 91:4 92:20 128:19	mean 7:10 26:2 43:19 49:20 52:12 91:9,15 121:6 124:15 134:21 145:7 147:15 means 27:8 104:4 118:17 132:6,8 149:7 meant 13:18 measured 35:19	122:16 142:6 mentioned 6:5 21:19 44:14 53:3 98:7 99:6 147:4 merely 114:5 messy 97:6 met 8:5 59:4 method 35:8 42:20 mic 8:20	56:21 mismanagement 56:21 missed 105:9 mistake 90:7 mitigate 132:19 mitigation 132:17 132:21 mix 79:21 114:17 121:3 122:20
marketing 16:16 16:17 markets 109:20 110:1,3 mary 65:8 69:3,20 111:18 127:5 maryland 1:1,10 40:4 43:20 44:4 57:17 77:17 91:4 92:20 128:19 141:16 149:1,2,15	mean 7:10 26:2 43:19 49:20 52:12 91:9,15 121:6 124:15 134:21 145:7 147:15 means 27:8 104:4 118:17 132:6,8 149:7 meant 13:18 measured 35:19 43:7	122:16 142:6 mentioned 6:5 21:19 44:14 53:3 98:7 99:6 147:4 merely 114:5 messy 97:6 met 8:5 59:4 method 35:8 42:20 mic 8:20 michael 1:18 4:11	56:21 mismanagement 56:21 missed 105:9 mistake 90:7 mitigate 132:19 mitigation 132:17 132:21 mix 79:21 114:17 121:3 122:20 mixed 71:2 75:8
marketing 16:16 16:17 markets 109:20 110:1,3 mary 65:8 69:3,20 111:18 127:5 maryland 1:1,10 40:4 43:20 44:4 57:17 77:17 91:4 92:20 128:19 141:16 149:1,2,15 master 21:16 70:9	mean 7:10 26:2 43:19 49:20 52:12 91:9,15 121:6 124:15 134:21 145:7 147:15 means 27:8 104:4 118:17 132:6,8 149:7 meant 13:18 measured 35:19 43:7 measures 88:10	122:16 142:6 mentioned 6:5 21:19 44:14 53:3 98:7 99:6 147:4 merely 114:5 messy 97:6 met 8:5 59:4 method 35:8 42:20 mic 8:20 michael 1:18 4:11 michaels 42:13	56:21 mismanagement 56:21 missed 105:9 mistake 90:7 mitigate 132:19 mitigation 132:17 132:21 mix 79:21 114:17 121:3 122:20 mixed 71:2 75:8 81:2 97:13 107:6
marketing 16:16 16:17 markets 109:20 110:1,3 mary 65:8 69:3,20 111:18 127:5 maryland 1:1,10 40:4 43:20 44:4 57:17 77:17 91:4 92:20 128:19 141:16 149:1,2,15 master 21:16 70:9 70:18,20 71:5,7,8	mean 7:10 26:2 43:19 49:20 52:12 91:9,15 121:6 124:15 134:21 145:7 147:15 means 27:8 104:4 118:17 132:6,8 149:7 meant 13:18 measured 35:19 43:7 measures 88:10 meet 14:4 33:16	122:16 142:6 mentioned 6:5 21:19 44:14 53:3 98:7 99:6 147:4 merely 114:5 messy 97:6 met 8:5 59:4 method 35:8 42:20 mic 8:20 michael 1:18 4:11 michaels 42:13 126:1	56:21 mismanagement 56:21 missed 105:9 mistake 90:7 mitigate 132:19 mitigation 132:17 132:21 mix 79:21 114:17 121:3 122:20 mixed 71:2 75:8 81:2 97:13 107:6 112:19 113:18
marketing 16:16 16:17 markets 109:20 110:1,3 mary 65:8 69:3,20 111:18 127:5 maryland 1:1,10 40:4 43:20 44:4 57:17 77:17 91:4 92:20 128:19 141:16 149:1,2,15 master 21:16 70:9 70:18,20 71:5,7,8 73:4,21 74:2,13	mean 7:10 26:2 43:19 49:20 52:12 91:9,15 121:6 124:15 134:21 145:7 147:15 means 27:8 104:4 118:17 132:6,8 149:7 meant 13:18 measured 35:19 43:7 measures 88:10 meet 14:4 33:16 113:18 115:10,11	122:16 142:6 mentioned 6:5 21:19 44:14 53:3 98:7 99:6 147:4 merely 114:5 messy 97:6 met 8:5 59:4 method 35:8 42:20 mic 8:20 mic 8:20 michael 1:18 4:11 michaels 42:13 126:1 mid 78:19 92:6	56:21 mismanagement 56:21 missed 105:9 mistake 90:7 mitigate 132:19 mitigation 132:17 132:21 mix 79:21 114:17 121:3 122:20 mixed 71:2 75:8 81:2 97:13 107:6 112:19 113:18 123:16 131:7
marketing 16:16 16:17 markets 109:20 110:1,3 mary 65:8 69:3,20 111:18 127:5 maryland 1:1,10 40:4 43:20 44:4 57:17 77:17 91:4 92:20 128:19 141:16 149:1,2,15 master 21:16 70:9 70:18,20 71:5,7,8 73:4,21 74:2,13 75:3 76:5,7,8	mean 7:10 26:2 43:19 49:20 52:12 91:9,15 121:6 124:15 134:21 145:7 147:15 means 27:8 104:4 118:17 132:6,8 149:7 meant 13:18 measured 35:19 43:7 measures 88:10 meet 14:4 33:16 113:18 115:10,11 117:9 118:10	122:16 142:6 mentioned 6:5 21:19 44:14 53:3 98:7 99:6 147:4 merely 114:5 messy 97:6 met 8:5 59:4 method 35:8 42:20 mic 8:20 michael 1:18 4:11 michaels 42:13 126:1 mid 78:19 92:6 94:4,10,19 95:8	56:21 mismanagement 56:21 missed 105:9 mistake 90:7 mitigate 132:19 mitigation 132:17 132:21 mix 79:21 114:17 121:3 122:20 mixed 71:2 75:8 81:2 97:13 107:6 112:19 113:18 123:16 131:7 model 71:20
marketing 16:16 16:17 markets 109:20 110:1,3 mary 65:8 69:3,20 111:18 127:5 maryland 1:1,10 40:4 43:20 44:4 57:17 77:17 91:4 92:20 128:19 141:16 149:1,2,15 master 21:16 70:9 70:18,20 71:5,7,8 73:4,21 74:2,13	mean 7:10 26:2 43:19 49:20 52:12 91:9,15 121:6 124:15 134:21 145:7 147:15 means 27:8 104:4 118:17 132:6,8 149:7 meant 13:18 measured 35:19 43:7 measures 88:10 meet 14:4 33:16 113:18 115:10,11	122:16 142:6 mentioned 6:5 21:19 44:14 53:3 98:7 99:6 147:4 merely 114:5 messy 97:6 met 8:5 59:4 method 35:8 42:20 mic 8:20 mic 8:20 michael 1:18 4:11 michaels 42:13 126:1 mid 78:19 92:6	56:21 mismanagement 56:21 missed 105:9 mistake 90:7 mitigate 132:19 mitigation 132:17 132:21 mix 79:21 114:17 121:3 122:20 mixed 71:2 75:8 81:2 97:13 107:6 112:19 113:18 123:16 131:7

[modifications - okay]

modifications	multifamily	net 42:4	0
60:12	101:16	new 6:17 9:3 13:5	o'clock 67:17,18
modified 117:20	multiple 84:6	43:15 57:4,20	68:20 148:18
modify 107:19	municipality	61:11 69:20,20	object 12:21 13:2
moment 20:19	18:10 56:16	78:21 79:1 96:18	objective 72:1
moments 89:2	mute 12:1 19:7	103:21 107:20	121:20
monday 14:1	60:1,4	113:5,21 125:3	objectives 74:10
money 134:8	muted 25:18	127:12 147:17	121:17
136:17,18	mutual 52:20	newer 123:16	objectivities
monitor 35:16	n	nice 85:6 106:14	112:21
61:14 62:18	name 92:17	127:16 130:6	observed 80:5
monitored 41:5	named 149:3	nil 144:17	obtained 13:16
43:11,12	narrows 100:8	nit 75:9	67:10
monitoring 63:3	115:13 124:10	nitrogen 42:6,10	obviously 9:8,13
month 15:5 54:9	133:18 136:14	42:11,14,16	10:12 28:2 57:13
59:5,5 64:2,8	137:21	non 67:7 133:15	90:11 128:12
months 51:2 82:3	national 83:4	normal 140:11	135:19 148:12
145:2	natural 6:9,16	northeast 5:19	occupied 146:12
morning 14:1 45:7	75:11 128:14	78:11,11,12	occur 9:16,17
52:11 64:5 66:19	naturally 50:16	notarial 149:14	10:14 18:11,12
102:9 147:9,20,21	near 6:4 91:21	notary 149:2,18	59:15,16
motion 2:17 47:1	necessarily 36:5	note 69:4	occurring 125:4
65:17 67:5,6,7,20	necessary 27:15	noted 49:18	occurs 38:9 50:17
68:5,7 148:13	30:9 54:7	notes 81:5 149:6	108:11
move 7:11 8:9 9:5	need 2:19 15:14	notify 48:7	offers 75:18
19:3 22:18 23:8	15:17,21 16:20	noting 98:21	office 64:2 107:4
23:14 24:4,19,21	18:8 23:15 25:9	november 61:9,13	108:5 111:19
25:14 28:5 31:19	38:10 40:2 52:19	149:21	120:7,7
64:7 65:18 67:4	53:21 65:10 66:14	number 2:8 9:1	officer 70:8
69:19 70:5 84:12	77:7 85:13 92:14	33:20 38:11 49:16	offices 72:16
84:18 96:12,14	99:16 108:20	72:7 80:7 81:8,9	officially 11:15
137:3 143:18	110:6 118:14	100:6 101:10	officials 17:15
145:19	126:13,16 127:15	116:13 125:5	offs 6:3
moved 34:6 96:11	145:17	130:17	offsets 23:15
97:1,2 98:10	needs 32:21 75:21	numbers 29:11	38:10,10 40:13,18
111:7	129:3	87:15	40:20
moving 8:3,15	negative 29:10	nutrient 34:3	offsite 78:10
11:10 31:14 32:11	neighbor 63:2	35:18 39:4,15	oil 138:7
32:14 55:18 56:1	neighboring 62:20	40:5,6,12,16,17	okay 3:17 4:15,18
84:4 85:7 100:15	95:15	nutrients 36:8	8:19 25:8,9 28:18
111:9 129:7,12,17	neighbors 49:8	42:5	46:2 65:15 67:20
130:7,17,20 137:1	75:14 95:19		68:18 70:2,14
142:21 144:6,12	nervous 7:18		125:8,9 135:9
			136:6 141:2

[okay - people]

1 15.10 10 110.15	4 * (0.10	104.00 105.0	1.42.17
145:10,19 148:15	option 60:19	124:20 125:2	142:17
old 2:5 38:13	options 81:1,13	126:14 128:1	parks 66:17 83:4
65:14 73:14 77:15	95:3,7	131:8,13 132:13	101:21 120:7
82:14,17 83:6	order 2:4,4 31:16	overlays 107:14	part 20:2,16 21:18
89:20 92:18 93:16	101:16 148:16	overnight 18:6	32:14 37:21 49:1
113:16 123:21	ordered 126:3	overwhelmed	57:12 68:19 71:16
138:1	orderly 5:4	87:14	73:10 80:2 81:9
older 123:15	ordinance 46:16	owned 77:16	98:15,17 99:17
once 40:14 41:2	57:18 103:21	95:12,14 105:8	101:9 103:18
59:5 66:5 106:20	115:19 116:2	owner 92:12,21	115:16 122:15
126:13 143:2	122:14,14	93:2 96:15,16	130:20 131:15
144:13	ordinances 112:14	112:11	participated
onerous 97:20	112:15	owners 9:14 62:21	74:18,19
online 74:1 131:4	organizations	101:6,10,13,16	particular 93:2
open 66:9 74:20	58:6,8	103:2,13 120:10	148:6
75:16 82:3 89:6	organizing 87:8	131:14 134:12	particularly 12:6
122:4 142:3	oriented 96:20	owns 98:5	29:8 127:6
opened 80:2	116:5	oyster 106:19	parties 52:5
111:10	original 50:19	р	149:11,12
opening 25:21	106:18	p.m. 148:20	partner 54:16
36:14	originally 11:8	pace 10:5 47:14	parts 74:3 141:15
operated 41:5	outcome 51:15	pacing 20:5	pass 143:2
operations 109:14	53:17 62:19	pacing 20.3 packet 127:20	passed 8:6 105:4
109:15	105:15 143:16	packets 13:12,13	passion 102:14,17
opinion 3:3 7:7	149:12	packing 86:6	passions 102:16
8:17 17:21 18:8	outflows 35:16,19	106:17,19,20	path 79:1
19:19 21:6 24:16	outlet 97:21	I .	pathway 95:21
19.19 21.0 24.10	Junet 71.21	124.1 138.1	Partition > 0.22
25:13 28:13 39:7	outlying 130:1	124:1 138:1	96:1
		page 66:5 74:13	
25:13 28:13 39:7	outlying 130:1	page 66:5 74:13 111:20,21,21	96:1
25:13 28:13 39:7 40:1 45:18 48:10	outlying 130:1 outreach 83:11	page 66:5 74:13 111:20,21,21 pages 14:20	96:1 patience 69:18
25:13 28:13 39:7 40:1 45:18 48:10 49:11,17 55:3,16	outlying 130:1 outreach 83:11 86:21	page 66:5 74:13 111:20,21,21 pages 14:20 paper 95:11,17	96:1 patience 69:18 pattern 30:13 31:8
25:13 28:13 39:7 40:1 45:18 48:10 49:11,17 55:3,16 130:11 136:2	outlying 130:1 outreach 83:11 86:21 outs 44:3	page 66:5 74:13 111:20,21,21 pages 14:20 paper 95:11,17 papers 60:19	96:1 patience 69:18 pattern 30:13 31:8 31:9 113:19 114:7
25:13 28:13 39:7 40:1 45:18 48:10 49:11,17 55:3,16 130:11 136:2 137:20	outlying 130:1 outreach 83:11 86:21 outs 44:3 outside 75:12	page 66:5 74:13 111:20,21,21 pages 14:20 paper 95:11,17 papers 60:19 paperwork 2:19	96:1 patience 69:18 pattern 30:13 31:8 31:9 113:19 114:7 115:4
25:13 28:13 39:7 40:1 45:18 48:10 49:11,17 55:3,16 130:11 136:2 137:20 opinionated 84:13	outlying 130:1 outreach 83:11 86:21 outs 44:3 outside 75:12 78:16 132:18	page 66:5 74:13 111:20,21,21 pages 14:20 paper 95:11,17 papers 60:19 paperwork 2:19 45:1	96:1 patience 69:18 pattern 30:13 31:8 31:9 113:19 114:7 115:4 patterns 28:6
25:13 28:13 39:7 40:1 45:18 48:10 49:11,17 55:3,16 130:11 136:2 137:20 opinionated 84:13 opponent 45:5	outlying 130:1 outreach 83:11 86:21 outs 44:3 outside 75:12 78:16 132:18 overall 6:4 30:15	page 66:5 74:13 111:20,21,21 pages 14:20 paper 95:11,17 papers 60:19 paperwork 2:19 45:1 paragraph 32:6	96:1 patience 69:18 pattern 30:13 31:8 31:9 113:19 114:7 115:4 patterns 28:6 29:15 31:1,12
25:13 28:13 39:7 40:1 45:18 48:10 49:11,17 55:3,16 130:11 136:2 137:20 opinionated 84:13 opponent 45:5 opportunities	outlying 130:1 outreach 83:11 86:21 outs 44:3 outside 75:12 78:16 132:18 overall 6:4 30:15 32:8 45:15	page 66:5 74:13 111:20,21,21 pages 14:20 paper 95:11,17 papers 60:19 paperwork 2:19 45:1 paragraph 32:6 parcel 20:16	96:1 patience 69:18 pattern 30:13 31:8 31:9 113:19 114:7 115:4 patterns 28:6 29:15 31:1,12 paul 1:17 87:13
25:13 28:13 39:7 40:1 45:18 48:10 49:11,17 55:3,16 130:11 136:2 137:20 opinionated 84:13 opponent 45:5 opportunities 73:13,19 75:18	outlying 130:1 outreach 83:11 86:21 outs 44:3 outside 75:12 78:16 132:18 overall 6:4 30:15 32:8 45:15 overflowing 78:17	page 66:5 74:13 111:20,21,21 pages 14:20 paper 95:11,17 papers 60:19 paperwork 2:19 45:1 paragraph 32:6 parcel 20:16 pardon 67:6	96:1 patience 69:18 pattern 30:13 31:8 31:9 113:19 114:7 115:4 patterns 28:6 29:15 31:1,12 paul 1:17 87:13 92:16 131:1
25:13 28:13 39:7 40:1 45:18 48:10 49:11,17 55:3,16 130:11 136:2 137:20 opinionated 84:13 opponent 45:5 opportunities 73:13,19 75:18 83:1 84:6 93:5	outlying 130:1 outreach 83:11 86:21 outs 44:3 outside 75:12 78:16 132:18 overall 6:4 30:15 32:8 45:15 overflowing 78:17 overlay 80:9,18	page 66:5 74:13 111:20,21,21 pages 14:20 paper 95:11,17 papers 60:19 paperwork 2:19 45:1 paragraph 32:6 parcel 20:16 pardon 67:6 park 79:1,2,4 92:9	96:1 patience 69:18 pattern 30:13 31:8 31:9 113:19 114:7 115:4 patterns 28:6 29:15 31:1,12 paul 1:17 87:13 92:16 131:1 pay 133:3
25:13 28:13 39:7 40:1 45:18 48:10 49:11,17 55:3,16 130:11 136:2 137:20 opinionated 84:13 opponent 45:5 opportunities 73:13,19 75:18 83:1 84:6 93:5 105:21 106:8	outlying 130:1 outreach 83:11 86:21 outs 44:3 outside 75:12 78:16 132:18 overall 6:4 30:15 32:8 45:15 overflowing 78:17 overlay 80:9,18 81:1,10 85:12 100:19 107:12,13 107:17,18,21	page 66:5 74:13 111:20,21,21 pages 14:20 paper 95:11,17 papers 60:19 paperwork 2:19 45:1 paragraph 32:6 parcel 20:16 pardon 67:6 park 79:1,2,4 92:9 93:6,11 95:16	96:1 patience 69:18 pattern 30:13 31:8 31:9 113:19 114:7 115:4 patterns 28:6 29:15 31:1,12 paul 1:17 87:13 92:16 131:1 pay 133:3 peacefulness 77:9
25:13 28:13 39:7 40:1 45:18 48:10 49:11,17 55:3,16 130:11 136:2 137:20 opinionated 84:13 opponent 45:5 opportunities 73:13,19 75:18 83:1 84:6 93:5 105:21 106:8 opportunity 17:21	outlying 130:1 outreach 83:11 86:21 outs 44:3 outside 75:12 78:16 132:18 overall 6:4 30:15 32:8 45:15 overflowing 78:17 overlay 80:9,18 81:1,10 85:12 100:19 107:12,13 107:17,18,21 108:8,11,12,13,14	page 66:5 74:13 111:20,21,21 pages 14:20 paper 95:11,17 papers 60:19 paperwork 2:19 45:1 paragraph 32:6 parcel 20:16 pardon 67:6 park 79:1,2,4 92:9 93:6,11 95:16 96:1 119:7 123:17	96:1 patience 69:18 pattern 30:13 31:8 31:9 113:19 114:7 115:4 patterns 28:6 29:15 31:1,12 paul 1:17 87:13 92:16 131:1 pay 133:3 peacefulness 77:9 pedestrian 76:14 82:12,18 91:21 pedestrians 79:21
25:13 28:13 39:7 40:1 45:18 48:10 49:11,17 55:3,16 130:11 136:2 137:20 opinionated 84:13 opponent 45:5 opportunities 73:13,19 75:18 83:1 84:6 93:5 105:21 106:8 opportunity 17:21 27:5 50:17 66:4	outlying 130:1 outreach 83:11 86:21 outs 44:3 outside 75:12 78:16 132:18 overall 6:4 30:15 32:8 45:15 overflowing 78:17 overlay 80:9,18 81:1,10 85:12 100:19 107:12,13 107:17,18,21 108:8,11,12,13,14 120:4 121:16,21	page 66:5 74:13 111:20,21,21 pages 14:20 paper 95:11,17 papers 60:19 paperwork 2:19 45:1 paragraph 32:6 parcel 20:16 pardon 67:6 park 79:1,2,4 92:9 93:6,11 95:16 96:1 119:7 123:17 parker 16:4	96:1 patience 69:18 pattern 30:13 31:8 31:9 113:19 114:7 115:4 patterns 28:6 29:15 31:1,12 paul 1:17 87:13 92:16 131:1 pay 133:3 peacefulness 77:9 pedestrian 76:14 82:12,18 91:21 pedestrians 79:21 92:3
25:13 28:13 39:7 40:1 45:18 48:10 49:11,17 55:3,16 130:11 136:2 137:20 opinionated 84:13 opponent 45:5 opportunities 73:13,19 75:18 83:1 84:6 93:5 105:21 106:8 opportunity 17:21 27:5 50:17 66:4 86:3 98:14 106:6	outlying 130:1 outreach 83:11 86:21 outs 44:3 outside 75:12 78:16 132:18 overall 6:4 30:15 32:8 45:15 overflowing 78:17 overlay 80:9,18 81:1,10 85:12 100:19 107:12,13 107:17,18,21 108:8,11,12,13,14	page 66:5 74:13 111:20,21,21 pages 14:20 paper 95:11,17 papers 60:19 paperwork 2:19 45:1 paragraph 32:6 parcel 20:16 pardon 67:6 park 79:1,2,4 92:9 93:6,11 95:16 96:1 119:7 123:17	96:1 patience 69:18 pattern 30:13 31:8 31:9 113:19 114:7 115:4 patterns 28:6 29:15 31:1,12 paul 1:17 87:13 92:16 131:1 pay 133:3 peacefulness 77:9 pedestrian 76:14 82:12,18 91:21 pedestrians 79:21

[people - population]

	Т.	T.	T
86:10 87:1 90:7	phasing 23:18	57:19 58:4,19,21	plans 16:16,17
97:21 98:10	24:12,15	59:7,8,8 60:9,13	18:15 40:13 51:7
108:19 110:10,13	phillips 116:7	61:18,21 63:10	58:14 70:20 71:5
112:1 120:8 121:8	phone 1:15 11:20	70:9,18,19 71:6,8	71:7 72:18 76:8
121:10 122:16	12:1 25:18 59:21	71:17,18 72:1	90:7,9,10,11
127:18 129:13,14	60:4,4	73:4,7,11,21 74:2	131:16
145:5	phones 60:2	74:3,9,13 75:3	plant 33:19 35:4
percent 29:14	phosphorous	76:5,8 77:5,12,13	42:13 48:3 132:20
33:15 44:15 72:10	42:19	78:6,8,8,14,18	132:21
72:13 118:5,17	phosphorus 42:17	79:12 80:8,20	planting 138:4
119:5 142:13,14	42:19	81:5,10 82:4,19	plantings 132:20
143:11	photo 106:14	83:15 84:10,12,18	plants 34:5 42:2
perfect 138:12	111:15 112:17	88:8,19 89:8,9,17	44:21 45:12
143:10 144:2	113:3 114:10,11	90:4 91:14 92:13	play 23:1 24:2
performance	123:21	93:7,14 95:1,11	40:15
108:9,15 131:13	photos 121:6	96:5,14 98:7,21	please 12:1 60:2,4
perimeter 118:6	physically 109:11	99:13,20 100:1,2	pleased 87:8
119:6	pick 79:10	104:10,16 105:10	pleasure 65:16
period 11:5 29:7	picture 24:15	105:16,16 106:5	67:2
perk 9:9	136:17 137:17	121:20 123:13	plus 9:11 14:20
permission 88:4	picturesque 75:10	124:7 125:16	58:12 118:14
permit 48:5,6	pieces 54:10	128:19 133:13	point 12:16 29:8
permits 26:15	piers 116:4,5	135:10 138:5	34:15 43:7 48:9
permittee 48:7	pike's 110:2	139:15 140:17	52:4 63:15 89:2
person 141:4	pipe 35:13,17,20	planned 47:21	93:17 105:13
147:12,18	35:20 36:9	75:16	109:19 112:17
personally 4:8	place 16:12 25:3	planners 74:6	120:5 124:15
149:3	39:12 43:9 54:10	planning 1:4 2:3	131:2 139:8 141:3
persons 29:12	66:6 72:9 75:13	2:11 4:21 5:15,21	142:4,7,21 143:5
perspective 24:14	75:21 110:2 121:7	14:18 18:18 19:2	146:7
phase 4:7 16:7	139:20 149:4	23:3 26:15 31:4	pointed 12:9
20:8,19 21:7	placed 108:8	45:3 54:17 59:11	14:10 47:18
22:15 27:15 33:2	plan 2:9,13 3:5 5:2	60:6 61:1,4,6,20	points 7:3,7 12:20
33:4 34:18,20,21	6:6 7:9,14,15 8:9	63:12 64:2 67:2	16:10 27:11 34:14
42:7 48:2,5 50:12	8:14 9:2,6 10:10	67:13 70:6,7,21	36:14 39:20,20
50:15 55:16,17,21	10:18,20 12:12	71:1,20 85:20	79:13 125:12
60:10,11,15 85:20	16:6 17:13,14	89:13 90:14 93:12	policies 4:20 25:8
85:21 104:15	18:3 20:1 21:16	99:9 100:17 102:6	27:10 36:15 53:3
phased 17:1 56:3	22:18 24:4,5 27:8	102:19 121:5	policy 3:18,20 4:2
phases 23:19 24:1	27:10 31:8,13	122:8 124:17	4:4,16,21 5:13,15
24:7,16,18 43:12	32:14 34:3,9 46:9	126:4 130:9,16,19	5:20,21 6:9,16 9:1
48:1,4,11 49:3,4	46:17 48:15 51:16	141:4 147:16	17:14 22:12 45:15
50:16 62:12,13,19	51:20 54:19 55:8	149:3	population 9:4,17
	55:11 56:1,11		10:15 13:6 29:15

[population - provides]

31:15 57:20 72:9	praise 87:13	92:16 95:1 143:12	118:7,8 122:19
86:10	prefer 64:1 66:20	143:13	127:11 132:2
portion 20:21 21:2	-	problem 12:18	property 8:3,9
31:6	56:3,3	45:17	23:8 27:21 47:13
portions 142:9	preliminary	problems 33:20	55:18 62:20 63:5
portland 127:13	140:15	44:16 57:6	86:8 92:19 94:9,9
position 144:19	premature 5:5,12	procedure 140:11	96:15,16 98:16
positive 29:9	prepared 67:3	procedures 56:13	107:3 123:9 125:4
88:10 125:17	prescriptive	proceeding 50:10	129:15 131:14
possibility 33:18	121:11	proceedings 2:1	132:2 134:12
64:13	presence 149:10	process 12:17	144:13 145:13,13
possible 6:2 20:7	present 37:15	19:17,18 26:4	proposal 50:19
52:6 53:17 54:11	47:15 70:17	30:17 33:4,13	propose 89:15
87:2 94:17	presentation	37:20 46:17 55:20	proposed 2:11 4:5
possibly 63:21	70:11 72:3,3 82:1	56:13 71:19 78:14	4:7 5:18 20:9,20
145:21	82:2 125:11,21	83:20 84:16 87:13	23:4 26:7 29:1
post 66:4 72:16	126:12 131:10	87:18 90:14 99:9	36:4 42:1 43:12
107:4	presented 16:3	122:4 124:15	47:15 48:2,12,15
posted 68:20	51:1 52:9,10	129:11 141:4	49:18 50:12 61:5
73:21	57:14	145:8 148:15	96:11,14
posting 131:5	preservation	program 83:4	proposes 78:9
postpone 15:6	102:10	128:15	prosper 128:5,5
65:10,17 67:21	preserved 7:2	progress 140:18	protect 4:9 59:16
70:4	pressure 25:5	progresses 89:19	101:9,11,13 103:2
potential 73:12	31:17	prohibit 125:3	112:13 118:7,8
50 15 01 00 10		• 4 7 0 10 00	101 10 104 5
79:15,21 83:10	pressures 130:4	project 7:8,13,20	121:18 134:5
79:15,21 83:10 88:7 124:8	pressures 130:4 pressuring 100:7	project 7:8,13,20 11:8,13 17:19	121:18 134:5 136:7 141:17
		1 = 9	
88:7 124:8	pressuring 100:7	11:8,13 17:19	136:7 141:17
88:7 124:8 potentially 78:21	pressuring 100:7 pretty 22:2 32:6	11:8,13 17:19 22:13,15,19 23:4	136:7 141:17 protected 6:2
88:7 124:8 potentially 78:21 123:19 146:18 147:14 potentials 126:21	pressuring 100:7 pretty 22:2 32:6 previous 8:4 76:7 82:16 previously 72:4	11:8,13 17:19 22:13,15,19 23:4 30:15 35:1 39:1,2 39:15 40:15 41:2 43:1 44:9 46:21	136:7 141:17 protected 6:2 protection 6:12,18
88:7 124:8 potentially 78:21 123:19 146:18 147:14 potentials 126:21 poultry 73:14	pressuring 100:7 pretty 22:2 32:6 previous 8:4 76:7 82:16 previously 72:4 114:15	11:8,13 17:19 22:13,15,19 23:4 30:15 35:1 39:1,2 39:15 40:15 41:2 43:1 44:9 46:21 47:21 53:7 56:15	136:7 141:17 protected 6:2 protection 6:12,18 32:9 112:10 133:10 protects 102:2
88:7 124:8 potentially 78:21 123:19 146:18 147:14 potentials 126:21 poultry 73:14 pounds 42:7,9,10	pressuring 100:7 pretty 22:2 32:6 previous 8:4 76:7 82:16 previously 72:4 114:15 primary 32:4	11:8,13 17:19 22:13,15,19 23:4 30:15 35:1 39:1,2 39:15 40:15 41:2 43:1 44:9 46:21 47:21 53:7 56:15 62:18 63:11 86:14	136:7 141:17 protected 6:2 protection 6:12,18 32:9 112:10 133:10 protects 102:2 proud 88:19
88:7 124:8 potentially 78:21 123:19 146:18 147:14 potentials 126:21 poultry 73:14 pounds 42:7,9,10 42:15,19	pressuring 100:7 pretty 22:2 32:6 previous 8:4 76:7 82:16 previously 72:4 114:15 primary 32:4 47:13 49:13	11:8,13 17:19 22:13,15,19 23:4 30:15 35:1 39:1,2 39:15 40:15 41:2 43:1 44:9 46:21 47:21 53:7 56:15 62:18 63:11 86:14 134:1,4,10 136:21	136:7 141:17 protected 6:2 protection 6:12,18 32:9 112:10 133:10 protects 102:2 proud 88:19 provide 20:4 33:5
88:7 124:8 potentially 78:21 123:19 146:18 147:14 potentials 126:21 poultry 73:14 pounds 42:7,9,10 42:15,19 poured 37:1	pressuring 100:7 pretty 22:2 32:6 previous 8:4 76:7 82:16 previously 72:4 114:15 primary 32:4 47:13 49:13 printed 149:7	11:8,13 17:19 22:13,15,19 23:4 30:15 35:1 39:1,2 39:15 40:15 41:2 43:1 44:9 46:21 47:21 53:7 56:15 62:18 63:11 86:14 134:1,4,10 136:21 projects 54:19	136:7 141:17 protected 6:2 protection 6:12,18 32:9 112:10 133:10 protects 102:2 proud 88:19 provide 20:4 33:5 73:17 107:15
88:7 124:8 potentially 78:21 123:19 146:18 147:14 potentials 126:21 poultry 73:14 pounds 42:7,9,10 42:15,19 poured 37:1 pouring 52:7	pressuring 100:7 pretty 22:2 32:6 previous 8:4 76:7 82:16 previously 72:4 114:15 primary 32:4 47:13 49:13 printed 149:7 prior 40:16 98:9	11:8,13 17:19 22:13,15,19 23:4 30:15 35:1 39:1,2 39:15 40:15 41:2 43:1 44:9 46:21 47:21 53:7 56:15 62:18 63:11 86:14 134:1,4,10 136:21 projects 54:19 91:19 99:6 130:18	136:7 141:17 protected 6:2 protection 6:12,18 32:9 112:10 133:10 protects 102:2 proud 88:19 provide 20:4 33:5 73:17 107:15 108:15 119:18
88:7 124:8 potentially 78:21 123:19 146:18 147:14 potentials 126:21 poultry 73:14 pounds 42:7,9,10 42:15,19 poured 37:1 pouring 52:7 practical 64:7	pressuring 100:7 pretty 22:2 32:6 previous 8:4 76:7 82:16 previously 72:4 114:15 primary 32:4 47:13 49:13 printed 149:7 prior 40:16 98:9 priority 5:11	11:8,13 17:19 22:13,15,19 23:4 30:15 35:1 39:1,2 39:15 40:15 41:2 43:1 44:9 46:21 47:21 53:7 56:15 62:18 63:11 86:14 134:1,4,10 136:21 projects 54:19 91:19 99:6 130:18 134:11	136:7 141:17 protected 6:2 protection 6:12,18 32:9 112:10 133:10 protects 102:2 proud 88:19 provide 20:4 33:5 73:17 107:15 108:15 119:18 120:15
88:7 124:8 potentially 78:21 123:19 146:18 147:14 potentials 126:21 poultry 73:14 pounds 42:7,9,10 42:15,19 poured 37:1 pouring 52:7 practical 64:7 146:1	pressuring 100:7 pretty 22:2 32:6 previous 8:4 76:7 82:16 previously 72:4 114:15 primary 32:4 47:13 49:13 printed 149:7 prior 40:16 98:9 priority 5:11 16:13,13 32:11	11:8,13 17:19 22:13,15,19 23:4 30:15 35:1 39:1,2 39:15 40:15 41:2 43:1 44:9 46:21 47:21 53:7 56:15 62:18 63:11 86:14 134:1,4,10 136:21 projects 54:19 91:19 99:6 130:18 134:11 promote 75:15	136:7 141:17 protected 6:2 protection 6:12,18 32:9 112:10 133:10 protects 102:2 proud 88:19 provide 20:4 33:5 73:17 107:15 108:15 119:18 120:15 provided 30:6
88:7 124:8 potentially 78:21 123:19 146:18 147:14 potentials 126:21 poultry 73:14 pounds 42:7,9,10 42:15,19 poured 37:1 pouring 52:7 practical 64:7 146:1 practicality 94:4	pressuring 100:7 pretty 22:2 32:6 previous 8:4 76:7 82:16 previously 72:4 114:15 primary 32:4 47:13 49:13 printed 149:7 prior 40:16 98:9 priority 5:11 16:13,13 32:11 44:12	11:8,13 17:19 22:13,15,19 23:4 30:15 35:1 39:1,2 39:15 40:15 41:2 43:1 44:9 46:21 47:21 53:7 56:15 62:18 63:11 86:14 134:1,4,10 136:21 projects 54:19 91:19 99:6 130:18 134:11 promote 75:15 promotes 75:17	136:7 141:17 protected 6:2 protection 6:12,18 32:9 112:10 133:10 protects 102:2 proud 88:19 provide 20:4 33:5 73:17 107:15 108:15 119:18 120:15 provided 30:6 34:16 42:3 45:4
88:7 124:8 potentially 78:21 123:19 146:18 147:14 potentials 126:21 poultry 73:14 pounds 42:7,9,10 42:15,19 poured 37:1 pouring 52:7 practical 64:7 146:1 practicality 94:4 practically 146:6	pressuring 100:7 pretty 22:2 32:6 previous 8:4 76:7 82:16 previously 72:4 114:15 primary 32:4 47:13 49:13 printed 149:7 prior 40:16 98:9 priority 5:11 16:13,13 32:11 44:12 private 92:19	11:8,13 17:19 22:13,15,19 23:4 30:15 35:1 39:1,2 39:15 40:15 41:2 43:1 44:9 46:21 47:21 53:7 56:15 62:18 63:11 86:14 134:1,4,10 136:21 projects 54:19 91:19 99:6 130:18 134:11 promote 75:15 promotes 75:17 76:3	136:7 141:17 protected 6:2 protection 6:12,18 32:9 112:10 133:10 protects 102:2 proud 88:19 provide 20:4 33:5 73:17 107:15 108:15 119:18 120:15 provided 30:6 34:16 42:3 45:4 51:10 54:5 64:4
88:7 124:8 potentially 78:21 123:19 146:18 147:14 potentials 126:21 poultry 73:14 pounds 42:7,9,10 42:15,19 poured 37:1 pouring 52:7 practical 64:7 146:1 practicality 94:4 practically 146:6 practice 38:8,8,9	pressuring 100:7 pretty 22:2 32:6 previous 8:4 76:7 82:16 previously 72:4 114:15 primary 32:4 47:13 49:13 printed 149:7 prior 40:16 98:9 priority 5:11 16:13,13 32:11 44:12 private 92:19 95:13 96:15 116:4	11:8,13 17:19 22:13,15,19 23:4 30:15 35:1 39:1,2 39:15 40:15 41:2 43:1 44:9 46:21 47:21 53:7 56:15 62:18 63:11 86:14 134:1,4,10 136:21 projects 54:19 91:19 99:6 130:18 134:11 promote 75:15 promotes 75:17 76:3 proper 31:1 63:6	136:7 141:17 protected 6:2 protection 6:12,18 32:9 112:10 133:10 protects 102:2 proud 88:19 provide 20:4 33:5 73:17 107:15 108:15 119:18 120:15 provided 30:6 34:16 42:3 45:4 51:10 54:5 64:4 69:16 82:11
88:7 124:8 potentially 78:21 123:19 146:18 147:14 potentials 126:21 poultry 73:14 pounds 42:7,9,10 42:15,19 poured 37:1 pouring 52:7 practical 64:7 146:1 practicality 94:4 practically 146:6 practice 38:8,8,9 practices 38:10	pressuring 100:7 pretty 22:2 32:6 previous 8:4 76:7 82:16 previously 72:4 114:15 primary 32:4 47:13 49:13 printed 149:7 prior 40:16 98:9 priority 5:11 16:13,13 32:11 44:12 private 92:19 95:13 96:15 116:4 probably 21:3	11:8,13 17:19 22:13,15,19 23:4 30:15 35:1 39:1,2 39:15 40:15 41:2 43:1 44:9 46:21 47:21 53:7 56:15 62:18 63:11 86:14 134:1,4,10 136:21 projects 54:19 91:19 99:6 130:18 134:11 promote 75:15 promotes 75:17 76:3 proper 31:1 63:6 properties 76:18	136:7 141:17 protected 6:2 protection 6:12,18 32:9 112:10 133:10 protects 102:2 proud 88:19 provide 20:4 33:5 73:17 107:15 108:15 119:18 120:15 provided 30:6 34:16 42:3 45:4 51:10 54:5 64:4 69:16 82:11 provides 17:14
88:7 124:8 potentially 78:21 123:19 146:18 147:14 potentials 126:21 poultry 73:14 pounds 42:7,9,10 42:15,19 poured 37:1 pouring 52:7 practical 64:7 146:1 practicality 94:4 practically 146:6 practice 38:8,8,9	pressuring 100:7 pretty 22:2 32:6 previous 8:4 76:7 82:16 previously 72:4 114:15 primary 32:4 47:13 49:13 printed 149:7 prior 40:16 98:9 priority 5:11 16:13,13 32:11 44:12 private 92:19 95:13 96:15 116:4	11:8,13 17:19 22:13,15,19 23:4 30:15 35:1 39:1,2 39:15 40:15 41:2 43:1 44:9 46:21 47:21 53:7 56:15 62:18 63:11 86:14 134:1,4,10 136:21 projects 54:19 91:19 99:6 130:18 134:11 promote 75:15 promotes 75:17 76:3 proper 31:1 63:6	136:7 141:17 protected 6:2 protection 6:12,18 32:9 112:10 133:10 protects 102:2 proud 88:19 provide 20:4 33:5 73:17 107:15 108:15 119:18 120:15 provided 30:6 34:16 42:3 45:4 51:10 54:5 64:4 69:16 82:11

[provides - regardless]

110:15,16 117:1	52:14 64:2,12	realize 137:4,17	reconvene 65:13
providing 5:11	82:11 98:20	really 23:1,6	65:18 66:7 68:19
52:5	138:12 141:14	28:17 38:6 39:20	record 15:21 22:9
proximity 10:2	questioning 13:15	52:4 53:9 55:19	38:4 69:5 83:19
110:5	questions 12:13	56:4 66:2 74:13	143:2
public 5:7 9:18	30:10 50:9 53:8,8	75:4,7 76:9 77:4,6	recorded 149:6
14:16 16:3,8,9	82:4,6 89:7 125:8	77:13,19 90:8	recreate 127:16
17:2,15 19:21	139:4	91:15,19 92:3	recreation 76:1
20:11 30:6 36:18	quick 75:7 140:10	97:18 99:2,10,10	116:6
43:17,18 47:19	quickly 11:6	101:8 103:1,2,9	recycle 97:12,19
48:13 49:12,21	quiet 75:8	104:14,15 108:19	recycling 77:17
50:6 54:15 55:12	quite 3:5 9:9 10:3	108:20 112:9	78:2,9 90:21 97:6
59:19 60:18 61:4	90:3 111:13	114:6 121:17	97:9,10 98:1,12
69:5 81:13,16	quote 5:2,15,21	122:17 123:6,6	redefine 137:1
91:5 114:19 116:5	6:9 9:3 47:20	130:10,15 135:1	redesign 96:18,19
117:7 149:2,18	r	137:17,19,19	redeveloped 124:4
publications	rail 82:14,17 83:6	139:19	144:14
13:15	87:21	reason 11:7 49:18	redevelopment
published 13:11	railroad 78:3 79:4	73:11 98:11	73:2,18 81:17
pull 74:2	rails 82:21 83:4,5	105:14	86:5,17 115:7
pulled 77:21	83:6 88:11	reasonable 66:10	redevelops 96:15
purpose 78:18	range 80:17	rec 66:17	96:16
80:3 141:8	ranging 114:12	recall 125:12,18	redid 58:4
purposes 141:11	rapid 10:5	recap 3:10 46:21	reduce 142:12
pursue 90:12	rarely 140:3	reclassify 142:9	reduced 21:20
purview 12:10	rated 75:1	recognize 6:7,21	133:5,5 136:1
18:20 19:10	ray 40:19 42:3	recognizes 6:10	reduces 119:3,4,7
pushed 23:5	44:8 52:10 63:7	recognizing 32:8	reduction 34:3
put 57:11 63:3	reach 11:14	recollection 29:21	refer 15:21 17:12
77:21 83:19 84:7	reached 87:2	recommend 37:6	42:1,12 57:9
84:11 130:5 138:5	react 33:5	47:1	reference 6:20
142:16,17 143:1	read 35:17 69:9	recommendation	referenced 93:13
putting 33:18 92:4	75:7	17:2,3 36:21 37:4	referred 125:19
92:5	reading 47:8 52:9	61:7 70:8 89:13	referring 16:7
q	ready 3:18 7:11	100:18 124:18	refers 10:21
quadrant 5:19	138:15	138:17 139:8	reflect 21:14
qualified 63:12	reaffirmed 10:13	140:12	48:14
quality 6:11 30:7	real 48:9 126:6	recommendations	reflecting 4:16
32:19 77:2 121:19	realistic 130:10	36:17 39:3 49:14	reflection 53:19
133:9 141:18	realistically 146:7	55:7 59:12 61:1	regard 17:11
quarters 115:14	148:4	74:9 75:2 76:6	19:14 26:1 139:14
question 15:8 16:2	reality 123:7	80:9,21 81:11	regarding 131:10
16:2 22:4 33:4	138:14	91:13	regardless 86:1
43:16 45:1 47:13			

[regards - rk&k]

regards 48:17	remind 3:2	residential 48:2	review 2:15 4:3,5
137:14	reminder 107:10	72:13 103:5,8	4:6,6,17 11:5
region 42:12	remnants 124:3	106:10,13 107:7	14:19 29:18 37:12
regulation 86:5	removal 39:4 40:5	125:3 135:14	42:1 53:21 54:1,9
143:19	renters 101:15	residents 29:13	59:10 64:4 67:10
regulations 5:3	repeat 47:6	72:8 77:18 95:6	67:11 69:9,14
44:4 101:3,4,8,18	repeated 47:18	95:12 98:2 105:17	124:16
102:21 104:3,6,9	repeating 60:6	105:20	reviewed 60:7
107:10 112:7,8,14	repetitive 25:10	resiliency 71:14	reviewing 2:13
116:3 120:16	87:1	134:3	65:1
132:5 141:7,12,12	replace 122:14	resolution 22:1,1	revisal 61:7
regulatory 45:16	report 116:12	27:7,11 29:16	revision 32:7
106:7	127:7,8,10 128:10	36:20 54:8 55:3,4	revisited 58:19
rehear 65:13	reported 1:21	55:10	revitalization
reiterate 36:15	representative	resource 6:9,16	76:10 131:20,21
54:13 142:20	140:16	resources 6:19 7:2	132:3,10
143:17	represented 58:7	128:15	revitalize 115:5,6
relate 136:10	58:8	respect 36:17 53:3	revitalizing 76:17
related 60:18	request 2:7 65:19	62:16 63:15,20	rewriting 54:18
76:11,12 80:21	142:8	76:2	rezoning 25:15
81:11 104:20	requested 14:1	respite 75:13	26:2,7 27:1,4,21
105:21 106:1	require 19:19 48:6	respond 14:3	28:3
109:3,7,16 110:1	107:15 115:9	72:18 82:20	rice's 93:18
113:2 120:1,21	119:20	response 6:8	rich 124:1 134:19
133:7 149:12	required 39:10	12:21	ride 88:14
relationship 62:8	51:9 118:5 122:11	responsibility	riders 79:10
relative 127:11	122:13	91:1,4	right 8:2 9:21 15:7
relatively 136:3	requirement	rest 14:18 67:2	25:5,21 35:6
relevant 45:13	118:13 142:14,15	107:8	38:18,21 39:6
125:18	requirements 6:14	restaurant 110:9	51:14 58:17 78:20
relief 119:20,21	30:3 80:19 102:1	110:10	79:3 86:3,4 92:17
120:15	103:1 108:1,10,16	restricted 6:17	93:19 95:11 98:12
relocate 78:9 93:6	113:18 115:3,12	restrictions 101:8	103:6,7,8 110:2
93:10 98:15	117:10 118:1,3,6	107:16 112:9,13	113:5,10,15 114:2
107:20	118:10 119:5,7,10	resubmitted 53:12	114:6,11,16 117:8
relocating 98:4	120:2,12 137:11	resulting 59:19	117:12 118:21
rely 45:16 63:9	141:14	retail 102:1 107:5	123:1 124:3
91:18	requires 51:21	111:12	135:14 139:8
remain 5:17	66:10 114:18	retirement 137:7	rights 9:14
remaining 106:10	reschedule 65:11	retrospect 11:12	rises 133:21
remarks 36:14	research 116:6	26:9	river 35:15 42:17
remember 72:6	resident 92:11	return 133:5	42:21 43:4
79:8 125:14 133:2	105:4	reuse 115:7	rk&k 77:4 87:7,19
145:5		131:20	

[road - shift]

road 30:21 50:8	s2 55:19 56:2	seal 149:14	separate 48:1,11
78:4,20 80:1	safe 75:13	seattle 110:3	serious 25:11
91:21 92:4,18	safety 81:12	second 22:10 32:6	served 59:9
94:12 95:13,20	sailed 28:4 51:12	67:19,21 70:11	serves 71:19 98:16
96:1,10,11,13	salinas 60:1 64:20	74:4 92:11 98:3	99:11
108:3 111:1,1,3	65:3 68:9,11,13	104:1,15 123:8	service 16:8 83:4
114:6,21 124:11	68:15,17 70:7,10	section 50:13	97:9 116:20
138:10	70:15 82:10,14	section 56:13	services 71:12
roads 32:20 48:19	85:19 87:5 89:5	sections 30.2	97:19 109:17
roadways 51:8	90:5 91:3,12	see 5:13 17:17,18	session 72:4
80:1	94:18 96:13 97:3	19:12 22:14,21	sessions 59:19
robust 31:20	98:2 99:7 100:17	23:20,21 24:7	60:17,20 61:3
role 15:11	100:20 128:7	27:21 30:20 36:2	145:19
roll 68:7	131:1 134:18	36:3 52:12 64:10	set 31:2,9 38:21
room 12:3 14:5	138:15 141:2	70:14 74:21 77:2	39:5 42:8 67:11
66:7,8,17 68:3	144:21 145:4	78:1,3,7 84:15	71:19 75:10 122:6
70:14 146:12	salmon 85:18	87:15 91:10 102:7	143:3 148:2 149:4
147:21	salvaging 116:20	106:18 107:2,6	setback 80:12,12
root 42:5	save 58:15	110:1,3 113:14	80:13 118:1,3
rose 95:10,15,21	saying 22:17	114:3,4 116:15	119:4
rotate 96:9	23:12 38:4 137:18	120:21 121:7,8	setbacks 80:10
round 74:18	144:1	138:20 143:6,12	113:14 114:5,15
route 79:8	says 8:20 17:13	143:14 147:20	114:20 119:3
rpr 1:21	42:3,9 95:11	seeing 52:15 85:4	133:6 136:1
rubber 138:9	96:14 105:16	120:3	setting 136:20
rule 8:13 30:18	111:3 136:15	seemingly 32:12	seven 2:14,15 3:1
31:5 56:9	143:17	seen 52:11 54:4	3:6,9 22:15 46:18
ruled 41:3	scale 10:4 11:13	segregate 101:18	46:18 62:1
rules 139:19	39:15 47:14 56:15	segregation	sewage 33:19
ruling 7:10 38:2	81:19 114:9,10,11	102:21	35:12
56:4	schedule 89:11	send 140:14	sewer 7:11 11:2,4
run 41:5 56:18	scheduled 64:11	sending 40:10	19:9,20 28:15
57:5 129:16	64:13	60:21	32:20 33:19 50:15
134:16 135:3	school 38:13 98:6	sense 53:6 94:6	71:11 81:13,16
rural 9:12 18:2	schools 32:20	96:2 136:9 138:10	114:19 117:8
25:6 31:17 58:12	48:19 51:8 72:16	140:4 144:19	shame 93:3
59:17 97:7,17	scope 30:15 83:12	sensitive 5:14,16	shape 17:15
rush 30:9	scoping 83:8	5:21 6:1,4,7,18,21	sheds 106:19
rust 69:13	screen 70:12	14:7 25:6 59:17	sheet 131:12
S	78:12,18 98:16	sent 47:7,9 61:5	shell 138:7
s1 7:12 8:9,15	sea 133:21	sentiment 76:20	shelter 79:7
22:19 23:5,9 31:6	seafood 109:20,21	93:2 121:4	shift 70:13 78:10
50:20 55:19 56:2	110:1,3	sentiments 129:6	78:12
20.20 20.17 30.2			

[ship - start]

ship 28:4 51:12	situation 12:12	42:15 68:21	sprawl 28:12
138:2	51:1	110:17 112:18	spray 5:19 33:13
shore 133:13,17	six 4:16 7:3 13:7	113:9 114:5	33:15 35:6,21
133:20	22:15 31:21	119:13	36:7 40:10,14
shoreline 117:18	127:11	sort 47:6 48:10	41:2 42:4 43:8
136:7	size 48:4 113:11	76:5 95:20 96:2	spread 79:3
shorelines 133:16	114:19 117:6,12	110:7 119:20	square 81:4,7
short 17:18 66:14	117:14 118:19	sought 13:17	113:11 114:13,13
83:13 126:3	128:11,21	sound 22:8	114:19 117:12,15
shortly 148:18	sizes 80:10,13,17	sources 30:6,6	118:13,18,21
show 16:16,17	102:3 113:9 114:5	74:17	119:8,14,16 135:4
showed 96:8	114:12	south 98:6 111:9	135:5
114:15 115:1	sketch 28:8	southern 121:6	squeezed 135:13
showing 123:13	skipton 94:12	space 118:13	st 42:13 126:1
shows 14:6 79:6	slide 71:3,3 72:17	119:8	staff 14:14,17
79:14 113:3 123:6	78:1,6 114:8	spaces 79:3	40:19 61:4 66:3
side 80:13 96:9	116:14 117:3	spare 89:2	70:5,17 86:19
106:7,17,17 118:1	121:14 123:12,21	speak 28:4 71:16	87:20 88:19 122:2
119:3 137:10	124:6	special 81:5	127:5 132:7
sidewalk 94:8	slight 12:2	139:20	138:19 140:1
sidewalks 80:2	slightly 20:10	specific 4:2,19	142:3 145:5 146:8
sign 91:21 92:5	slippery 7:6	33:9 46:1,4	146:13 147:8,18
signage 79:16,16	slope 7:6	141:21	staff's 144:19
signature 149:16	slow 80:4	specifically 27:12	staffing 146:1
significant 29:14	slowly 134:4	73:14	stage 4:7 7:9,13,14
69:8 141:15	small 75:8 79:5	specifics 12:8	7:17 8:1 12:17
signify 68:7 79:18	85:5 93:8 129:16	specify 116:3	40:11 84:8
simplified 102:11	132:16 136:3,12	speed 80:7	stages 4:9 31:3
simplifying 102:4	136:16	spies 1:17 7:4,5	40:9 50:2
single 101:6,9,19	smaller 20:21 21:2	12:9 17:9,10 22:7	stakeholders
112:10,11	77:1 80:10,15	22:8 27:18,19	72:20 73:16 74:17
sir 70:1	81:14	30:11,12 37:19,20	stand 28:17
sit 110:11	smart 11:9,12	44:7 46:11,12	standard 8:6
site 7:9,14,15	32:13 44:2	50:21 51:13 54:12	84:11
12:12 18:15 31:3	social 76:1	54:13 68:15,16	standards 7:12
50:20 68:21 73:14	solidify 130:15	83:18,19 93:17	33:16 34:5 62:3
86:6,17 89:20	solution 24:17	96:5 97:1,4 129:4	108:9,15 117:6
90:13 93:16 96:16	somebody 15:10	129:5 142:19,20	119:21 121:2,11
96:17 98:4,5	45:5 136:5	spin 53:10	122:5 131:7,13
119:12 131:5	somewhat 47:5	spirit 87:16	137:14
132:20,21	soon 86:1	splitting 94:9	standpoint 146:1
sites 138:1	sooner 143:19	spoke 129:6	start 2:10 9:1 32:2
sits 84:20	sorry 15:5 16:8	spot 78:1 130:3	38:11 47:3 100:21
	19:7,8 25:19		105:3,13 130:14
	1	1	1

[started - technology]

	T -0 1 1 - 1 - 10	22.2.2.2	
started 59:2,8	50:5 54:15 67:19	89:8 98:3	66:12 69:3 74:15
61:9 73:7 106:19	68:11,12 82:6,7	suggestion 28:15	74:21 84:9,10
starts 41:2	125:9 126:9,10	94:3 96:18 99:18	94:14 99:5 126:16
state 6:13 38:3,5	144:4	124:8 140:10	132:9 138:10
38:17 39:11 40:5	strategies 74:10	suggestions 80:8	talbot 1:1,10 2:3,9
41:3 56:13 77:16	76:10	98:4	5:1 9:2,20 13:9
83:3 95:5 128:19	strategy 80:20	suggests 99:13	18:3 19:1 27:7
132:4 141:16	104:2,14	suitable 123:4	36:17,19 40:4
145:13 149:1,2	straw 136:14	superb 126:2	41:12 54:4 57:16
state's 39:2,4,10	stream 6:10	support 5:4 44:1	58:9,16 70:21
stated 45:9	streams 6:15	49:12 55:17	71:4,16 97:17
statement 30:13	street 95:10,11,15	110:14	99:21 102:16
32:7 54:14 75:4	95:17,21 110:19	supported 44:21	122:19 130:8
statements 31:19	111:15 124:13	sure 13:21 15:19	141:15
60:5	stretch 11:12,14	43:14 49:11 57:4	talk 8:20 18:14
states 127:14	11:17 16:20	61:15 62:5,6	24:15 25:2,9 28:3
station 89:20	stroke 130:9	64:15 65:2 66:2,6	31:14 40:8 112:1
92:16,17	structural 133:14	66:16,18 69:9,17	112:7 137:11
status 5:12 16:14	133:15	73:15 82:5,14	139:4
85:18 86:15	structure 71:19	84:10 86:13 96:4	talked 19:15 24:12
stay 56:17 57:3,3	92:15 93:4,6,8,11	113:13 134:19	33:11 58:13 85:12
stenographic	109:6	139:12 140:11	93:15 141:6
149:6	structures 114:1	145:10,10 146:10	talking 16:5 42:11
stenographically	114:21	147:1 148:1	49:20 91:19 102:5
149:6	struggling 52:21	surface 142:18	120:6,9 126:18
step 41:10 49:1	study 45:9,11 83:5	survive 135:11	136:2 138:19
122:15 131:5	83:8	sustain 86:10	145:2
143:7	stuff 23:9 140:15	105:17,19	talks 5:9 32:7
stepped 105:5	submitted 39:12	sustained 86:11	78:19 79:12 93:7
steps 66:12	55:1,9,21 56:4,8	sympathize 62:21	tar 123:18 124:5
stipulations 149:9	98:9	sync 65:2	133:18
stone 122:6 143:3	subsequent 89:12	system 23:7,13,14	target 104:5
stop 10:15 79:9	substantial 11:17	30:4 35:5 36:1	targeted 129:19
store 93:21 96:6	22:6 26:6 33:16	39:4,11 41:4	141:21
105:8	49:7 88:8	systems 33:16	targets 104:4
stores 111:11,12	substantially	81:16	teach 97:11
storing 93:8	52:13	t	technical 65:21
storm 133:21	succeed 135:18	t's 51:19	67:7 147:7,19
strannahan 1:18	144:12	table 123:5	technically 95:19
4:12 11:19 12:4,5	succeeds 134:2	tables 74:19	technologies
12:21 20:13,14	successful 144:11	take 2:18 5:10	130:1
21:19 26:19,20	sufficient 9:18	16:12,14 18:6	technology 43:13
28:19,20 34:12,13	suggested 17:6	25:3,11 27:5	43:15 44:20
43:3,6 46:3,4 50:4	20:10 21:21 35:9	31:17 43:9 61:19	
		31.17 13.7 01.17	

[tell - timing]

tell 145:4	112.2 120.5	90.21 01.5 04.21	106.11 17 20
telling 128:8	112:3 120:5 122:15 125:18	89:21 91:5 94:21 98:6,8,14 99:12	106:11,17,20 107:9 110:21
tells 84:21		·	
	137:20 138:11 141:17 142:6	99:17 100:11	111:7 112:19
ten 22:10 51:5		101:1,3 102:20	113:3,5,5,15,16
104:7 126:20	things 3:6,12 4:19	103:16 106:14,15	114:7,9,12,21
tended 128:12	7:19 10:16 14:9	107:7 111:18	115:4,6,17 117:9
term 17:19 19:16	19:17 21:13 22:20	113:10,11 114:20	119:1,19 120:8
19:17 20:3,18	22:21 24:12 45:6	121:3,10 122:3	121:9,10 123:8
21:1 24:17 55:19	49:3 56:7 57:5,9	125:11,19,20	124:7,11,13
144:6	57:10,14 59:14	126:3 127:18	125:20 128:4,11
terms 3:4 4:3,19	63:9 72:5 76:13	128:1 130:14	131:11 134:1
8:1 13:9 19:11	76:20 77:1,8,10	135:14,16 136:2	135:10,11,16
76:6 93:2 94:20	78:15 84:3 85:14	136:14,16,19,21	136:13,19 137:1,5
101:2 108:1 113:1	87:17 90:2 91:13	137:2,9 138:11	142:9
117:6 141:9	100:6,9 112:15	139:14 140:13,17	tilghman's 103:14
142:16	115:18,19 121:15	143:10 144:21	time 4:13 7:21 8:2
testifying 33:12	126:15 127:15	147:11 148:11	8:7,13 9:10,15,20
testimony 41:21	128:8,14 132:12	thinking 55:20	10:6 14:6,19 15:4
42:21 44:15 68:4	133:11 137:15	third 74:8 123:9	17:10 18:6 19:2
147:17	138:9 145:7	thirds 21:20 33:1	20:5 22:10 26:3,8
texas 38:13	think 3:8 4:3,8 7:3	34:16,18 47:16,16	26:13 28:21 29:18
text 37:7	10:6 11:3,11 15:7	47:17	36:4 41:8,13
thank 7:4 8:16	16:4,10,20 17:1	thought 21:15	43:13 44:12 46:20
20:12 21:9 26:18	18:4,6,7,16 19:13	59:4 87:16,18	48:14 51:7 52:11
31:11 34:11 36:11	19:16,18 21:12	thoughts 135:9	53:21 54:1,3
36:13 37:18 41:6	22:5,8,21 23:5,9	three 9:11 16:19	57:10,15 58:6
50:3 52:1,3 54:12	23:16 24:10,11,13	19:3 21:5 24:1	63:19 66:6,15
57:8 69:18 70:10	24:19,20 25:4,8	38:15,15 58:12	67:9 69:3,14,18
70:15 85:8 86:18	25:12 28:4,7 29:5	97:8 108:3,4	82:8 89:2,14 92:1
87:4,5 100:15	31:9,20 32:5 33:1	109:4,9 115:14	93:15 111:12,16
125:10 126:10	33:7 34:13 36:21	123:6,13 124:14	112:4,12 113:12
127:4 128:7	37:2 38:5 39:8	126:20	130:18 137:2
130:21 131:1	43:13 44:13 45:14	thrilled 87:5	139:3 140:9
148:18	46:15 47:15 48:16	thursday 66:19	148:10 149:4
thanks 88:21 89:3	48:21 49:14,15,20	67:9,14 68:2,20	timeframe 138:13
100:20	52:3 53:21 54:3	145:21 146:9	timeline 73:4
thing 18:7 32:16	56:10,10 58:3	tides 133:20	timely 14:4
32:17,18 38:3	61:19 62:7,9,12	tied 112:9	times 13:7 33:11
40:21 53:20 56:14	63:7,11 71:10	tier 39:14	78:17 101:12
59:4 62:17 70:3	74:11 76:19 77:1	tilghman 71:7	110:10 111:21
85:6 90:6 91:9	77:5,11 78:11	73:5 76:8 86:6,8	timing 10:17,19
92:10 97:4 100:12	83:20 85:10,13	99:21 100:6,12	11:1,2,3 12:16
104:1 105:2	86:2 87:7,14,19	103:3,4,12,18,19	16:2,5,10,19
108:19 111:14	87:20 88:16 89:18	104:21 105:8,18	17:11 18:1,5 19:3

[timing - unsided]

19:5,14 20:14	town's 24:13	44:20 45:12 48:3	128:18 138:11
22:3,5 24:11 25:3	towns 5:4 11:11	48:15	144:15
25:4,13,15 26:1	31:4,16 32:15	treatments 44:16	types 51:8 79:16
26:21 27:4,20	127:14	tremendous 54:20	79:17 87:3
28:3 30:12 146:15	track 126:5	91:17	typical 117:8
today 2:5 12:11,12	135:15	triangle 101:4,5	119:1
12:14 22:9,11,17	trade 6:3	101:15 112:8	typically 120:13
23:1 30:16,21	trades 23:15	tributary 6:15	120:13 134:16
37:17 45:13 51:17	traditional 75:13	tripped 30:4	u
54:8 55:15 56:5,8	76:4 81:14,20	true 149:7	
65:20 70:16,17	103:10 113:4,19	trust 2:7 43:16,18	ugly 121:8
78:5 89:4,5,11,15	114:12 115:4	43:19 52:5,8,18	ukraine 111:6
126:19 142:5	123:15 124:12,13	52:19 68:2	ultimate 15:1
today's 16:19 98:9	traffic 10:2 80:4	try 44:6 54:9	ultimately 13:7
told 35:18 39:11	trail 82:12,18 83:8	126:5	141:19
41:7	trails 82:21 83:4,5	trying 3:21 4:2	unanswered 30:10
tony 64:11	83:6 88:1,11	35:4 51:14 64:9	unburden 48:21
tool 85:6 104:3	train 77:15 89:20	64:10 92:4 97:11	uncertain 10:21
129:1,18 130:6,10	92:18 93:16	104:19 112:21	11:4
130:12,16 143:8	transcribed 149:6	128:18 130:9	underlying 107:14
143:14,20	transcript 2:1	136:8 146:21	underneath 138:7
tools 93:9	transcription	147:1	understand 13:17
top 39:14 101:5	149:7	tuesday 146:17	16:21 17:4 29:17
topsoil 138:6	transpire 136:19	turned 15:13	34:4 74:6 108:20
total 42:6,10,10,14	transportation	111:11	110:13 122:17
42:16,17,18,19	116:18	turner 123:21	125:7 132:16
139:16	trappe 2:6,6 6:6	twice 59:5	136:8
totally 16:17 55:1	9:21 10:8,12 13:5	two 4:7,7,16 17:2	understanded
88:3	13:5,8 18:13	20:8 21:20 23:19	15:12
touch 32:17 76:6	21:12,13 28:1	24:11,18 30:6	understanding
143:4	33:21 34:1,2,10	33:1,10 34:16,18	26:2 46:7 50:13
toughest 38:3	35:10,11,15 40:11	34:21 36:21 38:15	52:20
tour 116:20	41:18 46:9 49:8,9	38:15 42:12 47:16	understood 37:2
town 2:5 6:7 11:15	51:18 53:13 56:16	47:16,17 49:16	undisturbed 6:13
11:15,16 13:5	58:17 59:14 62:4	55:21 60:16 71:4	unfortunately
18:13,17,20 19:1	62:8 68:1,1	74:10 76:7 102:13	12:10,14 52:7
19:10 24:19 26:7	136:20	102:19 109:4	unique 79:17
26:14 28:1 43:2	trappe's 34:9	114:1,21 124:11	80:19 103:12,19
43:14,18 46:15	trash 97:9,19	131:17 132:1	130:13
51:18 53:12 62:4	travel 10:7	146:18 148:7	unit 58:11
62:4,8 68:1 84:4	traveled 88:11	type 20:4 63:9	units 34:19 42:6
84:15 91:8 107:6	treatment 23:13	67:4 81:18 90:14	48:2 113:13
137:6	33:19 34:7 35:9	108:13,14 110:18	unlimited 119:11
	35:12 42:2,13	118:9 119:6 123:4	unsided 48:21
		110.5 115.0 125.1	

[unsightly - ways]

unsightly 78:15	147:7,14 148:6	w	watching 107:11
update 86:1	versus 15:11	w1 7:12 8:9,15	water 6:11 7:11
122:13	29:20 113:16	22:19 23:5,9 31:6	28:15 32:20 33:21
updated 58:21	viable 130:2	50:20 55:19 56:2	41:17 50:15
60:8	139:21		105:21 109:2,2,3
urban 88:13	view 77:21 102:11	w2 55:19 56:2	109:6,7,7,9,11,13
102:14	104:2 124:5	wall 111:20	109:15,17,19
usage 130:8	139:14,21	want 3:2 11:5	110:1,2,4,5,6,8,11
use 5:18 6:3 26:7	village 60:12,14	13:18 14:10 18:1	110:12,15 113:1,2
29:11 32:3,4	61:10,11 70:9,18	18:3,11,12 19:8	115:21 116:3,5,8
36:15 37:21 39:9	70:20,21 71:2,2,8	25:11,12 27:4	116:13,16,18
39:10 44:10 53:4	71:20 72:2,6,11	32:17 36:2 52:8	117:1,2 118:12
72:12 77:20 85:14	72:18 73:13,17,21	54:13 63:4 64:10	120:21,21 121:19
86:4 97:14 101:4	74:2,5,12 75:3,6,8	69:4,14,17 71:3	124:4 131:19,21
101:7,17 102:6,15	76:18,21 77:2,12	77:7 82:19 83:14	132:10 133:7,7,9
102:19,20 103:1	77:14,20 78:19	83:19 85:2 86:2	141:18
103:10 107:6	79:2,13,19 80:19	87:12 94:16 98:10	waterfront 76:18
109:9,16,16 110:1	80:20 81:2,7,15	101:11,13 103:20	100:19 109:12
110:12 118:12	81:21 82:15,19	105:14,19,20	123:19 124:2,6
123:5 124:4 129:2	83:2 85:15 92:9	106:1 107:19	127:8,9 130:2
133:7 141:7,12	92:12 98:13,18	110:11 112:2	136:3 140:21
uses 32:1 72:14	99:10 103:11	121:10 122:16	waterfronts
79:21 101:14,18	105:15 112:2,19	127:4 128:2,17	128:15 135:13
104:21 109:1,2,3	113:7,8,18,19	129:13,15 133:4	waterman's
109:5 110:5	114:17 121:5	135:12 136:13	105:17
116:15 120:21	122:20,21 124:7	137:5 139:5,16	waters 41:11
125:5 130:13	125:15 131:7	142:7,17,20	watershed 133:1
usually 101:14	135:12	148:12,15	waterways 30:8
utilities 9:18	villages 61:12 71:1	wanted 23:6 73:6	32:10 36:2,3 39:6
utilize 43:15	71:4 72:19 73:3	73:11,15 77:1	119:19
utmost 63:15	85:5 128:17,20	89:5 90:18 92:10	way 8:6 14:4 35:8
	129:1	93:11 104:1 105:2	41:18 54:17 63:17
V	vision 32:5 75:3	105:13,17 120:5	65:8 67:3 71:18
valuable 84:8	visions 84:14	122:16 125:1,18	73:2 76:4,20 77:8
127:19	visits 80:6	131:2 134:13	83:15 96:20
value 102:2	visits 66.6 vm 117:7	142:6	100:11 102:21
values 76:4 101:11	volunteer 88:3	wants 2:18 99:14	104:6 105:18,20
129:16	volunteer 66.5 volunteering 89:1	132:15	104:5 103:10,20
variance 115:9	vote 24:4 36:19,20	waste 42:1	113:15 114:16
various 30:3 52:5	56:5 63:21 67:14	wastewater 23:12	115:17 122:6
vehicles 79:4 80:7	68:6,8	40:11 42:2,12	140:8 142:6
verdery 64:9 65:4	voting 8:3 24:2	44:16,20 45:11	143:11 149:12
65:10,21 66:16	55:15	48:3,15	ways 39:14 51:11
67:15 69:4,8 70:1	00.10	watch 91:20	86:15,16 87:3
135:1 146:9,14			00.10,10 07.5

[ways - zoning]

88:15	wondered 85:17	wrong 9:21 16:17
we've 12:15 24:12	wonderful 21:13	26:3 38:19,21
27:5 31:2 38:5	87:17	39:7
41:13,21 54:19	wondering 99:4	www.nextstep1
103:16 145:8	words 137:16	74:1
web 66:5 68:21	138:4 145:17	wye 9:21 10:1,4
131:5	146:2,5 147:1	y
wednesday 66:1	148:10	-
66:20 147:5,20,21	work 19:21 37:5	yard 118:9 119:6
week 64:1,3,14	41:17 53:17 57:11	yeah 7:5 47:5
65:9 67:9 146:2	59:19 61:3 72:4	91:12 94:18 97:3
146:16	75:20 76:1 83:12	141:3 145:4
weekly 97:14	85:8,14 95:4	148:12
weeks 146:6,19	137:12,13 143:11	year 21:5,5,7 26:6
148:7	143:12 145:15,19	26:12,13 33:3
weigh 19:12 20:5	147:20 148:4,5,7	35:1 42:6,7,11,16
50:1	worked 130:18	42:20 126:1
welcome 62:9	working 48:15	years 5:11 16:13
137:8	62:7 75:10 76:18	16:15,19 17:17
went 9:10 30:21	100:6,19 104:16	18:4,9 25:2,4 28:2
58:1,10 63:5	122:2 123:18	41:7 49:4,5 51:4,6
83:20 111:12	124:2,6 127:7,9	53:8 59:13,13
west 71:14	128:15 135:11	104:8 126:20
wharf 116:7	137:6 140:1,7,21	127:1 136:21
wheels 53:10	143:16	140:5 145:3
wide 80:16	works 5:7 16:9	yesterday 37:10
widen 94:6,15	17:2 20:11 36:18	69:6,17
width 117:6,11,13	43:17,18 47:19	young 97:11
117:14	48:13 49:12,21	yup 3:8,14 65:20
widths 114:14	50:6 54:15 55:13	96:4
115:2	91:5 129:2 137:8	Z
wildlife 6:11	137:20 146:7	zero 15:13 39:5
william 1:15	world 75:12	40:15 42:4
willing 10:7 37:5	138:13	zone 42:5 80:9,18
136:5	worse 36:5	85:12 107:14,17
wise 136:4	worst 38:8	107:21 108:8,11
wish 7:20 38:19	worth 60:5	108:12,13,14
55:6	worthy 92:14	123:20 127:8
wished 56:7	wound 111:9	131:14
withdrew 53:11	wraps 46:18	zoned 71:2 122:20
53:13	wright 69:13	122:21
witness 149:14	writing 22:12	zoning 46:16
witness 149.14 wonder 27:13	54:18 55:2	57:17 58:2,10
82:12 94:6	34.10 33.2	60:10,16 61:10,11
04.14 74.0		00.10,10 01.10,11