1				
2 3	NI O	ET.		
3 4	T SEAL O	14180		Talbot County Planning Commission
5	E GRE			Final Decision Summary
6	A. MARY	TAND .		Wednesday, October 06, 2021 at 9:00 a.m.
7 8				Bradley Meeting Room 11 N. Washington Street, Easton, Maryland
9				
10		Archived aud	lio and video strea	m of the meeting is available at:
11 12				
12		<u>Talbot Co</u>		os - Talbot County, Maryland
14			(talbotcour	ntymd.gov)
15	Atten	dance:		
16	Comm	ission Members:	23	Staff:
17	Phillip	"Chip" Councell, Cha	airman 24	Miguel Salinas, Planning Officer
18	Willia	m Boicourt, Vice Chai	rman 25	Brennan Tarleton. Assistant Planning Officer
19	Micha	el Strannahan	26	Chase Phillips, Planner II
20	Lisa G	hezzi	27	Andy Meehan, Planning Commission Counsel
21	Paul S	pies	28	Mike Mertaugh, Assistant County Engineer
22			29	Ray Clarke, Director of Public Works
30				
31	1.	Call to Order—Con	nmissioner Councel	l called the meeting to order at 9:00 am.
32	_			
33	2.	Decision Summary	y Review—	
34				
35		August 16, 2021 -		
36		с. :	14	
37				rove the August 16, 2021 Decision Summary.
38		Commission went st	raight to the vote.	
39 40		Voto	5-0	
40 41		Vote FOR:		ourt, Ghezzi, Spies, Strannahan
41		AGAINST:	0	buit, Oliezzi, Spies, Su'allianan
42 43		ABSTAIN:		
43 44		ABSTAIN: ABSENT:	0 0	
44 45		ADSENT.	0	
45 46		September 01, 2021 -		
40 47		September 01, 2021 -		
48		Commissioner Ghez	zi moved to annroy	ve the September 01, 2021 Decision
49				seconded the motion.
4) 50				
51		Vote	5-0	
52		FOR:		ourt, Ghezzi, Spies, Strannahan
53		AGAINST:	0	,, ~p, ~
-				

	А	BSTAIN:	0
	А	BSENT:	0
3.	Old Bus	siness— No	one
4.	New Bu	siness	
	a. A	pplicant:	Keith and Lisa Ghezzi
	F	ile No.:	MV54
	Α	gent:	Elizabeth Fink, Fink, Whitten & Associates, LLC
	R	equest:	Minor Variance- Removal of Pool, Patio and Pump House
			Construction of pool and Patio
	L	ocation:	7218 Maxmore Creek Rd, Easton MD 21601
	Z	oning:	RC//WRC/CAO
	Commiss	sioner Ghezz	i is an applicant and therefore recused herself from the application.
	Dr. Keith	ı Ghezzi app	eared before the remaining Planning Commission members.
	The appl	licants are s	seeking recommendation from the Planning Commission for the
	-		in ground pool. The proposed pool will replace an existing
			and pump house. The proposed pool is 50' X 18' and is proposed to
			Mean High Water Line (MHWL). Should the Planning
	Commission recommend approval of the Minor Variance, staff recommends the following		
	condition	is:	
	-		no larger than it is proposed on the plan. The pool and all related
		of the pool s	shall exist no further into the 100-foot shoreline buffer than what is
	granted.		
	-	-	comply with and address all Critical Area comments and standards,
	-	· •	tion of a Buffer Management Plan that complies with requirements of
		al Area law.	
	-	-	l make an application to the Office of Permits and Inspections, and
		-	ocedures, and construction timelines as outlined regarding new
	construct		
		11	all commence construction of the proposed improvements within
	eighteen	(18) months	from the date of the Planning Office's "Notice to Proceed".
		esentation:	н
	Chase Ph	illips, Plann	er II
		nt Presentat	
	Elizabeth	I FINK, FINK,	Whitten & Associates, LLC
	D.L.P. C		None
	Public C	omment—	INONE

00	Commission on Spie	a moved that the Planning Commission recommend approval of	
99 100	Commissioner Spies moved that the Planning Commission recommend approval of Minor Variance # MV54 for Keith and Lisa Ghezzi at 7218 Maxmore Creek Drive		
100		litions with the exception of number two. Commissioner	
101	Boicourt seconded t	-	
102	Doicourt secondeu t		
103 104	Voto	4.0	
	Vote FOR:	<u>4-0</u> <u>4 Coursell Deiscurt Spice Strengehon</u>	
105		4- Councell, Boicourt, Spies, Strannahan	
106	AGAINST:	0	
107	ABSTAIN:	0	
108	ABSENT:	0	
109	h Annligent.		
110	b. Applicant:	Talbot County	
111	Res. No.:	304	
112	Request:	Consideration of consistency with the Talbot County	
113	Due les t	Comprehensive Plan	
114	Project:	Resolution to amend the Talbot County Comprehensive Water	
115		& Sewer Plan to Revise Chapter Three – Amendment	
116		Procedures	
117			
118	1	oot County Comprehensive Water and Sewer Plan allows sixty	
119	•	Department of Public Works (DPW) to prepare and forward	
120		ed amendments to the Planning Commission (PC) and the Public	
121	Works Advisory Board (PWAB) for review and recommendations to the County Council		
122	(Council) prior to a public hearing and Council vote. Applications for amendments are		
123	received for introduction by resolution of the Council on the last convening legislative		
124	day (fourth Tuesday) of December, March, June, and September. Advertising and Open		
125	Meetings Act requirements do not allow sufficient time between the date of the Council's		
126		olution for a proposed amendment and the agenda publication	
127	deadline for the next upcoming PC meeting. Amending the date of introduction of		
128	proposed amendments to the first legislative day (second Tuesday) of December, March,		
129	June, and September would provide sufficient time for DPW to prepare and forward		
130	documents to the PC and PWAB and meet the publication deadline for the next upcoming		
131	PC meeting on the first Wednesday of the following month.		
132			
133	Staff Presentation:		
134	Ray Clarke, Director	of Public Works	
135			
136	Public Comment— None		
137			
138		zzi moved that the Planning Commission certify that Resolution	
139	304 is consistent wit	h the 2016 Talbot Comprehensive Plan and the seven relevant	
140	standards in accordance with Environment Article § 9-506(a)(1) of the Maryland		
141	Annotated Code. Commissioner Strannahan seconded the motion.		
142			
143	Vote	5-0	
144	FOR:	5- Councell, Boicourt, Ghezzi, Spies, Strannahan	

145 AUAINST: 0 146 ABSENT:: 0 147 ABSENT:: 0 148 c. Applicant: Lee & Christine Schiller, Tim & Gretchen Guttman 150 Res. No.: 306 151 Request: Consideration of consistency with the Talbot County Comprehensive Plan 153 Project: Resolution 306 proposes to amend the Talbot County Comprehensive Water & Sewer Plan to reclassify and remap certain real properties located at 1004 S. Talbot Street, St. 156 Michaels, Maryland, 21663 and shown on Tax Map 32 as Parcel 148 and located at 1006 S. Talbot Street, St. Michaels, Maryland, 21663, and shown as Tax Map 32 as Parcel 75 from "S-3" future planned area to "S-1" immediate priority status 160 Requests were filed for Amendment to the Talbot County Comprehensive Water and Sewer Plan for change of Priority Status to reclassify and remap certain real property located at 1004 S. Talbot Street, St. Michaels, Maryland, 21663 from "S-3", Future 161 Requests were filed for Amendment to the Talbot County Comprehensive Water and Sewer Plan for change of Priority Status to reclassify and remap certain real property located at 1004 S. Talbot Street, St. Michaels, Maryland, 21663 from "S-3", Future 162 Sewer Plan to area for Sewer Serve (Period of 6-10 years) to "S-1" immediate priority status. 163 The properties are improved with single-family detached residential homes and are served by on-site sewage disposal systems. The County Engineer confirmed the feasibility of public sewer entexension and requested the	1.45			
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191	d. Res. No.:	281
192	Request:	Discussion of the Planning Commission's certification of
193		consistency with the Talbot County Comprehensive Plan with
194		respect to Resolution 281 and possible recommendations and/or
195		other actions, including reconsideration of the previous
196		certification
197	Project:	Resolution 281 amended the Talbot County Comprehensive Water
198	· · · , · · · ·	and Sewer Plan to reclassify and remap portions of certain real
199		property located in the Town of Trappe, Maryland, associated with
200		the Lakeside Planned Unit Development (The "Lakeside Project")
200		(formerly known as "Trappe East"), further described as Tax Map
202		54, Parcel 304; Tax Map 55, Parcels 14, 15, 17, 19, 44, 65, 83, and
202		85; and, Tax Map 59, Parcel 4, the total area consisting of eight
203 204		hundred sixty-five acres, more or less (the "Property"), from "S-2"
204 205		•
		and "W-2" (areas where improvements or extensions to existing, or
206		construction of new community, multi-use, or shared sanitary
207		facilities are programmed for progress within three to five years) to
208		"S-1" and "W-1" (areas served or to be served by community,
209		multi-use, or shared sanitary facilities which are existing, under
210		construction, or have immediate priority status); amended the Plan
211		to add certain water and sewer capital projects related to the
212		Lakeside Project and existing systems for the fiscal years 2020
213		through 2030; and, amended the Plan to update the narrative
214		description in the Plan relative to the Lakeside Project and existing
215		systems.
216		
217	Staff Presentation:	
210		

Staff Presentation: 218

219

220 221

Ray Clarke, Director of Public Works

Public Comment —

Name	Representing
Mike M'Connel	Self
Gene Lopez	Self
Jim Smullen	Self
Dan Watson	Petitioners for Petition 21-1 For Rescission (Without
	Prejudice) of Resolution 281
Doug Myers- Maryland	Chesapeake Bay Foundation
Senior Scientist	
Matt Pluta- Choptank	Shore Rivers
Riverkeeper	
Tom Alspach	Talbot Preservation Alliance
Bill Anderson	Talbot County Public Works Advisory Board
Bruce Armistead-Attorney	Armstead, Griswold, Lee & Rust, P.A Representing Dr.
	and Ms. Harris
Lyndsey Ryan-Attorney	Town of Trappe

		Ryan Showalter-Attorney	McAllister, DeTar, Showalter & Walker LLC	
			Representing Trappe East Holdings Business Trust	
222				
223		The Planning Commission of	closed the public comments and continued the item to	
224		October 7, 2021 at 8:00 pm in the Bradley Room of the County Courthouse. No		
225		further public comments will be accepted.		
226				
227	5.	Discussion Items— None		
228				
229	6.	Staff Matters— None		
230				
231	7.	Work Sessions—		
232				
233		October 6, 2021, at 12:30 pm	. there will be a Joint Work Session with the Planning	
234		Commission and Public Worl	ks Advisory Board to discuss matters of mutual interests that	
235		impact both bodies.		
236				
237	8.	Commission Matters —		
238				
239 240	9.	Adjournment– Commission	ner Councell adjourned the meeting at 11:55 am.	
240				