FTA	
ARA	Talbot County Planning Commission
	Decision Summary
ND Y	Wednesday, September 6, 2023 at 9:00 a.m.
LAIN	Bradley Meeting Room
	11 N. Washington Street, Easton
Arc	chived audio of the meeting is available at:
<u>Talbot C</u>	ounty Meeting Videos - Talbot County, Maryland
	(talbotcountymd.gov)
lance:	
	23 <u>Staff:</u>
1	
,	26 Elisa Deflaux, Planner II
pies	27 Andrew Nixon, Planner II
	28 Rebecca Guay, Commission Attorney
Call to Order-Cor	nmissioner Councell called the meeting to order at 9:00 am.
Decision Summary	Review
August 2, 202	23 — No meeting
	nnahan moved to approve the July 5, 2023 as presented.
Commissioner Cors	son seconded the motion.
a	
	ouncell explained there were only three (3) members of the
-	sent. Commissioner Spies will be joining the meeting in person later. (4)
	(4) members of the Commission will be present. Commissioner
	ed those in attendance that a tie vote is considered a negative vote.
	choose to withdraw their application until the next month without
penany.	
Old Puginaga	
Olu Dusilless-	
a Annlicent.	Little Valentine Solar Farm
	SP-23-1
	Zach Smith, Armistead, Lee, Rust & Wright P.A
	Jance: <u>hission Members:</u> o"Chip" Councell, Chiel Strannahan, Vice Corson pies Call to Order —Cort Decision Summary July 5, 2023 August 2, 202 Commissioner Stra Commissioner Cors • Commissioner Cors • Commissioner Stra Commissioner Cors • Commissioner Cors

53	Request:	The applicant is seeking the Planning Commission's approval of a	
54		decommissioning plan to satisfy the conditions of final site plan	
55		approval for a Large Scale Solar Energy System .	
56	Location:	12216 Cordova Road, Cordova, Maryland	
57		Tax Map 5, Parcel 38 & 113	
58	Zoning:	AC/VM	
59			
60	Staff Presentation:		
61	Elisa Deflaux, Planne	er II	
62			
63	Applicant Presentat	ion:	
64	Zachary Smith, Armistead, Lee, Rust & Wright, PA		
65	Brett Ewing, Lane Engineering, LLC		
66	John Forgash, SolHarvest Energy		
67	Joanne Blank, Stantec Consulting Services Inc.		
68			
69	Commissioner Spies joined the meeting during the presentation of the application.		
70			
71	Public Comment:		
72	Carol Bean, Eastern	Shore Land Conservancy	
73			
74			
75	Commissioner Strannahan moved that the Planning Commission approve the		
76	decommissioning plan associated with Site Plan # SP-23-1 Little Valentine Solar		
77	Farm at 12216 Cordova Road, Cordova, Maryland subject to staff conditions.		
78	Commissioner Cors	on seconded the motion.	
79			
80	<u>Vote 4-0</u>		
81	FOR: 4- Councell, Corson, Strannahan, Spies		
82	AGAINST: 0		
83	ABSTAIN: 0		
84	ABSENT: 1- Bo	icourt	
85			
86	N D ·		
	New Business		
88			
89	a. Applicant:	Lands of Little England, LLC, Tyler R. Willis, & Ann Marie	
90	T'I NI	McManus	
91	File No:	REV-23-9	
92 92	Agent(s):	Blair Armes, Andrews Land Surveying	
93 04	Request:	Major Revision Plat – Preliminary Plan	
94 05	Location:	6141 Old Trappe Rd, Trappe MD 21673	
95 06	7	Tax Map 48, Parcel 18	
96 07	Zoning:	AC	
97 08	C4- ff D		
98	Staff Presentation:		

99		Elisa Deflaux, Planner II	
100			
101		Applicant Presentation:	
102		Ann Marie McManus	
103			
104		Public Comment: None	
105			
106		Commissioner Corson moved that the Planning Commission approve Major	
107		Revision Plat # REV-23-9 Preliminary and Final Plan for Lands of Little England,	
108		LLC, Tyler R. Willis, & Ann Marie McManus, at 6141 Old Trappe Rd, Trappe MD	
109		21673; subject to staff conditions. Commissioner Spies seconded the motion.	
110			
111		Vote 4-0	
112		FOR: 4- Councell, Corson, Strannahan, Spies	
113		AGAINST: 0	
114		ABSTAIN: 0	
115		ABSENT: 1- Boicourt	
116			
117	5.	Discussion Items – None	
118			
119	6.	Staff Matters –	
120		Chief Compliance Officer, Mike Duell has retired	
121		Promotion of James Mullikin to Chief Compliance Officer	
122		Promotion of Andrew Nixon, to Planner II	
123		Position opening, Compliance Officer	
124		Position opening, Zoning Technician	
125		Position opening, Housing Coordinator	
126			
127	7.	Work Sessions – Joint meeting between the Planning Commission and the Public Works	
128		Advisory Board to review and discuss the draft 2023 Report of the Review will occur on	
129		September 14, 2023 at 4:30 pm in the St. Michaels Library conference room.	
130			
131	8.	Commission Matters– None	
132	_		
133	9.	Adjournment– Commissioner Councell adjourned the meeting at 9:45 am.	