

COUNTY COUNCIL

OF

TALBOT COUNTY

2026 Legislative Session, Legislative Day No.: March 10, 2026

Resolution No.: 392 *AS AMENDED*

Introduced by: Mr. Callahan, Ms. Haythe, Ms. Mielke, Mr. Stepp

A RESOLUTION TO AMEND THE TALBOT COUNTY COMPREHENSIVE WATER AND SEWER PLAN TO RECLASSIFY AND REMAP SIX PARCELS OF REAL PROPERTY LOCATED AT 25516 BUSHEY HEATH ROAD, 25520 BUSHEY HEATH ROAD, 25524 BUSHEY HEATH ROAD, 25533 BUSHEY HEATH ROAD, 25575 BUSHEY HEATH ROAD, AND A PORTION OF 25608 BUSHEY HEATH ROAD/SOLITUDE ROAD AND SHOWN ON TAX MAP 40 AS PARCELS 98, 86, 2, 82, 4, AND 110, RESPECTIVELY, FROM “UNPROGRAMMED” TO “S-1” IMMEDIATE PRIORITY STATUS PURSUANT TO APPLICATIONS FILED BY DANIEL D. HALEY AND DAWN A. HALEY, JACQUELINE H. SMITH AND FEDERAL QTIP RESIDUARY TRUST OF JERRY B. HOOK, KATHERINE A. HEIKES, KENNETH R. ADAMI AND BETH ADAMI, AND THE HARRY G. BROADMAN FAMILY TRUST

By the Council: March 10, 2026

Introduced, read the first time, and ordered posted, with Public Hearing scheduled on Tuesday, April 14, 2026, at 5:30 p.m. in the Bradley Meeting Room, South Wing, Talbot County Courthouse, 11 North Washington Street, Easton, Maryland 21601.

By order:



Susan W. Moran, Secretary

A RESOLUTION TO AMEND THE TALBOT COUNTY COMPREHENSIVE WATER AND SEWER PLAN TO RECLASSIFY AND REMAP SIX PARCELS OF REAL PROPERTY LOCATED AT 25516 BUSHEY HEATH ROAD, 25520 BUSHEY HEATH ROAD, 25524 BUSHEY HEATH ROAD, 25533 BUSHEY HEATH ROAD, 25575 BUSHEY HEATH ROAD, AND A PORTION OF 25608 BUSHEY HEATH ROAD/SOLITUDE ROAD AND SHOWN ON TAX MAP 40 AS PARCELS 98, 86, 2, 82, 4, AND 110, RESPECTIVELY, FROM “UNPROGRAMMED” TO “S-1” IMMEDIATE PRIORITY STATUS PURSUANT TO APPLICATIONS FILED BY DANIEL D. HALEY AND DAWN A. HALEY, JACQUELINE H. SMITH AND FEDERAL QTIP RESIDUARY TRUST OF JERRY B. HOOK, KATHERINE A. HEIKES, KENNETH R. ADAMI AND BETH ADAMI, AND THE HARRY G. BROADMAN FAMILY TRUST

KEY	
Boldface	Heading or defined term
<u>Double Underlining</u>	Added to Resolution by amendment
Double Strikethrough	Deleted from Resolution by amendment
* * *Resolution No. 392 unaffected

WHEREAS, on October 22, 2002, the County Council of Talbot County (the “County Council”) adopted Resolution No. 100, which updated the Talbot County Comprehensive Water and Sewer Plan (the “CWSP”) through the 2002 Report of the Review; and

WHEREAS, the Maryland Department of the Environment (“MDE”) approved Resolution No. 100 on February 20, 2003; and

WHEREAS, Daniel D. Haley and Dawn A. Haley (the “Haleys”) are the owners of two parcels of real property located at 25516 Bushey Heath Road, Royal Oak, Maryland and 25520 Bushey Heath Road, Royal Oak, Maryland and shown on Tax Map 40 as Parcels 98 and 86, respectively (individually, “Parcel 98” and “Parcel 86”; collectively, the “Haley Properties”); and

WHEREAS, Parcel 98 consists of 1.93± acres and is improved with a single-family dwelling; and

WHEREAS, Parcel 86 consists of 0.840± square feet and is improved with a single-family dwelling; and

WHEREAS, Jacqueline H. Smith and Federal QTIP Residuary Trust of Jerry B. Hook (collectively, “Ms. Smith and the Hook Trust”) are the owners of a parcel of real property located

at 25524 Bushey Heath Road, Royal Oak, Maryland and shown on Tax Map 40 as Parcel 2 (the “Smith and Hook Trust Property”), which consists of 1.1± acres and is improved with a single-family dwelling; and

WHEREAS, Katherine A. Heikes (“Ms. Heikes”) is the owner of a parcel of real property located at 25608 Bushey Heath Road/Solitude Road, Royal Oak, Maryland and shown on Tax Map 40 as Parcel 110 (the “Heikes Property”), which consists of 91.46± acres and is improved with a single-family dwelling; and

WHEREAS, Kenneth R. Adami and Beth Adami (the “Adamis”) are the owners of a parcel of real property located at 25533 Bushey Heath Road, Royal Oak, Maryland and shown on Tax Map 40 as Parcel 82 (the “Adami Property”), which consists of 1.408± acres and is improved with a single-family dwelling; and

WHEREAS, the Harry G. Broadman Family Trust, Harry G. Broadman, Trustee (the “Broadman Trust”) is the owner of a parcel of real property located at 25575 Bushey Heath Road, Royal Oak, Maryland and shown on Tax Map 40 as Parcel 4 (the “Broadman Trust Property”), which consists of 1.828± acres and is improved with a single-family dwelling; and

WHEREAS, the Haleys, Ms. Smith and the Hook Trust, Ms. Heikes, the Adamis, and the Broadman Trust are collectively referred to herein as the “Owners”; and

WHEREAS, the Haley Properties, the Smith and Hook Trust Property, the Heikes Property, the Adami Property, and the Broadman Trust Property are collectively referred to herein as the “Properties”; and

WHEREAS, each of the Owners has submitted an Application for an Amendment to the CWSP for Change of Priority Status to change the sewer classification of their respective property from “Unprogrammed” to “S-1” Immediate Priority Status; and

WHEREAS, the County Engineer has evaluated and confirmed the feasibility of extending public sewer to the Properties and requested that the Talbot County Office of Law prepare this amendment to the CWSP to facilitate extension of public sewer thereto; and

WHEREAS, in accordance with the requirements of Md. Code Ann., Envir. § 9-506(a)(1)(i), the proposed CWSP amendment set forth herein has been submitted to the Talbot County Planning Commission (the “Planning Commission”), as well as the Talbot County Public Works Advisory Board, for review for consistency with planning programs for the area; and

WHEREAS, on March 19, 2026, the Public Works Advisory Board recommended that the County Council approve the Applications for Amendment submitted by the Owners with the stipulation that the change in classification for the Heikes Property be limited to the ten (10) acres immediately surrounding the existing single-family dwelling situated thereupon; and

WHEREAS, on April 1, 2026, the Planning Commission certified that the proposed CWSP amendment set forth herein is consistent with the Comprehensive Plan as required by Md. Code Ann., Envir. § 9-506(a)(1)(ii), with the stipulation set forth in the Public Works Advisory Board’s March 19, 2026, recommendation that the change in classification for the Heikes Property

be limited to the ten (10) acres immediately surrounding the existing single-family dwelling situated thereupon.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF TALBOT COUNTY, MARYLAND, that the Talbot County Comprehensive Water and Sewer Plan shall be and is hereby amended as follows:

SECTION ONE: The above recitals are hereby incorporated as if fully set forth herein.

SECTION TWO: Subject to the terms and conditions herein, the CWSP is amended to reclassify and remap the entirety of the Haley Properties, the Smith and Hook Trust Property, the Adami Property, and the Broadman Trust Property and the ten (10) acres immediately surrounding the existing single-family dwelling situated on the Heikes Property from “Unprogrammed” to “S-1” Immediate Priority Status, as shown on the map attached hereto as Exhibit A, as amended, and incorporated herein by reference as if fully set forth.

SECTION THREE: Sewer service for the Properties as set forth in Section Two hereinabove shall be from the Region II Wastewater Treatment Plant. The proposed sewer extension shall be designed and constructed in accordance with the current Region II Service Policy and design guidelines.

SECTION FOUR: The Properties as set forth in Section Two hereinabove are each hereby granted an allocation of one (1) equivalent dwelling unit (“EDU”) of sewer capacity. Each of the Properties shall be limited to a peak daily flow allocation of two hundred fifty (250) gallons per day per EDU.

SECTION FIVE: Each of the Owners shall be responsible for contracting and paying for all required permits, easements, construction work, and all benefit and connection charges in accordance with a Public Works Agreement (“PWA”) approved by the County for their respective property. The PWA for each such property shall run with and bind the property served and shall be filed among the Land Records of Talbot County, Maryland within sixty (60) days from the date of approval of the building permit.

SECTION SIX: Each of the Owners shall be responsible for paying a connection fee as defined for the Region II Wastewater System before commencing construction to connect their respective property to the force main. Such connections shall be subject to periodic charges, tariffs, and policies as may be adopted from time to time.

SECTION SEVEN: The Owners shall be solely responsible for all costs incurred for design, engineering, construction, inspection, and testing that may be reasonably required, as determined by the County Engineer, to connect their respective property to the force main, including, without limitation, any material, pumps, saddles, or other equipment, and for all costs incurred for ongoing maintenance and repair.

SECTION EIGHT: No water or sewer service shall be available to any area beyond the existing Properties as set forth in Section Two hereinabove to be served. No other properties, lots, or parcels, including any future reconfiguration, recombination, or subdivision of any of the

Properties, shall be entitled to service or capacity, unless and until the CWSP is amended to permit such service.

SECTION NINE: The design shall be consistent with the design standards for similar projects in the Region II Service Area, shall be subject to review and approval by the County Engineer, and shall include design features, components, and materials as the County Engineer or their designee may reasonably require, including the ability to isolate the connection.

SECTION TEN: Each of the Owners shall be solely responsible for all remediation, mitigation, damages, charges, fines, penalties, or other costs imposed, levied, or assessed at any time by any federal, State, or local enforcement agency for any environmental damage or violation of law caused by or resulting from their respective connections to the force main. The Owners shall indemnify and hold the County harmless from and against all such claims, actions, suits, damages, losses, or expenses, of any kind, nature, or description whatsoever as to their respective property.

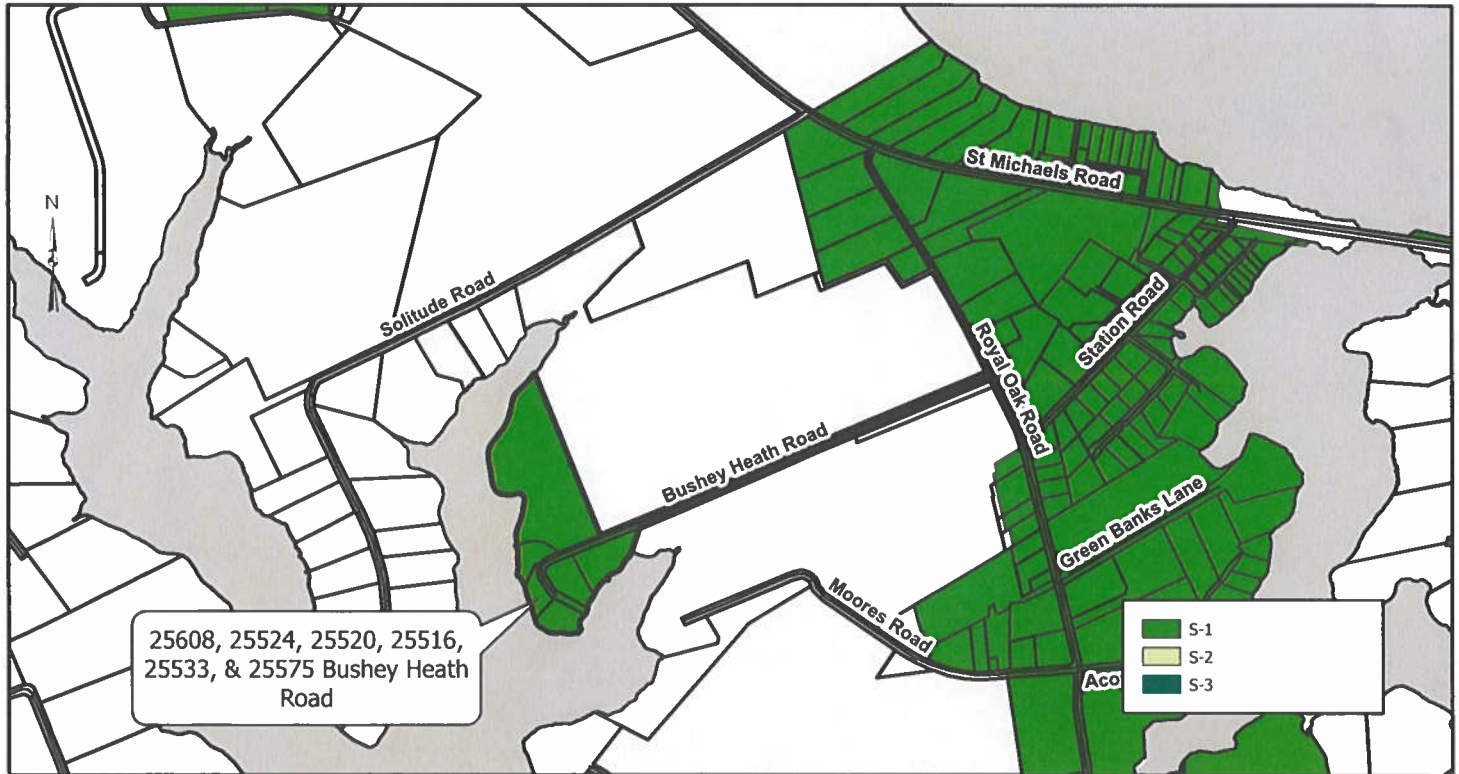
SECTION ELEVEN: This Resolution shall not modify, excuse, or supersede any other requirements for ongoing compliance with all applicable federal, State, and local statutes, ordinances, rules, or regulations, including without limitation all conditions and requirements of all permits and approvals necessary for connection to the force main.

SECTION TWELVE: This Resolution shall take effect immediately upon the date of its adoption.

Existing Sewer Service Area
25608, 25524, 25520, 25516, 25533, & 25575 Bushey Heath Road
Tax Map 40, Parcels 110, 2, 86, 98, 82, & 4



Proposed Sewer Service Area
25608, 25524, 25520, 25516, 25533, & 25575 Bushey Heath Road
Tax Map 40, Parcels 110, 2, 86, 98, 82, & 4



PUBLIC HEARING

Having been posted and Notice, Time and Place of Hearing, and Title of Resolution No. 392 having been published, a public hearing was held on Tuesday, April 14, 2026, at 5:30 p.m. in the Bradley Meeting Room, South Wing, Talbot County Courthouse, 11 North Washington Street, Easton, Maryland.

BY THE COUNCIL

Read the second time:

Adopted: **April 28, 2026 * AS AMENDED***

By Order: *Susan W. Moran*
Susan W. Moran, Secretary

Callahan	-	Aye
Stepp	-	Aye
Leshner	-	Aye
Mielke	-	Aye
Haythe	-	Aye

Effective: **April 28, 2026**