



Planning Commission MEETING AGENDA

Thursday, January 18, 2024 - 1:00 PM
Council Chambers, Easton Town Office
14 S Harrison Street

1. Call to Order

2. Approval of Minutes.

- a. Approval of the Decision Summary from the December 21, 2023 meeting.

3. Old Business

4. New Business

- a. **Applicant:** Rise Up Dover Road LLC
File No.: 2023 - 1079
Location: 618 Dover Road
Tax Map 105, Grid 0EA, Parcel 1021
Zoning District: CB
Nature of Request: The request for Sketch Site Plan and Architectural approval to construct a one-story addition to the rear of the existing building located at 618 Dover Road has been withdrawn from the January 18, 2024 Planning Commission agenda.

- b. Zoning Requirements for Adult-Use Cannabis Dispensaries.

- c. Election of 2024 Officers.

5. Discussion Item

- a. New Town Design Guidelines.
- b. Attainable Housing - Follow up from the January 16, 2024 Joint Workshop with Town Council.

6. Adjournment.



**Town of Easton Planning Commission
Draft Decision Summary**

Thursday, December 21, 2023 at 1:00 p.m.

Town Hall Chamber 2

14 S. Harrison Street, Easton, Maryland

Archived video of the meeting is available at:

[Town of Easton Agendas and Minutes](https://www.eastonmd.gov/Agendas/Agendas%20and%20Minutes)
[\(eastonmd.gov\)](https://www.eastonmd.gov/)

Attendance:

Commission Members:

Jennifer Dindinger, Chairperson
Philip Toussaint, Vice Chairperson
Tom Klein (Outgoing Alternate/Incoming Member)
Victoria McAndrews
Paul Weber (Outgoing Member)
Michael Ports (Incoming Alternate)

Absent:

Commission Members:

William Ryall

Staff:

Lynn B. Thomas, Town Planner
Joseph Mayer, Plan Reviewer
Nicholas Johnson, Planner
Sierra Clem, Engineering Technician
William C. Chapman Esq., Assistant Town
Attorney
Samantha Smith, Administrative Specialist

Staff:

Miguel Salinas, Planning and Zoning Director

1. Call to Order — Chairperson Dindinger called the meeting to order at 1:00 pm.

2. Decision Summary Review —

a. November 16, 2023 - The Commission noted the following corrections to the draft decision summary:

- i. Item 5.a.ii.: Modify language for accuracy.
- ii. Item 5.b.: Strike: *“Finally, the Commission recommended changes to supplemental standard requirements for Cannabis Grow Facilities to be classified as an Agriculture Controlled Environment”* ; Minor editorial changes.

Commissioner Weber moved to approve the November 16, 2023 Decision Summary with amendments. Vice Chairperson Toussaint seconded the motion.

Vote 5 - 0 -1

FOR: 5 - Dindinger, Toussaint, Klein, McAndrews, Weber
AGAINST: 0
ABSTAIN: 0
ABSENT: 1- Ryall

- b. October 11, 2023 Comprehensive Plan Workshop - The Commission noted the following correction to the draft workshop summary:

- i. Item 2.a.i.: Add: “...revisiting the parameters of the Urban Growth Boundary with the elimination of Priority Growth Areas 1, 2, and 3 in that designation.” ; Replace “to control” with “to increase”.

Vice Chairperson Toussaint moved to approve the October 11, 2023 Workshop Summary with amendments. Commissioner Klein seconded the motion.

Vote 5 - 0 -1
FOR: 5 - Dindinger, Toussaint, Klein, McAndrews, Weber
AGAINST: 0
ABSTAIN: 0
ABSENT: 1- Ryall

3. Old Business

- a. **Applicant:** Rise Up Dover Road LLC
File No.: 2023 - 870
Location: 625 Dover Road, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 0990
Zoning: R-7A
Request: The applicant is seeking the Commission’s feedback for any additional screening to be added to the mechanical equipment on a previously approved kitchen facility, and for the approval of its graphic design. At their October 19, 2023 meeting the Commission unanimously voted to approve the site plan application, and to forward a positive recommendation to the Town Council to amend the previously approved Planned Unit Development (PUD) for the addition of an 8’ x 12’ walk-in cooler to the existing kitchen unit, and the addition of a 12’ x 24’ storage shed to the existing property subject to following conditions:

1. The shade structure shall be erected seasonally during the period of March 1st through November 30th, and shall be taken down and stored offsite on November 30th.
2. Upon disassembling, all tripping hazards shall be removed as deemed necessary by the Building Inspection Division.
3. Music or other amplified sounds from the loudspeakers shall not play prior to 8 a.m. or after 7 p.m.

4. The restroom, tables and chairs may all remain in place and ready for use.
5. The applicant shall obtain a building permit for the Mad-Eggs facility and walk-up cafe, walk-in cooler and storage shed and shall obtain additional approval from the Fire Marshal, Talbot County Health Department, and Easton Utilities Commission.
6. The applicant shall submit As-Builts for review with the Town's Engineering Department to close out the grading permit.
7. Upon installation of the "Mad Eggs" kitchen facility, the Town Planner may determine that mechanical equipment screening at the top of the structure is necessary and shall retain the right to seek approval/denial from the Planning Commission.
8. The applicant shall return to the Planning Commission after November 30th (December 21, 2023 Planning Commission meeting) to review and/or determine if a redesign of the graphics and/or additional screening of mechanical components is necessary.

On December 4, 2023 the Town Council voted unanimously to approve the PUD Amendment to include a Walk-in Cooler, Storage Shed, Tent, Kitchen Facility, Walk-up Cafe, Kiosk, and Bathrooms with the Planning Commission's recommended conditions. The applicant has now returned with a proposed design of the screening that is made of metal with adhered vinyl text, and no change to the existing graphics on the shipping container. For this proposal, staff recommend the following conditions:

1. The screening should conceal the mechanical equipment, and blend in with the overall structure.
2. The applicant shall obtain a Variance from the Board of Zoning Appeals pursuant to Section 28-1101.7.A.1.c of the Town's Zoning Ordinance.

Staff Presentation:

Joseph Mayer, Plan Reviewer

Lynn Thomas, Town Planner

Miguel Salinas, Director of Planning and Zoning

Applicant Presentation:

Zachary A. Smith, *Esq.*

Public Comment — None

Public Comment Written:

Joan Leanos

Commissioner Weber moved to continue the request for design review and approval of the kitchen facility; with a request for the applicant to return with enhanced renderings and elevations of the additional structure, where a decision regarding

the necessity of the mechanical equipment screenings will be determined at that time. Commissioner Klein seconded the motion.

Vote 5 - 0 -1

FOR: 5 - Dindinger, Toussaint, Klein, McAndrews, Weber

AGAINST: 0

ABSTAIN: 0

ABSENT: 1- Ryall

4. New Business

a. Applicant: Lane Engineering, LLC

File No.: 2023 - 1069

Location: 9158 and 9170 Mistletoe Drive, Easton, MD 21601

Tax Map 025, Grid 0022, Parcel 0138, Lot 2 & 3

Zoning: I

Request: The applicant is seeking sketch site plan and architectural approval to construct a 33,872 square foot (SF) manufacturing/wholesale building, and a 6,201 SF one-story office building with associated parking, stormwater management facilities and landscaping improvements. The original application submitted for review by the Easton Staff Development Review Committee (ESDR) was proposed for the construction of a manufacturing/wholesale building with 51,187 SF of ground floor area (GFA), a two-story office building with 13,390 SF GFA, and included a waiver of 25 spaces from the required 80 parking spaces. Subsequent to that meeting, the applicant submitted a revision to reduce the manufacturing/wholesale building to a smaller footprint of 33,872 SF GFA, and to reduce the office building to 6,201 SF GFA to meet the minimum parking space requirement based on the revised square footage.

Staff recommend the following conditions:

1. The applicant may reduce the floor area of the manufacturing/wholesale and office building so long as the general location and the elevations remain consistent as shown as submitted and on the elevation sheets dated October 27, 2023.
2. The applicant is required to adhere to the November 5, 2021 Declaration of Covenants for Mistletoe Hall Commerce-Business Park-Book: 2916, Page: 104.

Staff Presentation:

Joseph Mayer, Plan Reviewer

Lynn Thomas, Town Planner

Miguel Salinas, Director of Planning and Zoning

Applicant Presentation:

Brett Ewing, Lane Engineering
Eric Catellier, AWB Engineers

Public Comment — None

Commissioner McAndrews moved to approve the sketch site plan and architecture with the following recommended conditions:

- 1. The applicant may reduce the floor area of the manufacturing/wholesale and office building so long as the general location and elevations remain consistent as submitted on the elevation sheets dated October 27, 2023.**
- 2. The applicant shall adhere to the November 5, 2021 Declaration of Covenants for Mistletoe Hall Commerce-Business Park-Book: 2916, Page: 104.**

Commissioner Weber seconded the motion.

Vote	5 - 0 -1
FOR:	5 - Dindinger, Toussaint, Klein, McAndrews, Weber
AGAINST:	0
ABSTAIN:	0
ABSENT:	1- Ryall

- b. Applicant:** **Shoregate of Cannery Commercial LLC**
File No.: **2023 - 996**
Location: 503 North Street and 108 North East Street, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 0753 & 0756, Lot 3 & 4
Zoning: BC
Request: The applicant is seeking sketch site plan approval for the construction of three, 3-story multifamily residential buildings comprising 110,043 square feet (SF) of gross floor area (GFA) with a total of 96 units, and to construct a one-story 3,080 SF amenity building with associated site improvements including the demolition of an existing garage and storage building on the property located at 503 North Street. On October 19, 2017 the subject property received sketch redevelopment site plan approval from the Commission for three, 3-story apartment buildings with a total of 30 units. On November 27, 2023, a Planned Redevelopment (PR) Overlay District sketch site plan was received from new owners of the property (Shoregate of Cannery Commercial LLC) to revise the October 2017 approval for the main property with the inclusion of the property located at 108 East Avenue. On October 9, 2023, the applicant received a Certificate of Appropriateness from the Historic District Commission for the demolition of the existing warehouse located at 108 East Avenue, and to construct a one-story amenity building. Staff notes that the applicant has addressed all prior Planning Commission conditions.

Staff Presentation:

Joseph Mayer, Plan Reviewer
Lynn Thomas, Town Planner
Miguel Salinas, Director of Planning and Zoning

Applicant Presentation:

Brendan Mullaney, *Esq.*, MDSW LLC
Brett Ewing, Lane Engineering
Mike Lenhart, Lenhart Traffic Consulting
Lauren White, Fisher Architecture
Justin Nonemaker, Shoregate of Cannery Commercial LLC

Public Comment:

Dudley Greer
Sally Heckman
Harold Bussell

Chairperson Dindinger called for a brief recess at 2:43 p.m. The meeting was called to Order at 2:53 p.m.

Vice Chairperson Toussaint moved to approve the sketch site plan subject to the following conditions:

1. The applicant shall return to the Planning Commission for architectural approval, and to address all concerns regarding the ~~massing, and architectural enhancements~~ architectural design.
2. The applicant shall examine the feasibility to provide a playground or tot lot within the stormwater area.

Vice Chairperson Toussaint amended the motion to approve the sketch site plan subject to the following conditions:

1. The applicant shall return to the Planning Commission for architectural approval, and to address all concerns regarding the ~~massing, and architectural enhancements~~ architectural design.
2. The applicant shall examine the feasibility to provide a playground or tot lot within the stormwater area.
3. The applicant shall explore all options for a pedestrian crosswalk at North Street/Elizabeth Street with the Town Engineer and Commissioner Klien.

Commissioner Weber seconded the motion.

Vote	<u>45 - 0 -12</u>
FOR:	45 - Dindinger, Toussaint, Klein, McAndrews , Weber
AGAINST:	0
ABSTAIN:	0
ABSENT:	21- McAndrews , Ryall

288
289
290 **5. Discussion Items**
291

- 292 a. Zoning Requirements for Cannabis Uses — Pursuant to a recommendation to the
293 Council to adopt new and/or revised cannabis regulations, staff presented a
294 second draft of amendments to the Zoning Code to regulate the various cannabis-
295 related uses. At their November 16, 2023 meeting, the Commission recommended
296 revisions to all of the cannabis related uses under the
297 Miscellaneous/Combination/Hybrid Uses in the Table of Permissible Uses,
298 recommended the removal of the requirement for cannabis growing facilities to be
299 conducted as Agriculture Controlled Environment, and refined language to the
300 odor control standards for Cannabis Dispensaries in the Commercial Uses section
301 including the requirement of an authorized contact associated with any dispensary
302 for all operational issues. Following a discussion and review of the second draft of
303 amendments, the Commission proposed the incorporation of diverse supplemental
304 standards for cannabis-related uses including visual displays and signage, drive-
305 thrus, hours of operation and security, and the storage of fertilizers and pesticides.
306 The Commission also recommended additional language from the prohibition of
307 sales to be included in cannabis processing facilities.
308

309 **Staff Presentation:**

310 Lynn Thomas, Town Planner
311

- 312 b. Amendments to the Zoning Ordinance: Zoning Ordinance No. 803, Middle
313 Housing Types — On January 16, 2024 at 4:30 p.m. the Planning Commission
314 and Town Council will hold a joint workshop pursuant to the Commission’s
315 proposed language regarding Middle Housing types in Ordinance 803. This
316 workshop is intended to address the Council’s questions with the proposed zoning
317 text amendment, and to provide the Council with a better understanding of the
318 Commission’s recommendation as an objective to address the significant need for
319 attainable housing.
320
- 321 c. Chairperson Dindinger took a moment to share appreciation and thanks to Paul
322 Weber for his dedicated service to the Planning and Zoning Commission.
323 Commissioner Weber served two consecutive terms on the Commission (the most
324 recent term as the Chairperson), and was an advocate for bringing affordable
325 housing to Easton. Commissioner Weber expressed his gratitude for the
326 opportunity to serve as a volunteer and to fulfill his civic duty. Commissioner
327 Weber will continue his volunteer service as an alternate Board Member on the
328 Town of Easton Board of Zoning Appeals. The Commission thanked Mr. Weber,
329 and wished him well on his future endeavors.
330

- 331
- 332 **6. Adjournment** — Chairperson Dindinger moved to adjourn. Commissioner Weber
333 seconded the motion. The meeting was adjourned at 4:56 p.m.



TOWN OF EASTON

14 South Harrison Street
Easton, Maryland 21601

January 3, 2024

Dear Resident,

The Easton Planning Commission will hold a public meeting on **Thursday, January 18, 2024 at 1:00 p.m.** in the Easton Town Council Chambers located on the second floor of 14 South Harrison Street. The Town of Easton Zoning Ordinance requires that owners of property located within 400 feet of a parcel on which certain types of applications are pending be given notice of upcoming meetings or hearings. If you are a tenant in or an owner of a multi-unit building, please distribute or post this notice in a visible location for all other tenants or owners to view. If you are a tenant of a rental property, please notify the property owner that this notice letter has been distributed to their property. Notice has also been sent to the Star Democrat, a sign has been posted at the subject property and the hearing agenda has been posted on the Town of Easton website: <http://eastonmd.gov/>.

This letter is sent to inform you that Application 2023-1079 has been filed on behalf of Rise Up Dover Road LLC to request Sketch Site Plan and Architectural approval for the construction of a 926 sq. ft., one-story addition to the rear of the existing building on the property located at 618 Dover Road, also known as Tax Map 105, Grid 0EA, Parcel 1021.

Copies of the proposed application are on file and available for public review in the Town's Planning Office at 14 South Harrison Street between the hours of 8:30 a.m. and 4:00 p.m., Monday through Friday. **In addition, digital copies will be available for review one week prior to the scheduled meeting via the Town's website at <https://www.eastonmd.gov/129/Agendas-Minutes>.** If you have any questions regarding this application, please contact the Planning Office at (410) 822-1943 or via email at ssmith@eastonMD.gov.

Samantha N. Smith

Samantha N. Smith, Administrative Specialist
Planning & Zoning Department
410-822-1943 ssmith@eastonMD.gov

APG Media of Chesapeake, LLC
29088 Airpark Drive
Easton, MD 21601

12/28/23

Phone: Fax:
<http://www.chespub.com>

Cust. AcctID:	Creation Date: 12/28/23
	Ad Date: 01/03/24
	Class: 10
Name: Joanne Drummer	Ad ID:
Company: TOWN OF EASTON (L)	Ad Taker: AHALL
Address: PO Box 520	Sales Person: 503
EASTON, MD 21601	Words: 124
	Lines: 25
Telephone: (410) 822-2525	Agate Lines: 126
Email:	Depth: 3.5
Description: Planning Comm Meeting	Inserts: 2
	Blind Box:

Other Charges: Total:
Discount:
Surcharge: Paid Amount:
Credits:
Bill Depth: Amount Due:

CREDIT CARD DETAILS

PT	CT	CN	Number	Exp.	Amnt.

Publication	Start	Stop	Inserts	Cost
The Star Democrat	01/03/24	01/03/24	1	

Planning Commission	
MEETING AGENDA	
Thursday, January 18, 2024 - 1:00 PM	
Council Chambers, Easton Town Office	
14 S. Harrison Street	
Please continue to check our website at:	
https://eastonmd.gov/128/Agendas-Minutes	
for agenda updates	
1.	Call to Order
2.	Approval of Minutes.
a.	Approval of the Decision Summary from the December 21, 2023 meeting.
3.	Old Business
4.	New Business
a.	Applicant: Rise Up Dover Road LLC
	File No.: 2023-1079
	Location: 618 Dover Road
	Tax Map: 105, Grid OEA, Parcel 1021
	Zoning District: CB
	Nature of Request: Sketch Site Plan and Architectural approval to construct a one-story addition to the rear of the existing building located at 618 Dover Road.
b.	Zoning Requirements for Adult-Use Cannabis Dispensaries.
5.	Discussion Item
6.	Adjournment.
3043009 SD 1/3/2024	

Ad Note:



Sign posted on January 02, 2024

Customer Note:

We Appreciate Your Business!
Thank You Joanne Drummer!



TOWN OF EASTON

Planning & Zoning Department
14 South Harrison Street
P.O. Box 520

STAFF MEMORANDUM

To: Easton Planning and Zoning Commission
From: Lynn Thomas, Town Planner
Date: January 9, 2024
Subject: Revised Proposed Cannabis Zoning Regulations

The following memo has been revised, based on discussion at your December meeting. My notes from that meeting indicated you would like to see the following changes/additions to the proposal (my response indicating if/how I addressed the issue is included in red):

1. Add the prohibition of sales restriction currently listed for growing facilities to processing facilities as well. (Done, as requested)
2. Add standards for the following aspects of potential cannabis-related uses:
 - Visual Displays (added to the proposed Supplemental Standards for all three uses, even though I am not sure it is applicable to all of them)
 - Lighting/Signage Issues (No standards added as we already address such issues in the Zoning Code. Unless there is justification for stricter signage and/or lighting standards for cannabis-related uses vs any other use, I believe we are adequately covered)
 - Drive-Thru Windows (Added a prohibition to the Dispensary Use. Does not seem to be applicable to the other uses. Alternately we can make this possible via Special Exception for dispensaries if you think that makes more sense - i.e., a dispensary w/o a drive-thru would be outright permitted but one with a drive-thru would require a SE, even if it is otherwise outright permitted where proposed)
 - Hours of Operation (Nothing added as, to me at least, this only seems applicable to an on-site consumption facility which we are proposing to not allow)
 - Storage of Fertilizers/Pesticides (Added a Supplemental Standard to the Growing Facility use)
 - Security (Added a supplemental standard to the Growing and Processing uses)

1. Amend the Table of Permissible Uses as follows:

Health Services												
		A-1	R-7A	R-10A	R-10M	CB	CG	CL	BC	I	G/I	
232	Animal Hospital or Veterinary Clinic*	--	--	--	--	--	SE	SE	P	--	--	
233	Drug Store/Pharmacy	--	--	--	--	P	P	P	--	--	--	
234	Hospital											
235	Medical Cannabis Dispensary*	--	--	--	--	SE	SE	SE	--	--	--	
236	Medical Cannabis Growing Facility*	P	--	--	--	--	SE	SE	P	P	SE	
237	Medical Cannabis Processing Facility*	--	--	--	--	--	--	--	P	P	--	
238	Medical Services	--	--	--	--	P	P	P	P	--	--	
239	Mobile Medical Facility	--	--	--	--	--	T	--	T	--	T	Also possible Temporary Use in the HC District.
240	Any Health Service Not Listed Above	--	--	--	--	SE	SE	SE	SE	--	--	

6. MISCELLANEOUS/COMBINATION/HYBRID USES												
		A-1	R-7A	R-10A	R-10M	CB	CG	CL	BC	I	G/I	
601	Agriculture *	P	P	P	P	--	--	P	P	P	P	
602	Buildings in excess of height or size limitations	--	--	--	--	--	--	SE	--	--	SE	
603	Cannabis Related Uses											
603.1	Cannabis Dispensary*	■	■	■	■	SE	P	P	■	■	■	
603.2	Cannabis Growing Facility*	■	■	■	■	■	■	■	SE	P	■	
603.3	Cannabis on-site consumption establishment*	■	■	■	■	■	■	■	■	■	■	
603.4	Cannabis Processing Facility*	■	■	■	■	■	■	■	SE	P	■	
603	Donation Bins *	--	--	--	--	SE	SE	SE	SE	SE	--	
604	Garage or yard sales *	T	T	T	T	--	--	--	--	--	--	
606	Helipads	A	A	A	A	A	A	A	A	A	A	Permitted only as Accessory Uses to airports, hospitals, police stations, or other public services.

2. Amend the supplemental standards associated with these uses as follows:

Under Commercial Uses:

19. ~~Medical~~ Cannabis Dispensary

- a. A ~~medical~~ cannabis dispensary shall be licensed and operate in accordance with State of Maryland regulations for such use pursuant to COMAR 10.62.01 to 10.62.35.
- b. No ~~medical~~ cannabis dispensary shall be permitted within ~~one thousand (1,000)~~ **five hundred (500')** feet (measured from the closest portion of the affected properties) of any of the following uses: Schools, Colleges & Universities, ~~Houses of Worship~~, Family Day Care, Day Care Group, Day Care Small Group, ~~and Park or one thousand (1,000')~~ **feet of another cannabis dispensary.**
- c. **Owners/operators of a cannabis dispensary shall provide the Town with an up-to-date local contact person (based in Talbot County) who shall be available and authorized to respond to complaints concerning any operational issues associated with the dispensary.**
- d. **All cannabis dispensaries shall install odor control technology, as necessary, in order to control ventilation at the establishment in such a manner that no odor from cannabis products can be detected outside the building on the same property or on adjacent properties or public rights-of-way, or within any other unit located within the same building as the cannabis dispensary, if the use occupies only a portion of the building. The Operator shall properly maintain all odor mitigation equipment to ensure maximum efficiency.**
- e. **There shall be no display of unpackaged cannabis visible to customers of the dispensary or the general public.**
- f. **No cannabis dispensary shall use or provide a drive-thru service.**

Under Industrial Uses:

7. ~~Medical~~ Cannabis Growing Facility

- a. A ~~medical~~ cannabis growing facility shall be licensed and operate in accordance with State of Maryland regulations for such use pursuant to COMAR 10.62.01 to 10.62.35.
- b. **All cannabis growing facilities shall limit growing operations to indoor, enclosed structures.**
- c. **Owners/operators of a cannabis growing facility shall provide the Town with an up-to-date local contact person (based in Talbot County) who shall be available and authorized to respond to complaints concerning any operational issues**

associated with the facility.

- d. All cannabis growing facilities shall install odor control technology, as necessary, in order to control ventilation at the establishment in such a manner that no odor from cannabis cultivation, its processing or the manufacturing of products can be detected outside the building on the same property or on adjacent properties or public rights-of-way, or within any other unit located within the same building as the cannabis growing facility, if the use occupies only a portion of the building. The Operator shall properly maintain all odor mitigation equipment to ensure maximum efficiency.
- e. There shall be no retail sales of cannabis products from cannabis growing facilities.
- f. There shall be no display of unpackaged cannabis visible to the general public.
- g. All site plans submitted pursuant to a request to establish a cannabis growing facility shall be supplemented with the following information:
 - i. A narrative describing strategies and systems to minimize the use of chemical fertilizers, pesticides, herbicides, fungicides, plastics and other synthetic toxins.
 - ii. Security details which shall be shared with the Easton Police Department showing all exterior proposed security measures for the premises, including but not limited to lighting, fencing, gates and alarms to ensure the safety of employees and to protect the premises from theft or other criminal activity. The Easton Police Department will issue their review on such security measures to the Easton Planning Commission.

8. ~~Medical~~ Cannabis Processing Facility

- a. A ~~medical~~ cannabis processing facility shall be licensed and operate in accordance with State of Maryland regulations for such use pursuant to COMAR 10.62.01 to 10.62.35.
- b. Owners/operators of a cannabis processing facility shall provide the Town with an up-to-date local contact person (based in Talbot County) who shall be available and authorized to respond to complaints concerning any operational issues associated with the facility.
- c. All cannabis processing facilities shall install odor control technology, as necessary, in order to control ventilation at the establishment in such a manner that no odor from cannabis cultivation, its processing or the manufacturing of products can be detected outside the building on the same property or on adjacent properties or public rights-of-way, or within any other unit located within the same building as the cannabis processing facility, if the use occupies only a portion of the building. The Operator shall properly maintain all odor mitigation equipment to ensure maximum efficiency.

There shall be no retail sales of cannabis products from cannabis growing facilities.

There shall be no display of unpackaged cannabis visible to the general public.

Applicants shall provide security details which shall be shared with the Easton Police Department showing all exterior proposed security measures for the premises, including but not limited to lighting, fencing, gates and alarms to ensure the safety of employees and to protect the premises from theft or other criminal activity. The Easton Police Department will issue their review on such security measures to the Easton Planning Commission.

3. Create a new definition for consumption establishments or facility as follows:

On-site cannabis consumption establishment - an indoor or outdoor location, which is open to the public, and licensed to allow individuals who are 21 years or older to consume cannabis on its premises.

4. Add a new note at the end of the Table of Permissible Uses to clarify the intent of the “Any ____ use not listed above” category and to safeguard against the use of this category to propose a combination of cannabis-related uses not intended to be permitted, as follows:

Table 2.1 Notes:

* - DENOTES A USE SUBJECT TO SUPPLEMENTAL STANDARDS (SEE SECTION 28 – 1007)

A – DENOTES A USE THAT IS PERMITTED ONLY ACCESSORY TO A PERMITTED USE. NOTE THAT THESE ONLY 40 REPRESENT THE MORE COMMON ACCESSORY USES. OTHER USES MAY BE PERMITTED, ONLY AS ACCESSORY TO A PRINCIPAL PERMITTED USE, IF THE TOWN PLANNER DETERMINES THAT THE PROPOSED ACCESSORY USE IS COMMONLY ASSOCIATED WITH THE PRINCIPAL PERMITTED USE AND THAT IT WILL CLEARLY BE INCIDENTAL TO SAID PRINCIPAL USE.

P - DENOTES A USE THAT IS PERMITTED BY RIGHT

SE - DENOTES A USE PERMITTED WITH A SPECIAL EXCEPTION

T - DENOTES A USE PERMITTED WITH A TEMPORARY USE PERMIT (SEE SECTION 28 – 1306)

-- - DENOTES A PROHIBITED USE

1 - SHOPPING CENTERS WHICH WERE PREVIOUSLY APPROVED AS SPECIAL EXCEPTIONS OR PMR DISTRICTS SHALL BE TREATED AS APPROVED PUD DISTRICTS. ANY CHANGES TO SUCH SHOPPING CENTERS SHALL BE REVIEWED AS PER THE REQUIREMENTS FOR AMENDMENTS TO APPROVED PUD DISTRICTS.

THIS TABLE INDICATES PERMITTED USES IN BASE ZONES ONLY EXCLUDING THE RH DISTRICT AND THE MXW DISTRICT. FOR USES PERMITTED IN THE RH DISTRICT, SEE SECTIONS 28 – 313.3 THROUGH 28 – 313.5. FOR USES PERMITTED IN THE MXW ZONING DISTRICT. SEE SECTIONS 28-314.2.1. FOR USES PERMITTED IN SPECIAL

(OVERLAY AND FLOATING) ZONES, SEE ARTICLES IV – VIII

2 - A COMBINATION OF USES LISTED ABOVE IS ONLY ALLOWED IN THE DISTRICTS WHERE BOTH INDIVIDUAL USES ARE PERMITTED EITHER BY RIGHT OR SPECIAL EXCEPTION. THE GENERAL "ANY _____ USE NOT LISTED ABOVE" USE CATEGORY SHALL NOT BE USED TO PERMIT A COMBINATION OF USES WHERE ALL COMPONENT USES ARE CLEARLY IDENTIFIED IN THIS TABLE AND ONE OR MORE OF SAID USES IS A PROHIBITED (--) USE.

DURABILITY

FINANCIAL - INFRASTRUCTURE
LONGEVITY
CLIMATE CONGRUENCE
MATERIALS
GREEN DESIGN
SITING
SACREDNESS
CULTURAL DURABILITY
LOCAL HISTORICAL CONTEXT
ORGANIC
LOGICAL
RESPONSE FOR STREETSCAPE
SAFETY

USEFULNESS

SCALE
COMMUNITY BENEFIT
← ADAPTABILITY →
MULTIMODAL
ACCESSIBLE - FINANCIAL
IDENTITY
REFLECTIVE OF THE COMMUNITY
FORMAT
← OPEN SPACE
SITING
CONNECTION →
BEING A GOOD NEIGHBOR
INCLUSIVE - ECONOMICS, CULTURE
CURIOSITY
SHELTERING - EMBRACING
SAFETY

BEAUTY

EMOTIVE
SCALE
SENSE OF PLACE
APPEARANCE OF MATERIALS
UNIQUENESS
VARIETY - AVOIDING MONOTONOUS
RHYTHM
BALANCE
MANIPULATION OF LIGHT
PROPORTION
CONTEXTUAL CONTINUITY
HONESTY - AUTHENTICITY
CONVERSATION
TEXTURE
COLOR

ARTISTIC - AESTHETIC
PEACEFUL
MASSING
HARMONY
TEMPO
MELODY
CURIOSITY
SACRED
SYSTEMATIC - LOGICAL
TENSION/RELEASE
TREASURED

DURABILITY

FINANCIAL - INFRASTRUCTURE
LONGEVITY

CLIMATE CONSCIOUSNESS

MATERIALS

GREEN DESIGN

SITING

SACREDNESS

CULTURAL DURABILITY

LOCAL HISTORICAL CONTEXT

ORGANIC

LOGICAL

RESPECT FOR STREETSCAPE

SAFETY

USEFULNESS

SCALE

COMMUNITY BENEFIT
← ADAPTABILITY →
MULTIMODAL

ACCESSIBLE - FINANCIAL

IDENTITY

REFLECTIVE OF THE COMMUNITY

FORMAT

← OPEN SPACE

SITING

CONNECTION →

BEING A GOOD NEIGHBOR

INCLUSIVE - ECONOMICS, CULTURE
CURIOSITY

SHELTERING - EMBRACING

SAFETY

BEAUTY

EMOTIVE

SCALE

SENSE OF PLACE

APPEARANCE OF MATERIALS

UNIQUENESS

VARIETY - AVOIDING MONOTONOUS

RHYTHM

BALANCE

MANIPULATION OF LIGHT

PROPORTION

CONTEXTURAL CONTINUITY

HONESTY - AUTHENTICITY

CONVERSATION

TEXTURE

COLOR

ARTISTIC - AESTHETIC

PEACEFUL

MASSING

HARMONY

TEMPO

MELODY

CURIOSITY

SACRED

SYSTEMATIC - LOGICAL

TENSION/RELEASE

TREASURED

Durability:

Financial Infrastructure
longevity
climate conscious
materials
green design
siting
adaptability
open space
sacredness
cultural durability
local historical context
organic
logical
respect for street space
safety

Usefulness:

scale
community benefit
adaptability
multi modal
accessible -financial
identity
reflective of community
format
open space
siting
connection
being a good neighbor
inclusive - economics, culture
curiosity
shelter-embracing
safety

Beauty:

Emotive
connection
adaptability
scale
scene of place
appearance of materials
uniqueness
variety
rhythm
balance
manipulation of light
proportion
contextual continuity
honesty
conversation
texture
color
peaceful
massing
harmony
tempo
melody
curiosity
sacred
systemic - logical
tension / Release
treasured