



Planning Commission MEETING AGENDA

Thursday, May 16, 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 April 18, 2024 meeting.

3. Old Business

- a. **Applicant:** Shore Health System / University of Maryland Medical System
File No.: 2023 - 1027
Location: Longwoods Road, Parcel 0129
Tax Map 0017, Grid 0023, Parcel 0129
Zoning District: RH
Nature of Request: General signage plan approval for the temporary placement of a 10' x 20' construction site sign and a 4'x8' sign in the RH District.
- b. **Applicant:** Far Eastern Shore Winery
File No.: 2023 - 989
Location: 8374 Ocean Gateway
Tax Map 0103, Grid 0EA, Parcel 2952
Zoning District: CG
Nature of Request: **The amendment to a previously approved signage permit for a multi-building property has been withdrawn from the May 16, 2024 Planning Commission agenda.**
- c. **Applicant:** Corrigan & Trippe Ventures, LLC
File No.: 2024 - 1115
Location: East Side of Ocean Gateway, South of Dutchmans Lane
Tax Map 0034, Grid 0024, Parcels 0128 & 0175
Current County Zoning District: TC/TR

Requested Town Zoning District:
Nature of Request:

R-10A
Petition for the Annexation of 17.329 acres of property located on the easterly side of the public known as Ocean Gateway, and southern side of Dutchmans Lane, Easton, Maryland, Tax Map 0034, Parcels 0128 and 0175 with a formal recommendation to the Town Council which will include findings as to the request's consistency with the Comprehensive Plan, as well as a formal recommendation concerning the Annexation, and the appropriate zoning classification.

4. New Business

a. Applicant:
File No.:
Location:

Zoning District:
Request:

Lane Engineering, LLC
2024 - 1182
139 N. Washington Street
Tax Map 0104, Grid 0EA, Parcel 0612
CB
PUD Infill recommendation to the Town Council and Subdivision Sketch Plat approval for the construction of townhomes (24 units) and single-family detached dwellings (9 units). This application (2024-1182) is also scheduled to appear on the May 13, 2024 Historic District Commission agenda for the demolition of the old Safeway building and subsequent construction of the 33 total units.

b. Applicant:
File No.:
Location:

Zoning District:
Request:

Davis, Bowen & Friedel, Inc. c/o Robert J. Duma, P.E.
2024 - 1156
28640 Mary's Court - Talbot County Public Safety Complex
Tax Map 0025, Grid 0022, Parcel 0046, Lot 14
BC
Request for a Supplemental Parking Waiver from the required parking spaces. This application (SE-1156 / SE 24-04) is scheduled to appear on the

c.	Applicant: RAUCH Inc. File No.: 2024 - 1178 Location: 521 August Street Tax Map 0103, Grid 0EA, Parcel 1028 Zoning District: CB Nature of Request: Sketch Site Plan approval for the development of lot 102 (521 August Street) and lot 103 (523 August Street) as one consolidated lot. The applicant intends to develop a 2-story mansion apartment with a total of 7 units. At their January 22, 2024 meeting, the Historic District Commission granted a Certificate of Appropriateness for the proposed redevelopment plan.
d.	Shore Health System / UMMS Water and Sewer Service Plan — Formal recommendation of an amendment to the Developer's Rights & Responsibilities Agreement (DRRA) with findings as to its consistency with the Comprehensive Plan.

6. Adjournment