



# Planning Commission MEETING AGENDA

Thursday, July 16, 2026 - 1:00 PM  
Council Chambers, Easton Town Office  
14 S Harrison Street

**1. Call to Order**

**2. Approval of Minutes**

- a. Approval of the Draft Decision Summary from the June 18, 2026 Meeting.

**3. Old Business**

**4. New Business**

- a. **Application Number:** 2026 - 1750
- Applicant:** Lane Engineering LLC  
on behalf of Talbot County Humane Society, Inc.
- Location:** 7906 & 7894 Ocean Gateway  
Tax Map 0105, Grid 00EA, Parcels 1665 & 2987, Lots 1&2
- Zoning District:** CG
- Request:** Sketch site plan approval for the redevelopment of the existing Talbot County Humane Society facility, and the construction of a new main office with associated facility improvements.
- b. **Application Number:** 2026 - 1732
- Applicant:** Davis Bowen & Friedel, Inc.  
on behalf of the Talbot County Roads Department
- Location:** 605 Port Street  
Tax Map 0034, Grid 0009, Parcel 0034
- Zoning District:** GI

**Request:** Sketch site plan approval for the construction of a new 8,000 square foot pole building to be utilized as storage for the Talbot County Roads Department. The Applicant is also seeking a supplemental waiver from Section 28-1014.6.F.2.a-c, the minimum planting location requirements for Industrial/Business and Service uses, Section 28-1014.7.E.2, the minimum bufferyard standards to buffer major roads, Section 28-1014.7.E.5, the minimum bufferyard standards for intense surrounding land uses, and landscape and buffering waivers from Section 28-1014.7 E.4.a & b.

**c. Application Number:** 2026 - 1751  
**Applicant:** Davis Bowen & Friedel, Inc.  
**Location:** 1 Medical Center Drive  
Tax Map 0017, Grid 0023, Parcel 0129, Lot 3  
**Zoning District:** RH  
**Request:** Supplemental waiver request from Section 28-1014.6 F.1, the minimum overall tree planting requirement for Industrial/Business and Service Uses, the minimum bufferyard requirements for major roads for non-residentially zoned land uses in Section 28-1014.7.E.2.a-c, and Section 28-1014.7.E.5.a-c, the minimum bufferyard standards for intense surrounding land uses. The Applicant is seeking to install water and wastewater infrastructure for the UM Shore Regional Medical Center.

**d.** Recommendation to the Town Council for a Proposed Zoning Text Amendment for Accessory Dwelling Units (ADUs) following the enactment of House Bill 1466 (2025).

**5. Discussion Item**

**6. Adjournment**

