

# CERTIFICATE OF PUBLICATION

STATE OF : MARYLAND  
COUNTY OF: Talbot County

This is to certify that the annexed legal advertisement has been published in the publications and insertions listed below. "Planning Comm Meeting Agenda 8/20/2026..." was published in the:

**The Star Democrat 08/05/26**



**Orestes Baez**  
**President & Publisher**

|                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                            |             |                   |                                   |                  |                                                            |                         |    |                 |                                                                                                                                                                                                                       |
|------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|-------------|-------------------|-----------------------------------|------------------|------------------------------------------------------------|-------------------------|----|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <b>Planning Commission<br/>MEETING AGENDA</b><br>Thursday, August 20, 2026 - 1:00 PM<br>Council Chambers, Easton Town Office<br>14 S Harrison Street                                                                                                                                                                                                                                                                                                                                                                                                                                             |                            |             |                   |                                   |                  |                                                            |                         |    |                 |                                                                                                                                                                                                                       |
| <b>1. Call to Order</b>                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                            |             |                   |                                   |                  |                                                            |                         |    |                 |                                                                                                                                                                                                                       |
| <b>2. Approval of Minutes</b>                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                            |             |                   |                                   |                  |                                                            |                         |    |                 |                                                                                                                                                                                                                       |
| a. Approval of the Draft Decision Summary from the July 16, 2026 Meeting.          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                            |             |                   |                                   |                  |                                                            |                         |    |                 |                                                                                                                                                                                                                       |
| <b>3. Old Business</b>                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                            |             |                   |                                   |                  |                                                            |                         |    |                 |                                                                                                                                                                                                                       |
| <b>4. New Business</b>                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                            |             |                   |                                   |                  |                                                            |                         |    |                 |                                                                                                                                                                                                                       |
| a.                                                                                 | <table border="0"><tr><td><b>Application Number:</b></td><td>2026 - 1771</td></tr><tr><td><b>Applicant:</b></td><td>Neighborhood Service Center, Inc.</td></tr><tr><td><b>Location:</b></td><td>25 E. Dover Street<br/>Tax Map 0103, Grid 00EA, Parcel 1221</td></tr><tr><td><b>Zoning District:</b></td><td>CB</td></tr><tr><td><b>Request:</b></td><td>Request to allow the Temporary Use of a Retail Thrift Store at 25 E. Dover Street. The Applicant is seeking approval to operate a retail thrift store at 25 E. Dover Street from April 30, 2026 to December 31, 2026.</td></tr></table> | <b>Application Number:</b> | 2026 - 1771 | <b>Applicant:</b> | Neighborhood Service Center, Inc. | <b>Location:</b> | 25 E. Dover Street<br>Tax Map 0103, Grid 00EA, Parcel 1221 | <b>Zoning District:</b> | CB | <b>Request:</b> | Request to allow the Temporary Use of a Retail Thrift Store at 25 E. Dover Street. The Applicant is seeking approval to operate a retail thrift store at 25 E. Dover Street from April 30, 2026 to December 31, 2026. |
| <b>Application Number:</b>                                                         | 2026 - 1771                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                            |             |                   |                                   |                  |                                                            |                         |    |                 |                                                                                                                                                                                                                       |
| <b>Applicant:</b>                                                                  | Neighborhood Service Center, Inc.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                            |             |                   |                                   |                  |                                                            |                         |    |                 |                                                                                                                                                                                                                       |
| <b>Location:</b>                                                                   | 25 E. Dover Street<br>Tax Map 0103, Grid 00EA, Parcel 1221                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                            |             |                   |                                   |                  |                                                            |                         |    |                 |                                                                                                                                                                                                                       |
| <b>Zoning District:</b>                                                            | CB                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                            |             |                   |                                   |                  |                                                            |                         |    |                 |                                                                                                                                                                                                                       |
| <b>Request:</b>                                                                    | Request to allow the Temporary Use of a Retail Thrift Store at 25 E. Dover Street. The Applicant is seeking approval to operate a retail thrift store at 25 E. Dover Street from April 30, 2026 to December 31, 2026.                                                                                                                                                                                                                                                                                                                                                                            |                            |             |                   |                                   |                  |                                                            |                         |    |                 |                                                                                                                                                                                                                       |
| <b>5. Discussion Item</b>                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                            |             |                   |                                   |                  |                                                            |                         |    |                 |                                                                                                                                                                                                                       |
| a.                                                                                 | Easton Comprehensive Master Transportation Plan: Larry Marcus (Forward Progress) will present the scope of work for the Easton Comprehensive Master Transportation Plan, detailing traffic assessments and strategies to align future development with a resilient transportation network.                                                                                                                                                                                                                                                                                                       |                            |             |                   |                                   |                  |                                                            |                         |    |                 |                                                                                                                                                                                                                       |
| <b>6. Adjournment</b>                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                            |             |                   |                                   |                  |                                                            |                         |    |                 |                                                                                                                                                                                                                       |
| 3109980 SD                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                            |             |                   |                                   |                  |                                                            |                         |    |                 |                                                                                                                                                                                                                       |
| 8/5/2026                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                            |             |                   |                                   |                  |                                                            |                         |    |                 |                                                                                                                                                                                                                       |