



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

Thursday, July 16, 2026 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](http://eastonmd.gov)
 [\(eastonmd.gov\)](http://eastonmd.gov)

Attendance:

Commission Members:

Philip Toussaint, Chairperson
Michael Ports, Vice Chairperson
Tom Klein
William Ryall

Staff:

Miguel Salinas, Planning and Zoning Director
Lynn B. Thomas AICP, Town Planner
Joseph Mayer, Plan Reviewer
Nicholas Johnson AICP, Planner
Sharon Van Emburgh, Esq., Town Attorney
Rick Van Emburgh P.E., Town Engineer
Samantha Smith, Planning Technician
Quinton Haddaway, Planning Intern

Absent:

Commission Members:

Victoria McAndrews
Laurie Forster, Alternate

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

2. Decision Summary Review —

a. June 18, 2026 - The Commission requested the following addition to the draft decision summary:

i. Page 10: additional information regarding the Mobile Food Use location and duration requirements.

Chairperson Toussaint moved to approve the June 18, 2026 Decision Summary with amendments. Vice Chairperson Ports seconded the motion.

Vote	<u>4 - 0 - 0 - 1</u>
FOR:	4 - Toussaint, Ports, Klein, Ryall
AGAINST:	0
ABSTAIN:	0

ABSENT: 1 - McAndrews

3. Old Business — None

4. New Business

- a. File No.:** 2026 - 1750
Applicant: Lane Engineering LLC
on behalf of Talbot County Humane Society, Inc.
Location: 7894 & 7906 Ocean Gateway, Easton, MD 21601
Tax Map 0105, Grid 00EA, Parcels 1665 & 2987, Lots 1&2
Zoning: CG
Request: The Applicant is seeking sketch site plan approval for the redevelopment of the existing Talbot County Humane Society facility, and the construction of a new 13,659 square foot main office with associated parking, stormwater management facilities, and landscaping. Parcels 1165 and 2987 will be consolidated to accommodate the proposed construction.

Background: On January 26, 1999, the Board of Zoning Appeals granted a Special Exception for a Commercial Kennel at 7894 Ocean Gateway, and a Variance from the 200 foot minimum setback from all property lines for buildings or runs associated with a kennel. This approval was subject to the condition that screening is provided from the view of adjacent parcels.

This project is anticipated to appear on the August 18, 2026 Board of Zoning Appeals agenda for a Special Exception pursuant to Section 28-201, use (2) 202 in Table 2.1 of the Zoning Ordinance to be utilized as an Animal Hospital or Veterinary Clinic* in the CG - Commercial General zoning district.

Staff Presentation:
Joseph Mayer, Plan Reviewer
Lynn B. Thomas AICP, Town Planner

Applicant Presentation:
Brett Ewing, Lane Engineering LLC

Public Comment — None
Public Comment Written — None

Vice Chairperson Ports moved to approve the sketch site plan as submitted, and for a positive recommendation to the Board of Zoning Appeals for a Special Exception pursuant to Section 28-201, use (2) 202 in Table 2.1 of the Zoning Ordinance to be utilized as an Animal Hospital or Veterinary Clinic* in the CG - Commercial General zoning district. Chairperson Toussaint seconded the motion.

Vote	<u>4 - 0 - 0 - 1</u>
FOR:	4 - Toussaint, Ports, Klein, Ryall
AGAINST:	0
ABSTAIN:	0
ABSENT:	1 - McAndrews

- b. File No.: 2026 - 1732**
Applicant: Davis, Bowen, & Friedel, Inc.
on behalf of Talbot County Roads Department
Location: 605 Port Street, Easton, MD 21601
Tax Map 0034, Grid 0009, Parcel 0034
Zoning: GI
Request: The Applicant is seeking 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.b.

Staff Presentation:

Joseph Mayer, Plan Reviewer
Miguel Salinas, Planning and Zoning Director
Sharon Van Emburgh, Esq., Town Attorney
Rick Van Emburgh P.E., Town Engineer

Applicant Presentation:

Bill Stagg on behalf of Talbot County Roads Department
Robert J. Duma P.E., Davis, Bowen, & Friedel, Inc.
Brian Moore, Talbot County Roads Department

Public Comment — None

Public Comment Written — None

Vice Chairperson Ports moved to approve the sketch site plan and supplemental waiver request subject to the following condition:

- 1. The Applicant shall collaborate with the Town to establish the location of a designated access area or easement for a future sidewalk or multi-use pathway.**

Commissioner Ryall seconded the motion.

Vote	<u>4 - 0 - 0 - 1</u>
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FOR: 4 - Toussaint, Ports, Klein, Ryall
AGAINST: 0
ABSTAIN: 0
ABSENT: 1 - McAndrews

c. File No.: 2026 - 1751

Applicant: Davis Bowen & Friedel, Inc.
on behalf of Easton Utilities Commission

Location: 1 Medical Center Drive, Easton, MD 21601
Tax Map 0023, Grid 0129, Lot 3

Zoning: RH

Request: The Applicant is requesting a 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 more or intense surrounding zoning or land uses. The Applicant is seeking to install water and wastewater infrastructure for the UM Shore Regional Medical Center.

Staff Presentation:

Joseph Mayer, Plan Reviewer

Miguel Salinas, Planning and Zoning Director

Applicant Presentation:

Robert J. Duma P.E., Davis, Bowen, & Friedel, Inc.

Aaron Goller, Easton Utilities Commission

Public Comment — None

Public Comment Written — None

Chairperson Toussaint moved to approve the supplemental waiver requests subject to the following condition:

- 1. The Applicant shall submit a comprehensive landscape plan for bufferyard 'B' detailing shrub plantings to mitigate the visibility of the chain link fence from the roadway, subject to staff review and approval.**

Commissioner Klein seconded the motion.

Vote 4 - 0 - 0 - 1
FOR: 4 - Toussaint, Ports, Klein, Ryall
AGAINST: 0
ABSTAIN: 0
ABSENT: 1 - McAndrews

- d. **Recommendation to the Town Council for a Proposed Text Amendment for Accessory Dwelling Units (ADUs)** — In the 2025 Legislative Session, the State of Maryland enacted House Bill No. 1446 (HB1446), which imposes new requirements on local governments on the regulation of Accessory Dwelling Units (ADUs). Effective October 1, 2026, HB1446 mandates the creation of ADU laws, and prohibits local governments from imposing unreasonable restrictions on ADU development.

Continuing their review from the June 18, 2026 meeting, the Commission reviewed a revised draft of the proposed zoning text amendment. The ADU definition was revised to mirror the definition established by the State. The term “Granny Flat” was stricken from the language of the current Supplemental Standards, and three (3) new Supplemental Standards were added to uphold the existing requirement for owner-occupancy of the primary dwelling unit, and to allow no more than one (1) ADU on a given lot. Additionally, the previously proposed concept of a “Junior ADU” was stricken from the draft, as the language of the State legislation limits an ADU's floor area to a maximum of 75% of the principal structure.

The Commission revisited a possible framework for permitting ADUs per the requirements of the State law, and the recommendation of the Maryland Association of Realtors. The Commission was generally in favor of an amendment to the Table of Permissible Uses (Table 2.1) to outright permit ADUs (subject to Supplemental Standards) in the A-1, R-7A, R-10A, R-10M, and CB zoning districts, and to be outright prohibited in all remaining zoning districts.

Staff Presentation:

Lynn B. Thomas AICP, Town Planner
Miguel Salinas, Planning and Zoning Director
Nicholas Johnson AICP, Planner
Sharon Van Emburgh, Esq., Town Attorney

Public Comment — None

Public Comment Written — None

Vice Chairperson Ports moved to forward a favorable recommendation to the Council for the adoption of the Zoning Code Amendment. Chairperson Toussaint seconded the motion.

<u>Vote</u>	<u>3 - 1 - 0 - 1</u>
FOR:	3 - Toussaint, Ports, Ryall
AGAINST:	1 - Klein
ABSTAIN:	0
ABSENT:	1 - McAndrews

5. Discussion Items — None

6. Adjournment — Chairperson Toussaint moved to adjourn. Commissioner Klein seconded the motion. The meeting was adjourned at 2:44 p.m.