

TOWN OF TRAPPE
PLANNING COMMISSION
TRAPPE TOWN OFFICE

October 16, 2018

7:00 PM

The meeting of the Trappe Planning Commission was called to order at 7:00 pm by Commissioner Bobby Quidas. Other members present were Chairman Edgar Harrison, Scott Metje, and Brian Schmidt. Also present were Zoning Administrator Cheyenne Cowell, Administrator Erin Braband, Peter Johnston, Don English, Traci Jordan, and Cathy Schmidt.

Review of Minutes

The minutes from September 18, 2018 were approved as presented.

Old Business

Comprehensive Plan Update – Peter Johnston

Mr. Johnston is working on going through the Comprehensive Plan to strike out old language and add in new information (copy of draft filed in records). Chairman Harrison asked if the Water Resources Element would be adopted as part of the plan. Mr. Johnston responded that the Water Resources Element will be adopted as part of the plan and that it is a required element. Mr. Johnston said that he will need the Town's average annual flow rates in order to continue working on the Water Resources Element. Administrator Braband said that Mr. Johnston should contact her for information regarding the Town's water and sewer. Mr. Johnston said that he would also need information regarding the Town's building permits dating back to 2008. Zoning Administrator Cowell said that she would provide this information.

Regarding implementation and objectives of the Comprehensive Plan, Mr. Johnston suggested that the Planning Commission consider implementing a 7,500 square foot minimum lot size rather than 10,000 square feet to maximize value per square foot while maintaining the Town's character. The Commissioners discussed past situations that density requirements affected.

Administrator Braband noted that a comment regarding the new well will need to be added to the Comprehensive Plan (page 3, draft). Administrator Braband also noted that the Town no longer has a full-time police department (pages 3 and 11, draft). Mr. Johnston said that he will need to know how many sworn officers and support staff the Talbot County Sheriff's

Department employs in order to update the information. Administrator Braband will contact the sheriff's department to request the information.

Going forward, Mr. Johnston would like the Commissioners to consider how to incentivize infill and redevelopment. Mr. Johnston would also like the Commissioners to consider accessory dwelling units as a way to address affordable housing. The Commissioners discussed the Town's current requirements for accessory dwelling units.

New Business

Lot Line Revision, 3995 and 3997 Main St – Traci Jordan

Ms. Jordan gave an overview of the properties, noting that she demolished the house at 3997 Main St (Map 0300, Parcel 1813) (T-33-2017). Ms. Jordan stated that the duplex and rancher are on one lot, 3995 Main St (Map 0300, Parcel 1814). Ms. Jordan proposed a lot line revision to separate the duplex and rancher. Ms. Jordan stated that she does not plan to build a new house in place of the demolished one, therefore, separating the two remaining dwellings onto their own lots would be beneficial if she decides to sell the properties. The lot line separating 3995 Main St and 3997 Main St would be abandoned and a new line between the duplex and rancher would be established (plans are filed in the records). Chairman Harrison motioned to approve the lot line revision and Commissioner Quidas seconded the motion. All were in favor.

Staff Items

None

With no other business to discuss, the meeting was adjourned at 7:42 pm.

Respectfully submitted,

Cheyenne Cowell

Zoning Administrator