Trappe Town Council
October 7, 2026

President Newnam called the meeting to order at 6:00 pm. Council members Daniel Deakins, Michael Sullivan, Rose Potter and Walter Chase were present. Other attendees for the Town: Town Administrator Erin Braband, Superintendent Shawn Lane and Town Attorney Lyndsey Ryan.

Agenda: Commissioner Chase made a motion to approve the agenda as presented. Commissioner Sullivan seconded the motion and it was unanimously approved.

Minutes: Commissioner Potter made a motion to approve the agenda as presented. Commissioner Chase seconded the motion and it was unanimously approved.

Clerk's Report: Administrator Braband read the Clerk's Report that is filed with the records along with the General Budget and the Enterprise Budget. President Newnam made a motion to postpone reading the Clerk's report out loud at each meeting but instead make it available at the meeting for the public to receive a copy in addition to including the report online with the approved minutes and continuing to send the report to the Council prior to the meetings. Commissioner Deakins seconded the motion.

VOTE:
Deakins – Y Sullivan – N Newnam – Y Potter – N Chase – N
Motion failed.

Public Works: Superintendent Lane read the Public Works report that is filed with the records.

Public Safety: 1st Sgt. Aita read the Public Safety report that is filed with the records and confirmed the Sheriff's Department traffic control and road closure help for Nace's Day on Nov. 7th.

Planning & Zoning: Administrator Braband stated that at their last meeting the Planning Commission finalized the Council requested recommendation on the solar panel farm project and discussed a landscape issue at Lakeside. The next Planning meeting is scheduled for October 20th.

Communications: President Newnam stated that Nace's Day is scheduled for November 7th and the parade starts at 1 pm.

Commissioner Deakins stated that he attended a meeting with GMB and Rauch to discuss the Lakeside landscape plan. At the meeting all parties decided that it would be beneficial to hold a meeting with all stakeholders and he requested Council approval to schedule a

meeting. After discussion all Council members gave their approval to hold this meeting and requested Administrator Braband to set the date and invite all stakeholders.

Attorney Updates: None

Executive Session: No executive session was held on September 2, 2026.

ORDER OF BUSINESS BEFORE THE COUNCIL

Ordinance 2-2026 – An Ordinance of the Town of Trappe to amend Sections 54 and 12 of the Trappe Zoning Ordinance to address requirements of the Maryland House Bill 1466 regarding accessory dwelling units was read by President Newnam. Attorney Ryan stated that House Bill 1466 requires all jurisdictions to permit an accessory dwelling unit wherever a single-family home is permissible. The Planning Commission has reviewed these requirements and the Ordinance reflects their recommendations. Commissioner Potter made a motion to introduce Ordinance 2-2026. President Newnam seconded the motion.

VOTE:
Deakins – Y Sullivan – Y Newnam – Y Potter – Y Chase – Y
Motion approved.

Ordinance 3-2026 – An Ordinance of the Town of Trappe to amend the Trappe Zoning Ordinance to amend the M Industrial District to limit permitted uses to light industrial uses, place density restrictions on the M District, revise the table of permitted uses, and establish a new supplemental use standard for industrial uses was read by President Newnam. Attorney Ryan stated that this Ordinance was done to correct some inconsistencies between the Town's Comprehensive Plan and the M zone in the Zoning Ordinance. All wording in bold and underlined represents the proposed changes. Commissioner Sullivan made a motion to introduce Ordinance 3-2026. Commissioner Potter seconded the motion.

VOTE:
Deakins – Y Sullivan – Y Newnam – Y Potter – Y Chase – Y
Motion approved.

A public hearing will be held on November 4, 2026 at 6:00 pm for Ordinance 2-2026 & Ordinance 3-2026.

Proposed Solar Panel Farm on Piney Hill Road – President Newnam stated that the Planning Commission has reviewed the project and submitted their recommendation to the Council. The Planning Commission found the project to be generally consistent with the Comprehensive Plan and consistent with the Zoning Ordinance as a permitted use. Chet Feldman from Distributed Sun was in attendance and provided the Council with a brief overview of the project and answered the Council's questions. There is a public comment period with the Public Service Commission that is open until October 22nd to receive public

comments on the project. President Newnam read a letter of opposition for the project that he personally wrote as a resident and President of the Council. After discussion President Newnam made a motion to provide the Planning Commission's recommendation to the developer and to submit their recommendation to the Public Service Commission as a public comment for consideration. Commissioner Chase seconded the motion.

VOTE:
Deakins – Y Sullivan – Y Newnam – Y Potter – Y Chase – Y
Motion approved.

President Newnam made a motion to revise and submit his letter of opposition as a formal opposition letter from the entire Town Council to the Public Service Commission as public comment. Commissioner Chase seconded the motion.

VOTE:
Deakins – Y Sullivan – N Newnam – Y Potter – Y Chase – Y
Motion approved with 4-1 vote.

St. Paul's Episcopal Church Parking Request – Mr. Meyers presented the Council with a revised concept plan that shows the 10 parking spots on the approximate 1,300 square feet of Town property that the Church is requesting to use as parking. The Church is proposing to either pave or concrete this area so cars will not get stuck and to make snow removal easier for the Church. The Council discussed leasing the property to the Church and is not interested in selling the property to the Church. After additional discussion Council consensus was to have Attorney Ryan draft a proposed lease agreement that indemnifies the Town and bears no expense to the Town. The proposed lease agreement will be reviewed by the Council at an upcoming meeting. The Council requested that Mr. Meyers get prices for paving the property to ensure that this is financially something that the Church is willing to move forward if a lease agreement can be agreed upon by both parties.

Lakeside Inspection Services – President Newnam stated that with a new builder coming into Lakeside and work picking back up he would like to see GMB reinstated to full-time inspector. Commissioner Deakins stated that the initial agreement was to have a full-time inspector there but the Council agreed to reduce to part-time after Rauch requested to do so. At that time building permits were paused and not much was happening over there. After discussion, President Newnam made a motion to require GMB to go back to having a full-time inspector at Lakeside. Commissioner Potter seconded the motion.

VOTE:
Deakins – Y Sullivan – Y Newnam – Y Potter – Y Chase – Y
Motion approved.

Public Questions/Comments:

James Cook, Mayor of Rock Hall – Mr. Cook stated that Rock Hall has sent a legislative action request to MML to propose legislation that would return the approval process of solar farms to local jurisdictions. Mr. Cook offered to send the proposal to the Town for Council review and offered for the Town to join in on the request. Mr. Cook also suggested that the Town look at the impact on services with the required ADU mandate and make necessary adjustments.

James Cook for Lakeside – Mr. Cook stated that paving in 1D-2 will be done by the end of October but they are having to look for a new paving company in 1D-1 due to no response from the contracted company. Delmarva Power has stated that they are looking to install the streetlights in December on Lake Tahoe. Mr. Cook stated that Rauch is awaiting GMB's comments for the new water tower. Administrator Braband stated that she was told that GMB already sent their comments over but would confirm and request them to be resent. Commissioner Sullivan requested a tour of the spray irrigation area and Mr. Cook invited any other Council member to do so if they would like.

Chet Feldman, Distributed Sun – Mr. Feldman gave the Council a full paper copy of the solar farm plans for their review.

Executive Session: President Newnam stated that an executive session is requested to discuss a personnel matter.

President Newnam made a motion to enter into executive session at 7:31 pm. Commissioner Chase seconded the motion and it was unanimously approved.

President Newnam made a motion to reopen the regular session at 8:40 pm. Commissioner Sullivan seconded the motion and it was unanimously approved.

With no further business to discuss, President Newnam made a motion to adjourn the meeting at 8:40 pm. Commissioner Sullivan seconded the motion and it was unanimously approved.

Respectfully submitted,

Erin Braband, Town Administrator