

## Proposed Comprehensive Plan Amendments

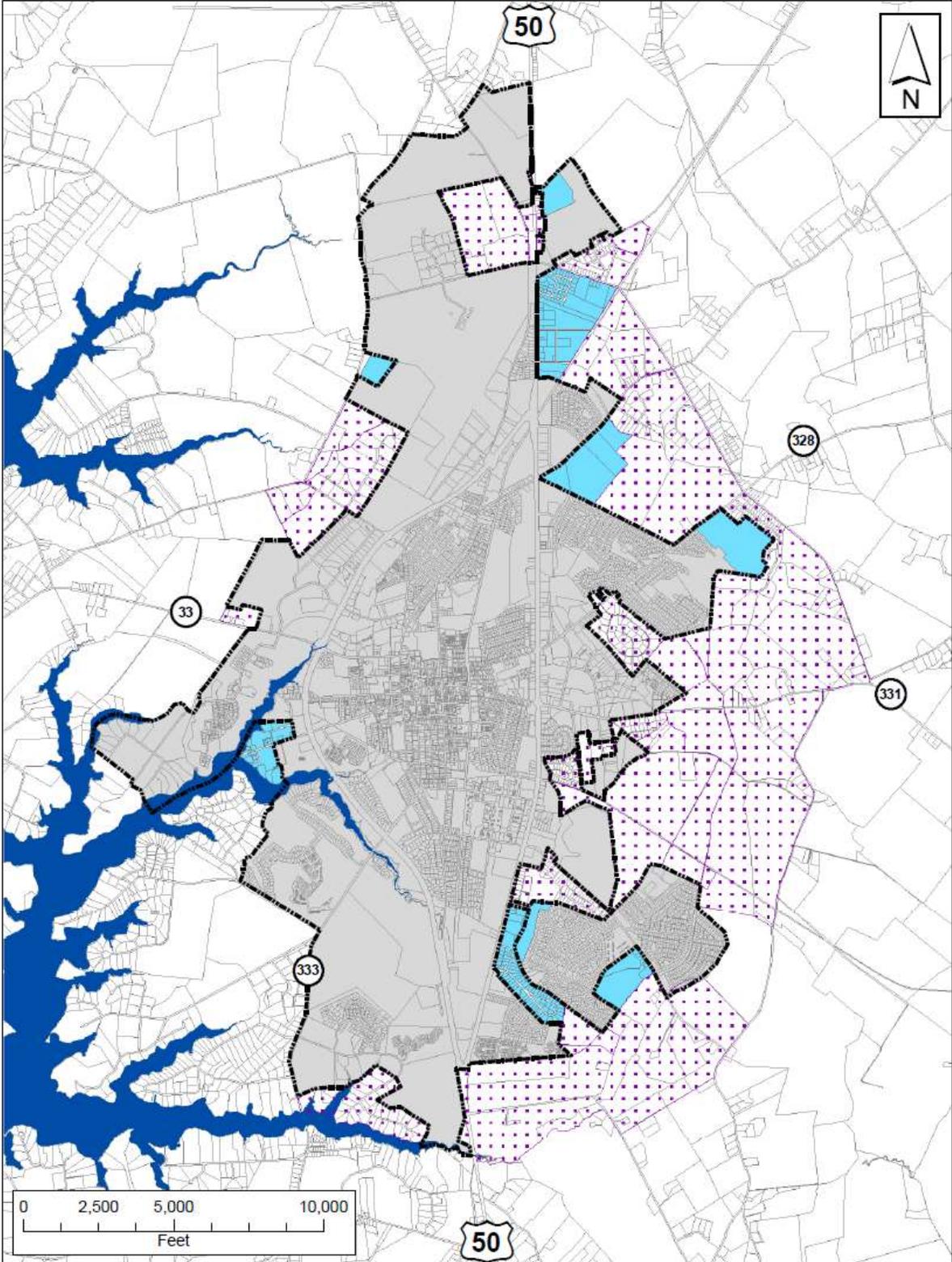
The Easton Planning and Zoning Commission is considering the following potential amendments to the Town's Comprehensive Plan. A public hearing will be held on these possible revisions at a Special Meeting time of Tuesday, November 1, 2016 at 6:00 p.m. in the Town Council Meeting Room at Easton Town Hall (14 South Harrison Street).

- (1) Amend the Municipal Growth Element of the Comprehensive Plan by inserting the following new text and map on page 82 and 83 of the Plan:

### **SUSTAINABLE GROWTH AND AGRICULTURAL PRESERVATION ACT OF 2012**

During the 2012 Legislative Session, the Maryland General Assembly passed the Sustainable Growth and Agricultural Preservation Act of 2012. Among other things, this law required all Maryland jurisdictions to map areas of existing and planned sewerage service and classify areas into various tiers of service. For Easton, this exercise was relatively simple and resulted in a Map (adopted by the Town Council in December of 2012) that included just three tiers; Tier I (Existing Sewer), Tier II (Planned for Sewer, Municipal or Growth Area), and Tier IIA (Not yet in County Water and Sewer Master Plan, Municipal or Growth Area). In accordance with this law, the Town's adopted Map was incorporated herein in 2016 and is shown on the following page.

# Town of Easton Tier Designations



- Municipal Boundary
- Tier I - Existing Sewer
- Tier II - Planned for Sewer, Municipal or Growth Area
- Tier IIA - Not yet in County W&S Master Plan, Municipal or Growth Area



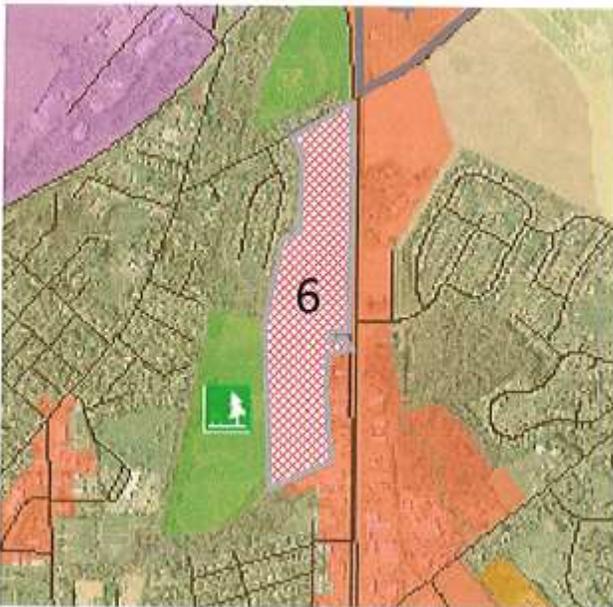
## Easton Tier Map

Date: 12/27/12      Scale:  
Created: Easton Department of Planning

- (2) Amend the Future Land Use Map by revising the boundary of “Area 6” designated thereon along with the accompanying description in the text of the Plan as follows (proposed new language shown in **Bold font**):

Implementation Chapter, pp 262-263

Area 6 – Area 6 represents the large undeveloped area on the west side of Route 50, south of Chapel Road. Given its location, it is perhaps the parcel with the greatest development potential, at least in terms of the number of options for development. Its elongated shape may preclude a true neighborhood style of development, but something along that line modified to accommodate the size and shape of the property seems in order **for the northern portion of the site**. The northern portion adjacent to Chapel Farms would be logical for **a mix of uses transitioning from residential to commercial moving east and south from Chapel Farms**. The portion of the **property south of Chapel Farms could accommodate a combination of transient commercial, entertainment, office and/or apartment uses, the latter two of which would seem ideally suited to overlook the park and greenway corridor**. Access to the Park from Route 50 should be provided across Area 6.



- (3) Consider The Port Street Small Area Master Plan

Please visit the Easton Economic Development Corporation’s website for copies of this document, at: <http://eastonedc.com/> Copies are also available for review at the Easton Town Office and the Talbot County Free Library (Dover Street, Easton).