

# MINUTES

## COSM

### Commissioners

#### COSM Special Work Session

Monday, August 19, 2019, 3:00 pm - 4:30 pm

Edgar M Bosley Jr. Municipal Admin Building

300 Mill Street; PO Box 206

St. Michaels, MD 21663

- I.

Call to Order

- President William Boos convened the special work session of the Commissioners of St. Michaels in the meeting room of the Edgar M. Bosley, Jr. Municipal Building, 300 Mill Street, St. Michaels, Maryland at 3:00 p.m. Also present were Commissioners Joyce Harrod, Jaime Windon, Dennis Glackin, and Michael Bibb, Town Manager Jean Weisman, and Legislative Clerk Suzanna Warnick.

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- II.

Pledge of Allegiance

- The Pledge of Allegiance was recited.

- III.

Items for Discussion

Discuss Canton Alley / Miles Avenue

- Mike Wood request

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- President Boos opened the discussion of the Miles Avenue/Canton Street property owned by Mr. Wood, noting that the Commissioners had agreed at their last meeting to meet again with Mr. Wood and that Planning Commission Chairman Jeff Knapp had supplied more detailed maps for review. Chairman Knapp said he had three different maps supplied to him by Lane Engineering for a past project, and he pointed out the area and the subject property. Mr. Knapp said he had drawn a street to code on the map, but that there was not room for a turn-around without going into the wetland, and that the Critical Area Commission would not allow the street to be built in the wetland. Mr. Wood also provided a map with a different street configuration. The Commissioners then discussed the number of buildable lots, Code parameters for non-conforming lots, and what constitutes infill development.

After a discussion of a range of possible compromises, the Commissioners were undecided on a solution to Mr. Wood's request that would be compatible with the Town's code.

The Commissioners agreed to get some accurate estimates on what it would cost to possibly build a Town road (650 feet long and 12 feet wide), and to put Mr. Wood's request before the Planning Commission. Mrs. Weisman said she would pursue an estimate.

Jeff Knapp, Chairman of the Planning Commission, said that the Planning Commission could schedule a special meeting to review a site plan to scale provided by Mr. Wood. The Commissioners would then re-visit the matter at their September meeting. President Boos thanked Mr. Wood for his input and participation.

- IV.

Comments from the Public

- V.

Comments from the Commissioners

- President Boos referenced a recent article published in the *Star Democrat*, and the Commissioners discussed whether they should respond as a Commission.

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- VI.

Adjournment

- The meeting was adjourned at 5:15 p.m.