

**WORCESTER COUNTY PLANNING COMMISSION
MEETING MINUTES – June 1, 2023**

Meeting Date: June 1, 2023

Time: 1:00 P.M.

Location: Worcester County Government Office Building, Room 1102

Attendance:

Planning Commission

Jerry Barbierri, Chair

Mary Knight, Secretary

Ken Church

Marlene Ott

Betty Smith

Rick Wells

Phyllis Wimbrow

Staff

Matthew Laick, Deputy Director, DRP

Stu White, DRP Specialist

I. Call to Order

II. Administrative Matters

A. Review and approval of minutes, May 4, 2023

As the first item of business, the Planning Commission reviewed the minutes of the May 4, 2023 meeting.

Following the review, a motion was made by Ms. Ott to approve the minutes as written, Ms. Wimbrow seconded the motion, and the motion carried unanimously.

B. Board of Zoning Appeals Agendas, May 11, 2023

As the next item of business, the Planning Commission reviewed the agenda for the Board of Zoning Appeals meeting scheduled for June 8, 2023. Mr. White was present for the review to answer questions and address concerns of the Planning Commission.

No comments were forwarded to the Board.

C. Technical Review Committee Agenda, May 10, 2023

As the next item of business, the Planning Commission reviewed the agenda for the Technical Review Committee meeting scheduled for June 14, 2023. Mr. White was present for the review to answer questions and address concerns of the Planning Commission.

No comments were forwarded to the Committee.

**WORCESTER COUNTY PLANNING COMMISSION
MEETING MINUTES – June 1, 2023**

III. §ZS 1-315 RPC residential planned communities – site plan review

As the next item of business, the Planning Commission reviewed the Step II submittal for Phase II of Triple Crown Estates Residential Planned Community (RPC).


Mark Cropper, Bruce Howe of Vista Design, Inc., Marvin Steen, and Greg Steen were present for the review. Mr. Howe introduced the project and explained that it consists of thirty (30) additional lots. He also stated that in 2015 this project originally consisted of sixty (60) duplex units. He stated that during the Technical Review Committee meeting Kristen M. Tremblay, Zoning Administrator, inquired about architectural designs for the proposed dwellings. He explained that the architectural designs for the houses will be chosen by the builder or the prospective buyer and will be subject to the requirements in the neighborhood covenants.

Ms. Wimbrow emphasized the importance of complying with the open space requirements.

Mr. Barbierri questioned if the street signs for Phase I had been installed. Mr. Steen replied that Eddie Wells of Ocean Pines Association had placed them on order. Ms. Ott suggested that temporary signs should be installed in the meantime and Mr. Steen agreed to do so. He went on to say that the roads will be completed on Phase II soon.

Following the discussion, a motion was made by Ms. Knight approve the site plan as presented. Ms. Smith seconded the motion, and the motion carried unanimously.

IV. Adjourn – A motion to adjourn was made by Ms. Knight and seconded by Ms. Smith.



Mary Knight, Secretary



Stuart White, DRP Specialist