

**CRITICAL AREA COMMISSION
CHESAPEAKE AND ATLANTIC COASTAL BAYS**
1804 West Street, Suite 100
Annapolis, Maryland 21401

MEMORANDUM

To: Critical Area Commission

From: Annie Sekerak, Natural Resources Planner

Date: June 4, 2025

Subject: Somerset Well (formerly Cohee) Growth Allocation (Town of Easton)
Request for Additional Extension to Fulfill Condition of Approval

The Town of Easton is requesting a second extension to the deadline to fulfill one of the conditions of approval for the Somerset Well (formerly Cohee) growth allocation. On November 6, 2025, the Critical Area Commission approved this growth allocation request to redesignate 8.348 acres of land from Resource Conservation Area (RCA) to Intensely Developed Area (IDA). The approval included three conditions. Under Condition #3, the Town is required to submit to Commission staff a copy of the recorded line revision plat, a Buffer Management Plan, and final stormwater management and sediment and erosion control plan authorization within 120 days of Commission approval (March 6, 2025). The Town previously requested a 90-day extension to meet this condition of approval, which the Chair approved on March 12, 2025. The updated deadline to meet Condition #3 is June 4, 2025.

Given ongoing processing delays with the local review process, the Town is requesting an additional 180-day extension to meet Condition #3. Therefore, the new deadline for this condition is December 1, 2025.

STAFF RECOMMENDATION

Commission staff recommends that the Critical Area Commission approve the extension to Condition #3 in accordance with the revised language below (updated deadline in **BOLD**):

3. By **December 1, 2025**, the Town shall submit the following to Commission staff:

- a. A copy of the recorded line revision plat showing:
 - i. The consolidation of Lots 20 and 16;
 - ii. The new zoning designation of revised Lot 16; and
 - iii. The revised Forest Protection Area encompassing all existing forest onsite (excluding the existing Drainage Easement and Stormwater Management Easement) and the area of Buffer establishment on Lot 16.
- b. A Buffer Management Plan in accordance with COMAR 27.01.09 showing full

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Buffer establishment on Lot 16 and its inclusion in the Forest Protection Area
and a signed Planting Agreement Form.

- c. A copy of all final reviews or authorizations regarding stormwater management,
sediment and erosion control, and DNR Wildlife and Heritage Service (WHS).

If you have any questions prior to the June 4, 2025, Commission meeting, please contact Annie
Sekerak at (410) 260-3466 or ann.sekerak@maryland.gov.

ATTACHMENTS

1. Original Approval Letter dated November 8, 2024
2. Extension Request #1
3. Extension Request #2

Wes Moore
Governor
Aruna Miller
Lt. Governor



Erik Fisher
Chair
Katherine Charbonneau
Executive Director

**STATE OF MARYLAND
CRITICAL AREA COMMISSION
CHESAPEAKE AND ATLANTIC COASTAL BAYS**

November 8, 2024

Mr. Miguel Salinas
Town of Easton Planning and Zoning
14 South Harrison Street
Easton, MD 21601

**Re: Cohee Growth Allocation
Town of Easton Ordinance No. 807
Talbot County Bill No. 1551 (Supplemental Growth Allocation)**

Dear Mr. Salinas:

The purpose of this letter is to officially notify you of the Critical Area Commission's action on the above-referenced growth allocation, which is an amendment to the Town of Easton's Critical Area map. On November 6, 2024, the Critical Area Commission concurred with my determination that the growth allocation request could be reviewed as a refinement to the Town's Critical Area program. At that same meeting, I approved the growth allocation request to redesignate 8.348 acres of land from Resource Conservation Area (RCA) to Intensely Developed Area (IDA), as provided on the site plan and accompanying materials accepted by Commission staff on August 13, 2024, with the following conditions:

1. All areas of forest on Lots 16 and 20 shall be placed in a Forest Protection Area easement (excluding the existing Drainage Easement and Stormwater Management Easement).
2. The remaining areas of Buffer on Lot 16 shall be fully established in accordance with COMAR 27.01.09 and §28-401.4 of the Town of Easton's Zoning Code.
3. Within 120 days of Commission approval, the Town shall submit the following to Commission staff:
 - a. A copy of the recorded line revision plat showing:
 - i. The consolidation of Lots 20 and 16;
 - ii. The new zoning designation of revised Lot 16; and
 - iii. The revised Forest Protection Area encompassing all existing forest onsite (excluding the existing Drainage Easement and Stormwater Management Easement) and the area of Buffer establishment on Lot 16.
 - b. A Buffer Management Plan in accordance with COMAR 27.01.09 showing full Buffer establishment on Lot 16 and its inclusion in the Forest Protection Area and a signed Planting Agreement Form.

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Growth Allocation
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- c. A copy of all final reviews or authorizations regarding stormwater management, sediment and erosion control, and DNR Wildlife and Heritage Service (WHS).

Please note that the map designation change must be reflected on the Town's Critical Area map within 120 days of the completion of the above conditions. Once finalized, please forward an electronic file with the Town's updated Critical Area designation layer showing this parcel with the new Critical Area designation so that Commission staff can incorporate the change into the Critical Area map update layer.

On behalf of the Critical Area Commission and its staff, I would personally like to thank you for your help and cooperation throughout the growth allocation process. If you have any questions, you may contact Annie Sekerak at (410) 260-3466 or ann.sekerak@maryland.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Erik Fisher', with a stylized flourish at the end.

Erik Fisher, AICP
Chair



TOWN OF EASTON

PLANNING & ZONING

PO Box 520

Easton, Maryland 21601

(410)-822-2526

February 26, 2025

Nick Kelly
Acting Executive Director
Critical Area Commission
1804 West Street, Suite 100
Annapolis, MD 21401

Dear Mr. Kelly,

Somerset Well, owner of the property at 28580 Mary's Court, received approval of a Growth Allocation request from the Critical Area Commission (CAC) on November 6, 2024 to designate a portion of its property as IDA from RCA. The approval included a condition with a timeline of 120 days to record a lot consolidation plat with a protective easement for the forested and buffer establishment areas; the approval of a Buffer Management Plan and its inclusion in the forest protection area; and a signed planting agreement form.

The project team for Somerset Well is diligently pursuing the permits and approvals to start development and satisfy the CAC requirements. However, additional time is needed. There were some minor issues that had to be resolved with the Talbot County Health Department and Easton Utilities. We believe an additional 90 days should be sufficient time to get the plat recorded with the CAC conditions met.

We appreciate your consideration of our request. Please let us know if you need additional information.

Sincerely,

Miguel Salinas
Director

Cc: Ann Sekerak, Critical Area Commission
Brendan Mullaney, McAllister, DeTar, Showalter & Walker LLC
Brittany Wallace, Lane Engineering



Ann Sekerak -DNR- <ann.sekerak@maryland.gov>

Re: Somerset Well Plat

1 message

Joe Mayer <jmayer@eastonmd.gov>

Wed, May 21, 2025 at 3:42 PM

To: Ann Sekerak -DNR- <ann.sekerak@maryland.gov>, Nick Kelly -DNR- <nick.kelly@maryland.gov>, Margaret White -DNR- <margaret.white@maryland.gov>

Cc: Miguel Salinas <msalinas@eastonmd.gov>, Sean Callahan <scallahan@leinc.com>, Brittany Wallace <bwallace@leinc.com>, Mike Hall <mike@somersetwell.com>, Rick Van Emburgh <rvanemburgh@eastonmd.gov>, Kody Cario <kcario@eastonmd.gov>, Sierra Clem <sclem@eastonmd.gov>, Nicholas Johnson <njohnson@eastonmd.gov>, Aaron Goller <agoller@eucmail.com>, Brennan Greene -TCHD- <brennan.greene1@maryland.gov>

Hi Annie,

The Town of Easton suggests the Critical Area Commission approve a 180-day extension for Somerset Well Drilling Co., Inc. (Applicant) to finalize all requirements for growth allocation approval. Several necessary approvals are interconnected and dependent on each other, such as the Lot line Revision Plat and Buffer Management Plan. The Development Site Plan, which incorporates the stormwater management and sediment and erosion control, is pending submission by the Applicant for review/approval. Below is a list of the following items pending review and approval by the town.

A Buffer Management Plan was submitted for review/approval on February 27, 2025. The Planning and Zoning Department reviewed the plan with comments, requesting a resubmittal. The department approved the Cost Estimate on March 12, 2025 and received the performance bond. Concurrent with recordation of the plat, the Applicant is required to record a protective easement for the Buffer, per Chapter 28-401.2F(5) of the Town's Zoning Ordinance. The applicant is currently coordinating with the town to submit all necessary documents for the review and approval of the protective easement. Upon its recording, the Buffer Management Plan can be approved by the Planning and Zoning Department and a signed Planting Agreement Form can be provided to the Critical Area Commission.

An application for a Subdivision/Lot Line Revision Plat was submitted on March 7, 2025, for review and approval. The town has since required the applicant to resubmit the Plat with revisions. The applicant is in the process of preparing a revised plat for review and approval. Upon approval of the Buffer Management Plan, the Planning & Zoning Department may grant approval of the Plat, per Chapter 28-401.2F(2) of the Town's Zoning Ordinance.

On March 20, 2025, the applicant requested Sketch Site Plan and architectural approval from the Town of Easton Planning Commission. The Commission approved the application by a vote of 4 -0 with the following conditions; the Applicant shall address all remaining Easton Staff Development Review (ESDR) comments, and submit a development site plan for review, the Applicant shall coordinate with the Critical Area Commission and meet all required conditions set forth within the November 6, 2024 Growth Allocation determination and Phase II of the sketch site plan shall require the Planning Commission's review and approval. The applicant is preparing to submit a Development Site Plan which includes stormwater management and sediment and erosion control for review and approval. Concurrent with Development Site Plan approval, authorization for DNR Wildlife and Heritage Service (WHS) will be obtained.

Attached, please find all supporting documents.

Regards,
Joe

On Mon, May 19, 2025 at 4:40 PM Ann Sekerak -DNR- <ann.sekerak@maryland.gov> wrote:

Thanks Miguel! I just had a quick conversation with Nick about this. If by Thursday (5/22) you can provide me with more information about the delay for the SWM review, as well as an estimate for when you expect the conditions for growth allocation approval to be fulfilled, we will be able to add the extension request to the June 4th Commission meeting agenda.

Let me know if you have any questions! Thanks!



Critical Area Commission for the
Chesapeake & Atlantic Coastal Bays
dnr.maryland.gov/criticalarea

Annie Sekerak, AICP
Natural Resources Planner
Critical Area Commission for the
Chesapeake & Atlantic Coastal Bays
[1804 West Street, Suite 100](#)
[Annapolis, MD 21401](#)
[410-260-3466](#) (office)
[667-500-2027](#) (cell)
ann.sekerak@maryland.gov

On Mon, May 19, 2025 at 1:50 PM Miguel Salinas <msalinas@eastonmd.gov> wrote:

----- Forwarded message -----

From: **Sean Callahan** <scallahan@leinc.com>

Date: Thu, May 8, 2025 at 12:28 PM

Subject: Re: Sommerset Well Plat

To: Miguel Salinas <msalinas@eastonmd.gov>, Brittany Wallace <bwallace@leinc.com>, Mike Hall
<mike@somersetwell.com>

Hi Miguel, we are working on a plat and site plan submittal to address the Town comments and Critical Area letter dated March 14, 2025 attached with the deadline of June 4, 2025.

Given that deadline and outstanding matters can you please request and addition al 90 day extension from Critical Area ?

Please let me know if you need anything from Lane or the owner.

Thank you.

Sean Callahan
Company President
Lane Engineering, LLC
Office 410-822-8003
Cell 410-924-4839
Email scallahan@leinc.com

On Feb 27, 2025, at 10:10 AM, Miguel Salinas <msalinas@eastonmd.gov> wrote:

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Sean,

Thanks for the new submission. Please provide one hard copy submission as well so we can deem the submission complete. No additional fees will be charged.

I also submitted a request to the Critical Area Commission staff asking to be placed on their March 12th agenda for a 90-day extension (see attached). It is highly unlikely we will have the plat recorded by March 6th; the new submission goes to third party review prior to any approval of a final plat. In hearing from CAC staff, the extension should not be an issue since the application is already in progress. The request will go under old business on their agenda.

Thanks,

Miguel

On Tue, Feb 25, 2025 at 4:23 PM Sean Callahan <scallahan@leinc.com> wrote:

Thanks Joe.

Who are the primary contacts at Engineering Department and Easton Utilities Commission?

Sean Callahan

Company President

Office 410-822-8003

Cell 410-924-4839

scallahan@leinc.com

From: Joe Mayer <jmayer@eastonmd.gov>

Sent: Tuesday, February 25, 2025 4:18 PM

To: Sean Callahan <scallahan@leinc.com>

Cc: Planning and Zoning <planningandzoning@eastonmd.gov>; Engineering Department <engineeringdept@eastonmd.gov>; Lynn Thomas <lthomas@eastonmd.gov>; Miguel Salinas <msalinas@eastonmd.gov>

Subject: Re: Sommerset Well Plat and BMP for Planting

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Sean,

Attached are the Planning & Zoning and CAC review comments for [28580 Mary's Court](#) (LLR & Buffer Management Plan). Please contact the Engineering Department for the remaining comments from the Talbot County Health Department and Easton Utilities Commission.

Regards,

Joe

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Michael "Miguel" Salinas
Director of Planning and Zoning
Town of Easton, MD
410-822-1943

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Michael "Miguel" Salinas
Director of Planning and Zoning
Town of Easton, MD
410-822-1943

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Regards,
Joseph A. Mayer
Plan Reviewer
[Town of Easton](#)
[14 South Harrison Street](#)
[Easton, MD 21601](#)
410-822-1943

4 attachments



2025.03.13 TOE P&Z 28580 Mary's Court.pdf
1201K



2025.03.24 PC Outcome Letter - Somerset Well Drilling.pdf
167K



2025-03-05 Survey Review Letter - Sommerset Well Drilling.pdf
148K



28580 Mary's Court - Plan Approval (1).pdf
75K