



Board of Zoning Appeals
Department of Planning, Housing, and Zoning

MINUTES

Meeting: Kent County Board of Zoning Appeals
 Date: August 21, 2023
 Time: 5:00 P.M.
 Location: County Commissioners Hearing Room, 400 High Street, Chestertown, Maryland

Agenda Item	Sitting for the Board	Action Taken	Vote
<p>22-42 25809a Still Pond Neck, LLC – Extension Request of Special Exception – Utility-Scale Solar in the AZD</p> <p>The applicant is requesting an extension of the special exception approval to construct and operate a utility-scale solar energy system in the Agricultural Zoning District (AZD). The property is located at 26001 Still Pond Neck Road near Still Pond, Maryland.</p> <p>A necessary change in the system size and securing the required third-party decommissioning plan and bond have delayed the construction start.</p> <p>The Kent County Board of Appeals approved the special exception at the September 19, 2022, meeting.</p> <p><u>Applicants/Representatives</u> Anthony Kupersmith, Esquire, with McAllister, DeTar, Showalter & Walker, LLC; Josh Spencer, PE, PMP, and James Morgan with Pivot Energy; and Ted Hastings, PMP, with Becker Morgan Group, Inc., were sworn in on behalf of the applicant, 25809a Still Pond Neck, LLC, and presented a summary of the case.</p> <p><u>Public Comment</u> No correspondence was received on this application.</p>	<p>Dr. Albert Townshend, Chairman</p> <p>John Massey, Member</p> <p>Joan Horsey, Member</p> <p>David Hill, Member</p> <p>Mr. Christopher Drummond, Attorney for the Board</p> <p>Campbell Safian, Clerk</p>	<p>Ms. Horsey moved to grant the extension of the special exception for 25809a Still Pond Neck, LLC, to construct and operate a utility-scale solar energy system in the Agricultural Zoning District (AZD) with the following condition: the extended special exception will lapse after the expiration of 18 months from the date which the extension of the special exception is signed if no substantial construction in accordance with the plans herein presented occurs.</p> <p>The motion was seconded by Mr. Massey; the motion passed 2-1 with Mr. Massey opposed.</p>	<p>2-1</p>

Agenda Item	Sitting for the Board	Action Taken	Vote
<u>Planning Staff</u> Mark Carper, LEED Green Associate, Associate Planner, was sworn in.			
MINUTES: July 17, 2023		Ms. Horsey moved to approve the minutes. Mr. Hill seconded the motion; the motion passed with all in favor.	Approved
Adjourn		Ms. Horsey made a motion to adjourn the meeting, and Mr. Massey seconded the motion; the motion passed with all in favor. The meeting adjourned at 6:16 p.m.	Unanimous Approval

Dr. Albert Townshend, Chairman

/s/ Campbell Safian
Campbell Safian, Planning Specialist