

## DEVELOPMENT ADVISORY COMMITTEE MINUTES

The Development Advisory Committee (DAC) met on April 17, 2019 at 9:00 a.m. in the First Floor Conference Room, 220 S. Main Street, Bel Air, Maryland. The meeting was chaired by Moe Davenport, Department of Planning and Zoning.

The following members were in attendance:

Moe Davenport	Chairman, DAC
Bill Snyder	Volunteer Fire & EMS
Robin Wales	Department of Emergency Services
Patrick Jones	Soil Conservation District
Len Walinski	Health Department
Daryl Ivins	DPW Water & Sewer
Mike Rist	DPW Engineering
Lt Dougherty	Sheriff's Office
Rich Zeller	State Highway Administration
Jen Wilson for Eric Vacek	Planner, Development Review
Lori Pietrowski	Administrative Specialist

Also in attendance:

Jay Young	Joe Caloggero
Chris Armstrong	Joseph Mislah
Jake Adler	

Moe Davenport, of the Department of Planning and Zoning, welcomed everyone to the meeting. He explained there is one plan on the agenda. Mr. Davenport explained that a brief presentation will be given by the consultant for the project. The DAC members will give their comments on the project. The meeting will then be opened up for anyone in attendance that may have questions or comments. If anyone has questions that are not answered, there are information request forms that can be filled out and submitted to the Department of Planning and Zoning and they will be responded to in writing. There is an attendance sheet circulating for everyone to sign. If a correct address is given, a copy of the minutes will be mailed or e-mailed. The minutes are recorded and will also be published to the Department of Planning and Zoning's website.

### **WAWA – 2200 PULASKI HIGHWAY - PRELIMINARY**

Located on the north side of Pulaski Highway (Route 40); east side of Edgewood Road (Route 755). Tax Map 65: Parcels 219, 287 & 767. First Election District. Council District B. Planner Eric.

Plan No.	P99-2019	Consolidate three parcels into one/2.15 Acres/Cl.
Received	03-20-2019	Hinder Enterprises, Inc./Paramount Edgewood LLC/ Bohler Engineering.

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**WAWA – 2200 PULASKI HIGHWAY - SITE**

Located on the north side of Pulaski Highway (Route 40); east side of Edgewood Road (Route 755). Tax Map 65: Parcels 219, 287 & 767. First Election District. Council District B. Planner Eric.

Plan No.	S97-2019	Construct 5,585 sf Wawa w/gas pumps/2.15 Acres/CI.
Received	03-20-2019	Hinder Enterprises, Inc./Paramount Edgewood LLC/ Bohler Engineering.

**Verbatim Transcript**

**Jay Young, with Brown, Brown and Young –**

Good morning, I'm Jay Young with Brown, Brown and Young, 200 South Main Street in Bel Air. I thought I was going to be late because the traffic from my office was brutal.

**Crowd Laughter**

**Jay Young** – I have with me today, Chris Armstrong with Bohler Engineering who is going to do most of the presentation, Joe Caloggero, from the Traffic Group and Joe Mislah, he is with the developer, Paramount Realty. So, I'll let Chris start.

**Chris Armstrong – Bohler Engineering**

As Jay said, my name is Chris Armstrong, I'm a professional engineer with Bohler Engineering. I'm just going to run through a quick introduction of the project. The site is located at 2200 Pulaski Highway and the current use is a fast food restaurant and a barber shop. We are proposing to raze those buildings and propose a new fuel station and convenience store. The gas station will have seven MPD's and the store will be approximately 5,500 sf. It currently consists of three lots which will be consolidating into one lot and along with the proposed right of way dedication along Edgewood Road. The net area will be approximately 2.08 acres of the property. The zoning is CI which permits a fuel station by right. As far as parking requirements, 38 parking spaces are required and we are proposing 47 which is approximately 124% of the required parking. For vehicular entrances, we have one right in, right out vehicle entrance on Pulaski Highway as well as a full movement vehicular entrance along Edgewood Road. We are also providing a pedestrian entrance for ADA access which will connect from the main entrance of the store to the sidewalk along Pulaski Highway. As far as stormwater management requirements we are providing a micro-bio retention facility here at the back of the site as well as three filtera bio-retention units. Those four facilities will provide the required quality management for quantity we are providing an underground storage facility which will manage the 10 year storm. Landscaping and lighting will be provided throughout the site per the requirements

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we are also providing foundation planters along the east and north walls of the building. There is a critical area buffer in the rear of the site which we will not be disturbing. We are proposing approximately a 4-5 foot high wall here to avoid grading within that buffer. That's about it.

**Bill Snyder – Volunteer Fire & EMS**

No comment.

**Robin Wales – Department of Emergency Services**

On the preliminary plan, no comment other than agreeable on the address.

On the site plan if the facility maintains in inventory a hazardous material in amounts over 10,000 lbs. or the Threshold Planning Quantity of 500 lbs. of an extremely hazardous substance, they must submit reports as required by the Emergency Planning and Community Right to Know Act (EPCRA). Reports are due by March 1<sup>st</sup> and cover the inventory for the previous year. Federal requirements for retail service stations are 75,000 gallons of gasoline, 100,000 gallons of diesel fuel, and 10,000 lbs. of propane or LNG (Liquid Nitrate Gas). If the retail service stations exceed that amount then they must report to the State, LEPC and the Local Volunteer Fire Department. Reports for the Local Emergency Planning Committee should be sent to Harford County Local Emergency Planning Committee Attn: Forney Buchanan (SARA Title III Coordinator) 2220 Ady Road Forest Hill, MD 21050.

“Public safety wireless radio communications inside a building is essential to the safety of those occupying the structure as well as fire, law enforcement and emergency medical providers responding to a call for help. Buildings that are greater than 5,000 square feet, higher than 50 feet, contain underground storage or parking and are constructed of materials that impede wireless radio signals that may adversely affect the response of public safety providers.

Please consider including wiring, electrical connections and other infrastructure that may be needed for an in-building 700-800 MHz amplifier. Department of Emergency Services will test coverage in your facility once construction is finished. Call 410-638-4900 for this assistance.”

The proposed buildings must display 8” –“10/10” – 12” address numbers and letters. The addresses must be clearly visible from Pulaski Highway (US 40).

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**Patrick Jones – Soil Conservation District**

An adequate sediment and erosion control plan needs to be approved before a grading permit can be issued. The sediment and erosion control plan must be integrated with the SWM strategy at the design phase. The demolition of the current site must be included in the plans.

We recommend, as per the new 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control Manual that in a Tier II watershed additional level of controls to be used and Tier II buffers are utilized for this site.

A NOI permit is required from MDE when a project disturbs more than 1 acre. Please contact MDE about the NOI permit process.

Attached is information pertaining to the fee system for the review of sediment and erosion control plans. Please contact Bill Tharpe, 410-838-6181 x3, with question about this information. This fee will be collected prior to the review of the site development plan.

**Len Walinski – Health Department**

Any buildings listed to be razed will require a demolition permit that is secured through the Department of Planning and Zoning. All aspects of the demolition work must be reviewed, approved, and completed to the satisfaction of the Health Department. This includes, but is not limited to, the abandonment of any wells, grease traps and septic systems, the management of asbestos, hazardous materials, and solid wastes, and the removal of underground storage tanks. All documentation concerning the demolition work must be forwarded to this office. If the owner/developer has any questions concerning the demolition work, they may contact Samantha Peternel at the HCHD at 410-877-2328.

The HCHD must review and approve all food service and building plans prior to issuance of the building permit. A food service package must be completed by the owner/consultant. To request a food service facility review package, the owner or his agent should contact Justin Wasziewicz 410-877-2309. If the plan is recognized as a prototype plan, review will be required by the Maryland Department of Health (MDH), Division of Food Control. MDH can be reached at 410-767-8412.

If the facility will operate a boiler or other fuel burning equipment including charbroiler, a permit to construct is required from the Maryland Department of the Environment (MDE). It is incumbent upon the owner to secure any permits. The Air Quality Program at MDE can be reached at 410-537-3230.

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A certified Underground Storage Tank (UST) installer must be used to install the fuel storage tanks and register the installation with MDE, Oil Control Program. A permit may be required from MDE, Air and Radiation Administration to construct and operate the vapor recovery system. A permit to operate is required from MDE to put the facility into service. The owner/consultant may contact Jeffery Wenck of MDE 410-537-3485 for additional information.

Additional comments from this office will be provided at the time of the building permit or tenant/occupancy permit. It is the responsibility of the owner/operator to be aware of any regulatory requirements for the proposed use and for obtaining appropriate permits.

The owner/developer is reminded that during the development of this project when soil moisture conditions are low, measures must be implemented to prevent the generation of dust until a permanent vegetative cover is established and all paving is completed.

**Daryl Ivins – DPW Water & Sewer –**

I'm providing a copy of comments to you and they are mirrored for the preliminary and the site plan and they are conditions of approval.

The redevelopment of the property must use the existing sewer connection located at sewer manhole SMH 1 on Contract 2859. This contract also shows the existing sewer force main that serves the adjacent property. The property is also part of this redevelopment. The force main must be abandoned at the manhole by removing the force main from the manhole, plugging the manhole, and encasing the opening on the outside with concrete.

The two developed parcels have existing water and sewer services. Any unused water and sewer services must be abandoned in accordance with standard Harford County requirements as part of the utility work for this project. The locations of the services and a description of the work shall be shown on the utility plan submitted with the Commercial Service application.

A new fire hydrant shall be added to the public main as part of this project. It must be located three feet behind the sidewalk in front of the site, 300' west of the existing hydrant along U.S. Route 40.

Any sewer cleanouts that are located within the paved area shall be installed using the County cleanout in paving detail S-28. The detail shall be shown on the utility plan and referenced on the plan and/or profile drawing.

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The construction contract numbers for the existing utilities shall be shown on the drawing submitted with the Commercial Application.

The ten foot wide proposed right of way dedication along Edgewood Road shall also be shown on the plat as a public Drainage and Utility Easement. The small triangle of land at the northeast corner of the project between the existing easement and the property corner must also be dedicated as a public Drainage and Utility Easement.

A Commercial Service Application must be completed by the owner and approved by Harford County before a building permit will be issued for this project. The Commercial Service Application Number 20032 must be added to the title block of the site plan submitted with the Application for approval. Contact the Division of Water and Sewer Administration and Permitting Section at 410-638-3300 for additional information.

Trees may not be placed within the drainage and utility easements or the SHA road right-of-way within fifteen feet (15') of existing or proposed utilities.

**Mike Rist – DPW Engineering**

A sediment control plan and a grading permit will be required for the development of this site. Sediment controls are to be designed to the specifications as set forth in the Maryland Standards for Erosion and Sediment Control, latest edition.

Stormwater management shall be provided and designed to the redevelopment criteria of the Harford County Code and the 2000 Design Manual as amended by Supplement 1.

A stormwater management concept plan has been submitted for review. Comments must be addressed on subsequent stormwater plan submittals.

The final stormwater management plan shall be approved prior to the issuance of a grading permit. A stormwater management permit is required prior to the issuance of a building permit.

Maintenance of the stormwater facility (facilities) is (are) the responsibility of the lot owners (s).

A commercial access permit is required for the site entrance onto Edgewood Road.

The site entrance shall have adequate sight distance for a 35 mph design speed.

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The entrance width shall be 30 with 30 minimum curb radii. Curb and gutter shall be constructed to the northerly property line and provide for an 18' width from the centerline of road.

All pavement striping and traffic control signs shall conform to the Manual on Uniform Traffic Control Devices and State Highway Administration Supplement.

A 30' right-of-way dedication is required along Edgewood Road.

A traffic impact analysis was submitted. Comments are being forwarded to Planning and Zoning.

**Lt Dougherty – Sheriff's Office**

No comment, sir.

**Rich Zeller – State Highway**

The MDOT SHA has no objection to approval of the Preliminary Plan as the existing right-of-way along Pulaski Highway is sufficient to accommodate future widening needs.

**Site Plan**

An access permit will be required to construct the proposed entrance and frontage improvements on US 40. The MDOT SHA is currently reviewing the traffic impact study (TIS) prepared for this development. When comments become available, they will be forwarded to all interested parties. We will defer making specific requirements for the entrance and road improvements until our review of the TIS is complete.

If there are any questions, please contact Mr. Richard Zeller at 410-229-2332 or toll free (in Maryland only) at 1-866-998-0367 x2332 or by email [rzeller@sha.state.md.us](mailto:rzeller@sha.state.md.us).

**Jen Wilson for Eric Vacek – Planner**

A Preliminary plan (P099-2019) was submitted concurrent with the Site plan. The preliminary plan proposes to revise recorded plat 37-32 entitled, "Final plat, Land of Hinder Enterprises, Inc." and reconfigure two (2) existing parcels of record into one (1) recorded commercial lot. Proposed Lot 1 shall be recorded in the Harford County land records.

The property is located within the Chesapeake Science and Security Corridor. The project shall meet the requirements of this zoning overlay district, which includes a minimum of 20% of the parcel area preserved as vegetated open space. These calculations shall be clearly shown on the required Landscaping Plan.

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As the Health Department noted all buildings to be razed will require that all applicable demolition permits be obtained from the Department of Planning and Zoning and Harford County Health Department. Any existing structures that create a non-conforming configuration shall be demolished prior to final plat approval. Buildings to be razed shall be identified and clearly noted on the plan.

An updated Traffic Impact Analysis (TIA) was submitted to the Department of Planning and Zoning. Questions may be directed to Mr. Alex Rawls of Planning and Zoning.

The site has environmental features including identified wetlands and 100-year floodplain. The site is located within an IDA Critical Area. Required buffers shall be clearly delineated on the final plat. Critical Area requirements; including mitigation plantings, shall be coordinated with Ms. Brittany Long of the Department of Planning and Zoning.

A Landscaping plan was submitted for review. Approval shall be required prior to site plan approval and issuance of any building permits. The Department of Planning and Zoning shall require a revised series of the Landscaping plan addressing Critical Area comments and delineating foundation plantings around the perimeter of the proposed Wawa store as required by code.

A photometric plan was submitted. The lighting shall be designed and controlled so that any light shall be shaded, shielded or directed so that the light intensity or brightness does not adversely affect the adjacent property.

All proposed signage shall conform to the Sign Code and will require permits from the department. Signs shall not be placed within the County or SHA right-of-way.

Sidewalks shall be provided along all property frontages.

**Public Comments –**

There were no public comments.

**Meeting adjourned at 9:20 am.**