Town of Belcamp, Maryland
Community Input Meeting
Project: Grace Hall

* * *
Wednesday, October 30, 2019

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Held at:
Water's Edge Events Center, L.L.C.
4687 Millenium Drive
Belcamp, Maryland 21017

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IN ATTENDANCE:

DON SAMPLE
Land Development Services, L.L.C.

MONICA OULDS
DAVE OLIVER
JULIE VAN TILBURG
MITCH ENSOR
VICKIE OSBORNE
KIM BUTLER
SHENALLE PHILIP
COREY BROWN
D. CAMPBELL
ANITA STONE
KEVIN STONE
WILL SAMPLE
KYLE ROTHROCK
CHRISTI ROTHROCK
SARAH COOK
ASHLEE BIENERT
ANDREA KING
DAVID HUNTLEY
JAMIE HUNTLEY
CHARLES BRISCOE
TABITHA BRISCOE
JOHN HUTCHINSON
JAMES HUDSON
SUE HUDSON
RACHEL KOERNER
MEGAN KOERNER
NAOMI WRIGHT
LOUISE WRIGHT
LINDA RILEY
RYAN FORD
G.M. AMEDORO
BRADLEY L. SORRELL
R. CHARLES NICHOLS
JACQUELINE DELLULE
ROBIN WALES
IN ATTENDANCE (cont'd.):

BRAD STOVER
LAURA CAPPELLINI
ERIC LARSON
RON KIRIN
KEN SCOTT
M.D. CARLO

M-E-E-T-I-N-G
7:00 p.m.

DON SAMPLE: Folks, we're going to call this meeting to order. My name is Don Sample, and I'll be presenting this evening. I want to thank you all for taking time out of your schedules to come spend some time with us at our Community Input Meeting.

This is the very first, initial step in a process that typically takes about two years in Harford County to introduce a plan for consideration. The next step in the process is what's called a Development Advisory Committee Meeting.

And this evening, we'll walk you through some of the steps of the process, some of our history with the property, and we will also provide some context in terms of the County's Land Use Master Plan, some of the development regulations that we need to comply with, and then we will take questions from the audience as well as suggestions.

And I also need to advise you: We have a recorder in the room this evening. One of our obligations to local county government is to record this proceeding and then share a transcript within the next 45 days both with the Department of Planning and Zoning and with the County Council.
So, I want to take a little bit of time to get to know you and then share a little bit of information about myself. I've been active in residential development in this county since 1991. And in the last 15, 16 years, I've been working with a partner by the name of Richard Braver, who is also here this evening.

You may or may not know this, but Rich and I were very much involved in the Holly Woods project. Is anybody here from Holly Woods? Great. I really appreciate you coming out. You are certainly our next-door neighbor.

I was employed by Victor Posner and developed the eastern half of Holly Woods in the late '90s, early 2000s. And Richard and I worked with the folks from Ryland Homes after Mr. Posner's death and developed the western side, which some people know as Holly Woods 2.

So, I'm guessing some of you folks are members of the Holly Woods 2 Homeowners Association? Awesome. Okay. Great.

I know -- I think Dave, who's here, attended the very first homeowners turnover meeting when the first board was elected. But yeah, appreciate you being here. You offer some good historic context.

Anybody here from Beech Creek? Nobody from Beech Creek?

Anybody here from Seven Trails? Awesome.

How about Riverside Apartments? No? Okay.

So, purpose and protocol. And one of the things I'll promise not to do is I won't read these slides, okay? I may wander toward the back of the room and use the pointer to call your attention to a couple of things.

But what's triggering this requirement for a Community Input Meeting is the fact that we know our community will generate more than 250 traffic trips per day. So, any community that's proposed in Harford County that generates that kind of traffic is obligated to involve the public at this early stage.

Now, this one really gets into the protocol. And this basically is describing, right out of the County's regulations, the requirements of this very meeting.

This is the requirement for advertising. And this is that 45 calendar day requirement for us to submit a list of attendees and a transcript. And all of this is available on the County website.

Now, anybody in the room familiar with the term "development envelope"? Okay. Good.

Harford County, like every other county in the state, is obligated by state government to produce a long-range Master Land Use Plan. Our first long-range plan was almost 50 years ago. And it gets updated on an eight-year cycle.

The last update was done in the first term of our current County Executive's administration, Barry Glassman. And he labeled and branded his Master Plan something called Harford Next.

This map is an excerpt from the Harford Next plan. So, these areas that you see in various shades of color are what is known as the development envelope. These are the areas within Harford County where public water and sewer services are available.

The map really hasn't changed much in the last 50 years, with the exception of this little area here on Route 1 in Fallston, where sanitary sewer
services and public water were recently extended. The star indicates the location of the property we're proposing to develop.

It's tough to read these color shades, but the brown shade is what they call Medium Intensity Development, intended for residential uses. And typically, you'd see townhomes, much like Holly Woods, single-family detached homes like you have at Seven Trails.

Now, this is another excerpt straight from the Harford County Zoning Code. We are what's known as an Urban Residential District, okay? And there are four of them. We're the R3 flavor, okay? It's one of the higher-density districts in the R zone. And it is intended to accommodate a diversity of housing types.

So, at Holly Woods, by way of example, there are at least four different types of townhouse structures. Around the perimeter of the community, you've got 28-foot wide homes with two-car garages, first-floor master bedroom suites. On the interior, you've got rear-loaded alley garages, two-car, with three level above grade. And then in a couple of pockets within the community, you've got some 20-foot wide townhouses with no garage, and you've got some 20-foot townhouses with one-car garages. So, you've got a great diversity of housing types in your location.

Now, this chart, we'll spend a little time here because I imagine there's only a few folks in the audience, a couple of attorneys, who have looked at this chart.

Across the top, these labels are what are known as Development Guidelines. We have Conventional Development in Harford County. COS is Conventional with Open Space. That is only permitted in areas with public water and sewer. Conventional Development can be done in some of the agricultural districts where well and septic is the only way to provide those utilities to the home. Planned Residential Development, Housing for the Elderly, and Continuing Care Retirement Community.

Now, in this chart, the County spells out the various densities of housing that are permitted in that zone. So, in the R3 Zone, these are the densities.

If we were proposing a Continuing Care Retirement Community on a 100-acre site, the Local Zoning Code would provide us the opportunity to develop as many as 3,000 residential units. That's not what we're proposing, but it helps put in context what is permissible by matter of right.

In the Housing for the Elderly District, at 14 to the acre, we'd be permitted to do up to 1,400 residential units. And again, that's not what we're proposing, but it helps to put it into context.

As a Planned Residential Development, we'd be able to do 1,000. Conventional with Open Space, which is very similar to the manner in which Holly Woods and Seven Trails were developed, would be 700 units.

Now, Holly Woods is a little bit unique because it's governed by a 1981 Board of Appeals decision which spells out precisely what was going to happen there. And for those of you who don't know, that community was originally approved for 1,600 units. Shy of 1,000 have been built, but there are still a couple of remaining parcels that have not yet been fully developed.

Under Conventional Development, if we were outside the water and
sewer service area, we'd be limited to 500 units. Our proposal is for an Active Adult, 55 and older age-restricted community. And we're proposing 324 residential units. And we are proposing a pretty diverse mix.

This gives you a sense of our location, with the star, relative to the other communities on the Route 7 corridor between Route 40 and Route 543. This gives you a superimposed look at our plan adjacent to those existing communities, across from the existing auto auction and approximate to the Belcamp facilities for employment and industrial use.

Beech Creek over here. Holly Woods. And as I said before, I had worked for Mr. Posner's company to develop this eastern side of Holly Woods, and Richard and I worked together to develop this portion for Ryland Homes between 2004 and 2014.

I believe it was 2014 when we retired the last of our government bonds that provided our warranty to Harford County that we would complete the roads and complete the stormwater ponds before those were all dedicated and accepted by the County.

Now, our housing mix will include single-family detached. These are all proposed as ranch-style single level-living homes. Probably going to be predominantly two- and three-bedroom. Two-car garage. These purple in the north are going to be very similar to the ones in Holly Woods that wrap around the perimeter on Wineberry, the 28-foot wide, first-floor master, two guest bedrooms up, two-car garage. And the blue are proposed to be 24-foot wide. We hope to be the first developer in the region to offer a one-car garage townhouse with first-floor owner's suite. Single-level living at what should be an affordable price point, under $300,000.

This is a potential streetscape of what the branch houses will look like.

The towns. And a typical floorplan for the single-family detached property. So, back to that density chart. Just want to give you one last chance to take a look at this. Our proposal in the Conventional Development with Open Space category, permitted to do seven to the acre, which would be 700 units on our site. We're proposing 324, a little less than 50 percent of what's permitted by right.

I said earlier that we're at this Concept Plan stage right now. The next public meeting will be what's called Development Advisory Committee. They do those on Main Street at the County Office Building, first floor. And there'll be adequate public notice, and you're welcome to attend.

After that meeting, we would then move forward with our engineers with traffic studies and what's called a Preliminary Plan Submittal. It's at that stage where we do roughly 60 to 70 percent of the stormwater management design and really have to drill down and demonstrate our ability to capture the rain on the impervious surfaces -- the rooftops, the streets -- manage that water, and prevent siltation of the streams and anything headed toward the Chesapeake Bay.

And then, following the Development Advisory Committee meeting, we get a Staff Review Letter. So, all the various agencies within County Government --
Department of Public Works, Division of Water and Sewer, Emergency Operations -- they all evaluate the plans, including the stormwater management plan, and then provide us comments and feedback before we go to final construction documents.

So, now it's your turn. I'm going to try to take questions. Just like the old classroom style, raise your hand and I'll call on you. Don't be shy.

Yes, sir? And I need you to state your name for the gentleman who is doing the recording.

JIM HUDSON: Jim Hudson, H-U-D-S-O-N.

What will that do to our water pressure? You get the main coming off Route 7. All of a sudden, you're tapping it for over 300 people. Are we going to have a drop in water pressure from our different developments, especially the top of the hill?

DON SAMPLE: Jim, thank you for asking. That is a great question. And I've done a few of these meetings over the years, and you're the first person to ever ask me about water pressure.

And by sheer coincidence, yesterday, I was sitting with our Director of Public Works, a fellow by the name of Joe Siemek. I'm not sure if anybody here knows Joe, but very competent fellow with a long history in the field of engineering before he got the job here at Harford County.

And I should also share with you: I serve on what's called the Public Works Advisory Board. So, when Jim Harkins was elected, he asked me to serve in that capacity and advise his Director of Public Works. When he was succeeded, I was asked by the next County Executive, and for some reason -- I'm not sure why -- they asked me to do it again when Barry got elected. So, I've been serving in that capacity for the past 16 years.

So, here's what I want to share with you about water pressure: This area of Route 7 is what's known as Zone 1 in the Harford County Water and Sewer Master Plan. And it's called Zone 1 because it's so proximate to our water treatment plant for fresh water at Abingdon by the -- just down the road from the fire hall.

Anybody ever been by there? It's an amazing facility. When I first got involved in local development, we didn't have that facility. Eileen Rehrmann was County Executive, and she used to run around to those meetings with a jar of dirty water and say, look, this is what our raw water looks like coming out of the Susquehanna and we need a better facility to provide clean drinking water for the residents of the county.

And she campaigned hard on that issue, and by golly, she built the first 10-million-gallon capacity facility. And that thing has been expanded twice and has the ability to produce 30 million gallons a day.

So, we're in Zone 1. And when I was with Joe yesterday, I had said to him, look, we're about ready to do our Community Input Meeting. Can you give me a referral? I need a great engineer who understands hydraulics because this property starts down at Route 7 at Elevation 100 above sea level. But when you get up to the northern end -- and I'm going to flip back to my site map.

When you get up here, this part of the property, Elevation 200. And at the very top, we're around 225. Now, that sits, actually, about 40 feet above this part of Holly Woods, okay? Holly Woods sits a little lower. But you're back down here at elevation 100 at Seven Trails and down in here, in this portion around
Wineberry.

So, my point is this: Pure coincidence, the County had just recently engaged a Hydraulic Engineer because they're mapping the capacities and pressures of their entire water tank network.

So, from Abingdon, they pump water to each one of our water tanks, and those water tanks, obviously, then provide the pressure for distribution to all of our neighborhoods within the development envelope.

So, no, we will not reduce the water pressure. And if necessary, we'll be obligated to construct a water booster station at the foot of our property, right at the front door. It's highly likely that it'll be located right in here.

And that'll be just like a little pumphouse building. It'll tap into the water main, and it will provide pressure throughout this community. And it will have no drawdown on the rest of Zone 1.

But we're also going to explore some alternatives. One of the things we're going to do with that Hydraulic Engineer is what we call an Alternatives Analysis. We'll look at other technologies beyond just booster stations.

Did I answer your question?

JIM HUDSON: So, you'd be drawing 300 households of water off the main and we're not going to have a reduced water flow to us?

DON SAMPLE: No, no.

JIM HUDSON: Okay.

DON SAMPLE: Because your pressure is all going to be coming from the tower, and our pressure would all be coming from whatever mechanical device we install.

JIM HUDSON: So, where are they hidding the tower over there?

DON SAMPLE: Where are they hidding the tower?

JIM HUDSON: I don't recall seeing a tower.

DON SAMPLE: I don't have a map with me today of all of the County's water towers. But they've got them.

JIM HUDSON: Okay.

DON SAMPLE: And I don't know how many total in the system.

But I'll tell you what we can do: I'll follow up. You signed in.

No, no, I'll make sure you get your answer because I honestly don't know off the top of my head and I should know which water tower services your home.

Yes, sir?


DON SAMPLE: Okay.

DAVID HUNTLEY: I know you mentioned that you guys are going to have to do a traffic analysis.

DON SAMPLE: Correct.

DAVID HUNTLEY: As everyone that travels on Route 7 knows, especially when you look at just the new auto auction that came in, traffic has become a bloody nightmare on Route 7 when you're trying to go to work and everything else.

Adding 300 units, when you start talking about that -- yes, I know you mentioned that it's going to be an elderly community, so they may not be necessarily going to work at the same time as everybody else.
However, is there going to be any plans for increasing the capacity of Route 7 or anything to alleviate that? Because when you look at the plans, everything is going to be coming off right on Burnt Hill. Right there.

DON SAMPLE: Right.

DAVID HUNTLEY: Yeah. So, that's going to add so much more traffic flow on one of the offshoots of Route 7 alone, where, when you go to turn onto Route 7, you're sometimes waiting five, 10 minutes as it is with the current traffic flow.

DON SAMPLE: And the answer to your question is: Yes, we will have to do traffic studies. But before we even do the traffic studies, we have to sit down with Department of Public Works and the State Highway Administration. And the process is called a Scoping Meeting.

And they will tell us, and they will tell our Traffic Engineer: These are the intersections that we want you to study.

So, they'll monitor them. You've all driven across those. They look like electric cords stretched across the road. Whenever a traffic study is being done, whether it's for a commercial project or a residential project, the Traffic Engineers place those and then they're recording. They're recording average speeds. They're recording trips per day. They're recording trips in particular windows of time: rush hour commuter traffic.

And they require us to do these when the schools are open because they want to take into consideration all those moms shuttling their kids to and from events as well as the school bus traffic.

Now, I don't know what will come out of that Scoping Meeting or what will come out of that traffic study. But I can tell you from having done the Holly Woods project, when we did that original Scoping Meeting, they made us study the intersection of Brass Mill Road, the intersection at 7 and 40, the intersection of 7 and 543, and then a couple that were further west on Route 7: 7 and 136, okay?

And they required us, in our scope of work at Holly Woods, to do widening of Route 7 and the acceleration lane. When you pull out of Burnt Hill Trail and turn to the right to go toward 95, that acceleration lane on the right-hand side was something that we had to build as part of those obligations.

So, I'm certain that there's no way in the world we'll get through that process with State Highway Administration without some actions saying, we need you to do this, we need you to change the signal timing at this intersection, modify the light, modify the control. They may make us add a turn lane here or there.

I don't know what will come out of it, but whatever it is, it'll have to be incorporated into our design documents and we'll have to build it.

Yes, ma'am?

KELLEY MURRAY: Kelley Murray. As a followup on my neighbor's question, so it's my understanding that Burnt Hill is part of Holly Woods 2, and we pay every month for that to be maintained, shoveled, mowed.

So, now you're -- how are you now rectifying all those coming into our road that we pay for?

DON SAMPLE: Well, I'm going to have to refute that statement. Burnt Hill Trail is a public road. When we built it and built -- when we developed the Holly Woods site, we built it to the Harford County Road Code Public Standard --

KELLEY MURRAY: We pay to have it plowed.
CIM1030 (002)

DON SAMPLE: No, ma'am. The only roads that are paid by your HOA to be plowed are your private alleys for the rear-loaded garage townhomes. All of the public roads within the community are plowed by Harford County Government.

SARAH COOK: But the maintenance of it -- I'm sorry. Sarah Cook.

I'm from Holly Woods 2.

The maintenance of the landscaping is all paid by us, and that's not done by the County.

DON SAMPLE: That's true, that's true. No, you do all of your own landscaping. Yes.

SARAH COOK: Right. But we've landscaped that whole road. We don't landscape once you get past a certain point or past where your development is going to be.

DON SAMPLE: Right.

SARAH COOK: We landscape out to the entrance. So, will their homeowners come in and pay part of that landscaping? Is that a shared expense?

DON SAMPLE: Well, there is frontage on Burnt Hill Trail. Let me back up again.

So, there are two locations, here and here, where we have substantial road frontage in ownership by deed.

And yes, we will have to construct it and we'll have to maintain it, and we intend to dress it up with an entry monumentation and good plantings and make it quite attractive. And we'll be maintaining those areas.

If you're asking will we take over maintenance of this area, we don't own that. That is owned by your HOA.

ANITA STONE: Excuse me. Can you clarify something?

DON SAMPLE: Sure.

ANITA STONE: What do you mean by frontage? Because I see this line right here -- and I'm a layman; I don't know what you're talking about. But I see this line -- I'm going to come show you.

DON SAMPLE: Yes. Right here.

ANITA STONE: Yeah.

DON SAMPLE: Yes.

ANITA STONE: I see this line right here.

DON SAMPLE: Yep.

ANITA STONE: And I don't understand how your road, how it juts out there, how that you're saying you own --

DON SAMPLE: We do.

ANITA STONE: -- but not the land to the left or the right.

DON SAMPLE: Well, I'll tell you what I'm going to do. Did you announce your name?

ANITA STONE: I did not. Anita Stone.

DON SAMPLE: Anita Stone.

So, we're going to follow up with Anita, and I will share with you the documents from the land records that will validate the statement that we own that frontage.

ANITA STONE: To her point, I think it would be -- it's not answering the question, though.

SARAH COOK: Yeah, I mean it's not answering the question.
CIM1030 (002)

DON SAMPLE: Okay. Hang on. Let me answer the question.
SARAH COOK: Well, I mean, regardless if you own those little roads
that come out --

DON SAMPLE: Right.
SARAH COOK: -- there's still all this space in between that now
your community is enjoying the landscaping on but we're paying for. We're cutting
the grass. We're maintaining the bushes at the front of the road that they have to
enter in order to get to their little abode in your new development.
DON SAMPLE: What I'm hearing is more of a suggestion than a
question. I think you're suggesting --
SARAH COOK: Well, yeah.
DON SAMPLE: Let me finish. I think you're suggesting that perhaps
we ought to help with your landscaping cost.
SARAH COOK: Absolutely.
DON SAMPLE: And the purpose of this meeting is to field questions
and get suggestions.

Now, is there a Mr. Oliveri in the room? No?
KYLE ROTHROCK: My name's Kyle Rothrock. I'm with the HOA for Holly
Woods.

DON SAMPLE: Okay.
KYLE ROTHROCK: I am sort of representing him tonight. He was
unable to make it.

DON SAMPLE: Okay.
KYLE ROTHROCK: I do have a letter from him that we'd like to put on
record.

DON SAMPLE: It was shared with us.
KYLE ROTHROCK: Yes.
DON SAMPLE: Yeah, I think you sent it to the Department of Planning
and Zoning.

KYLE ROTHROCK: Yes, we did.
DON SAMPLE: Yes.
KYLE ROTHROCK: -- get on record tonight.
DON SAMPLE: So, I guess, the Board retained counsel and then sent
correspondence with a series of questions.
And I will just say this in terms of this meeting: We volunteer to
sit down with Mr. Oliveri, or whatever attorney it happens to be, you know, working
on this particular matter, and the Members of your Board and have that conversation,
as well as anything else you want to discuss.

We want to be a good neighbor, and we have a long history of working
in the neighborhood, okay? I mean, I literally helped pick out the trees that are
planted there. And I had to replace a bunch of them that didn't survive in some bad
weather circumstances.

So, I was very much involved in all of the reforestation obligations
for Holly Woods, as well as the streetscape and street trees. So, I'm familiar with
the program and happy to help, okay?
SARAH COOK: So, I have another question. When Holly Woods 2, the
front portion of the -- I don't know anything about the back portion because I don't
live back there. But the front portion, when it was developed, there were a million
little springs that made it take forever for them to build my house. Like, we were
to the point we could have canceled the contract because of the delays.

What -- so, and then we ended up with 17 other stormwater ponds that
nobody ever planned to put in originally. There's one in front of my house.
There's one in back of my house. There's one on the side of my house. They're
everywhere.

What happens if you get into this development and you start finding
those same springs? How many stormwater ponds can they add to this?
DON SAMPLE: I can tell you because I was very much involved in the
planning. All the stormwater management devices in Holly Woods were designed and
planned as part of the construction documents that were reviewed by the County as
well as the State Soil Conservation District.

And in --
SARAH COOK: Well then, Ryland lied when they sold us the house.

But, either way.
DON SAMPLE: And there are -- and we will be building stormwater
devices here, and they'll be a variety of types.
I suspect what may have caused you concern is that some of those
devices are what's called post-construction stormwater management.

Now, all of this science is about protecting the Bay and protecting
the tributaries that lead to the Bay. So, the big ones, the bigger ponds in our
community, the bigger ponds in Holly Woods, were installed early and used to trap
sediments during mass earthwork. And they served that purpose.
But late in the job, after the houses are built and the roads are
complete, late in the job, we have to install what are called post-construction
stormwater devices, which are typically built around water quality.
So, they're taking runoff from rooftops, and many of the rooftops
are asphalt shingle, okay, and they contain contaminants that we don't want to get
into the Bay.

So, there are a vast network of small micro-bioretention devices
throughout Holly Woods, and I'm sure we're going to have them here at Grace Hall,
okay? And every other community.

SARAH COOK: Well, the pit in front of my house is not a small
retaining water feature. It is a gigantic stormwater pit, as well as the one behind
my house that's supposed to be dry and mowed and never is, which is another argument
that I have for whatever.

But I just want to --
DON SAMPLE: I'm going to interrupt you. I'm going to interrupt you
because I need to field questions from others. But I didn't answer your previous
question, which was about the springs.

SARAH COOK: Right.

DON SAMPLE: Okay? So, you asked a question about groundwater. I
would imagine that, particularly in the lowest areas of the site, which we're
seeking to avoid, okay? This acreage here at the southern end of the property is
the lowest on the property and it has a number of springs. In fact, the original
springhouse that serves the farmhouse sits right about here. And we're not going to
work in that area. We're not proposing any earth disturbance in that location.

If we encounter springs or groundwater sources, we'll have to direct
those. Sometimes we have to direct those through filter bags and into our ponds. But we'll have to manage that. We won't be allowed to send it out on Route 7. We won't be sending it out on Burnt Hill Trail, okay?

Sir?

KEVIN STONE: Kevin Stone. The property line near that second entrance, are you going to laser point that? That one right there.

DON SAMPLE: Right here.

KEVIN STONE: So, the line right there, I think part of the question was: If that's where the line ends, how are you building dimensions for that extra 60 feet or 70 feet right there?

DON SAMPLE: In 2006 --

KEVIN STONE: That little part right there.

DON SAMPLE: In 2006, a deed was recorded conveying a small parcel of land. It's not part of the original 100-acre farm, but it was conveyed to Mrs. Hiter for the express purpose of future development of her property.

KEVIN STONE: That's not Holly Woods 2 property? That's Holly Woods's property as far as --

DON SAMPLE: No, sir. No, it's deeded and it's part of the property that we purchased, yes.

KEVIN STONE: Why wouldn't you put it in the blue line?

DON SAMPLE: Why wouldn't we put --

KEVIN STONE: Why wouldn't you make the blue line go right to the road?

DON SAMPLE: That's a great question, and I could throw mud at my engineer for not drawing the blue line down to Burnt Hill Trail.

KEVIN STONE: All we know is to look at that, so we don't know.

DON SAMPLE: Yeah. And certainly, when we move beyond the Concept Plan -- we had him contain this document inside the original farm boundaries. When we go through the Preliminary Plan process, we have to present real construction documents to the County. You'll see the line change.

All right. I'm going to reach over to the lady here on the right?

LISA YAMAKAWA: Lisa Yamakawa.

DON SAMPLE: Thank you.

LISA YAMAKAWA: I have a question about the plans. You indicated that you had done traffic studies when developing Holly Woods 2.

DON SAMPLE: Correct.

LISA YAMAKAWA: Presumably, there were traffic studies done when Bel Air Auto Auction was placed in.

DON SAMPLE: Correct.

LISA YAMAKAWA: Now, knowing, with all of that information and the amount of traffic that is flowing down Route 7 --

DON SAMPLE: Right.

LISA YAMAKAWA: -- why is there only entrances and exits off of Burnt Hill Trail? Why are there not any on Route 7? Why is that not built into the plan?

DON SAMPLE: Because we don't have sufficient frontage on Route 7, and that is a wetlands area. And --

LISA YAMAKAWA: There are exits off of there that connect to --
DON SAMPLE: No, there are private driveways. There are private driveways. But we don't own this land.
KEVIN STONE: You can.
LISA YAMAKAWA: You have the opportunity on that small little dotted blue line on Route 7 --
DON SAMPLE: Jerry, if you'd like to go on record?
LISA YAMAKAWA: -- where you could offset some of the traffic on Burnt Hill Trail. But yet -- I mean, is that dark green a wetland area? Is that why --
DON SAMPLE: You see this little notch right here? You see this little notch right here? This is a headwall for a stream. So, there's a structure here and a culvert that conveys water, natural flowing water, underneath Route 7 and on to the south. And I don't know the name of the tributary stream that it flows through.

But no, it is not feasible to have another entrance, nor would the County or the State Highway Administration permit us to put another entrance so close to Burnt Hill Trail.
They will -- the traffic study, I am certain, will conclude we're to use these two entrances. And Burnt Hill Trail was designed and is a collector road.
Yes, ma'am?
ANITA STONE: Anita again. Can you point out where you propose building the pump house? I have a question.
DON SAMPLE: Water booster station right here.
ANITA STONE: How is the noise from that going to impact the people that live on the other side of that line?
DON SAMPLE: I don't believe you'll be able to hear it at all. It's going to be inside a building. It'll be enclosed.
ANITA STONE: Sure. I understand that. But have you done any sort of acoustic testing to find out how loud exactly it is? And also, I mean, you're building it in our backyard, practically.
DON SAMPLE: Ma'am, the pumps haven't even been designed, so no, I haven't done an acoustic study.
ANITA STONE: Okay. Well, consideration for your future -- I guess, for your future consideration, then.
DON SAMPLE: Yes. That's a very reasonable offer, yeah.
Yes, sir?
KYLE ROTHROCK: Kyle Rothrock again. Here on the right side of the map there, you talked about elevation change earlier. This is just a view from the top. Like you said, there is a drastic elevation change. Those residents on Coralberry right there already have a pretty steep, high wall in their backyard.
DON SAMPLE: Yep. Right here.
KYLE ROTHROCK: And you're pretty much getting rid of every tree that's back there, every piece of grass that's back there. It's going to create a ton of runoff that's going to go right down into our neighborhood. There's --
DON SAMPLE: No, that will not happen, sir. No. We will not be permitted to send any stormwater shed across that wall. It will not happen.
Before we construct a single house, when we do our mass grading, we will be obligated to construct a variety of control swales, earthen berms, stone
outlet structures, all of which capture and contain every drop of water on our property into those stormwater management ponds. We will not shed any water over that wall.

KYLE ROTHROCK: Has anything been approved by the County as of now?
DON SAMPLE: No, this meeting that we're doing tonight is the very first step in Harford County's development regulation process. The very first step.
KYLE ROTHROCK: And you said 55 and older. Is that going to be very strict and written into HOA laws, or?
DON SAMPLE: Yes. And that is governed, actually, by federal law.
Yeah, thanks for asking.
And locally, Harford County adopted -- in 1998, there was a bill called Bill 98-53. It was the 53rd piece of legislation that year. And it was the County's first adoption of age-restricted housing ordinance in their zoning code.
And those laws reference the federal laws because discrimination on the basis of age is illegal in the United States of America, unless you prescribe to the Fair Housing Amendments Act. And essentially, what that says is: In an age-restricted community -- there are multiple flavors. But in 55 and older, at least one of the residents must be 55 or older. No children under the age of 19 are permitted to be permanent residents, but they are permitted to visit for limited periods of time.

In a new construction community with 55 and older age restriction, up to 20 percent of the first purchasers in the community may be exempt from that age limit of 55. They still can't bring kids with them, okay, but a 48-year-old could buy a ranch house in here on the initial sale.

On resale, after the neighborhood is fully occupied, it's 55 and older for everybody.

SARAH COOK: And there's no chance that that could change?
DON SAMPLE: There's no chance that that could change.
SARAH COOK: And it, all of a sudden, becomes a regular neighborhood, not an age-restricted neighborhood?
DON SAMPLE: Once --
SARAH COOK: During this process.
DON SAMPLE: During this process.
SARAH COOK: Before you build, is there a chance that that restriction could be lifted and it could become a regular neighborhood?
DON SAMPLE: I would say that it is highly unlikely. Is it possible? Anything is possible. But I could die in an automobile crash tomorrow and my partner could choose to sell the property to someone else before any of these plans get approved, okay? So, anything is possible. It is not our intent.

Yes, sir?
DAVID HUNTLEY: One of the things that is true with the community is there's a lot of foliage around the community, trees in the back line, that go through and back up against 95, that provide kind of a natural sound barrier to the community.

When you look at this community, do you see the people up there against -- and Atlas Cedar I think is where that's at, up there in the back area, up by --

DON SAMPLE: Up here?
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DAVID HUNTLEY: Yeah, right over there. I could be saying the wrong
street name; I apologize. I don't live right there.
DON SAMPLE: I think this is Atlas Cedar and Wineberry. English
Ivy; sorry.

DAVID HUNTLEY: So, I apologize.
DON SAMPLE: Yeah, yeah, yeah.
DAVID HUNTLEY: But what is that going to do with the community
there? Because it looks like the plan is to take a lot of the natural trees down to
build the community. What is that going to do with the natural sound barrier
against 95 there? Will that end up increasing the noise level for all of the
communities, both your community and ours?
DON SAMPLE: Between Holly Woods and 95, there's a 30-acre parcel of
open space. It was part of the planning requirements for that project.
SARAH COOK: I think he means more at the top, where your purple
houses are.

DON SAMPLE: It's right here. 95 is running up above our screen,
and that 30 acres of open space is all sitting up here between 95 --
JERRY AMEDORO: They're talking northwest.
SARAH COOK: Right. They're talking --
DON SAMPLE: Right here?
SARAH COOK: -- above the purple houses.
DON SAMPLE: Okay.
JERRY AMEDORO: Yeah, that little area you're clearing for the
purple houses is where they're talking about.
SARAH COOK: Right there.
DON SAMPLE: Right here?
JERRY AMEDORO: Yeah.

DAVID HUNTLEY: Yeah, that whole area. Because that's going to open
up quite a bit because you're talking, you know, reasonable amounts of housing
there. It was more of just trying to find out, you know, what that -- the basic
noise level of everything.

DON SAMPLE: This land sits roughly 40 feet above, and it will
remain well above these houses. The backyards of these houses will be above the
rooftops of these. So, I don't think that that's going to change the nature of
sound travel, but I'm not a Sound Engineer.

DAVID HUNTLEY: Is that something that you guys are going to be
required to look at, is going to be a sound study for that based on the area?
DON SAMPLE: Sound studies are typically not a requirement of
Harford County's planning process. However, FHA, for financing purposes, and some
of the builders that we might work with in the future often do require it for
financing purposes, usually based on proximity to airports and major highways.

So, a sound study may come into the picture in the future. But
right now, we don't have intention of doing a sound study.

Was there a hand raised over here? Yes, sir? And your name?
RYAN FORD: My name's Ryan Ford, and I represent, I guess, the small
Seven Trails community at the base of the map, that circle.

I want to probably express more my concern would be to the
environmental factors that I deal with on a daily basis from the traffic from Route
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7, the auto auction across the street, and which I did go to those meetings as well and express, you know, our concern for noise, increased traffic flow, light pollution. And we were given assurances that no -- dim lighting at night, no activity at night.

That's since -- there isn't a night that goes by that, on the half an hour, I'm not listening to a tractor trailer back up or drop the gate off the back of a gated transport truck. So, a little frustrating there with the traffic as well.

But the quality of life for all of us around the community is going to suffer greatly in that time of building the community with the construction, the construction noise, you know, the increased traffic to move equipment to the location, get, you know, the trees and everything out of the location.

I mean, what are we talking; a couple years to completion, maybe?

DON SAMPLE: Well, it'll be a couple years before we have the permits and are able to even break ground. But a project --

RYAN FORD: So, we should sell now?

DON SAMPLE: That's not my advice. That's not my advice by any stretch of the imagination because, quite frankly, when I participated in the Community Input Meeting for the very first phase of Holly Woods on the eastern side of the site, I sat in a room with folks just like yourselves who had very similar concerns, all of which were legitimate.

But as I said at the outset --

RYAN FORD: Held to be true. Because we're still here with the same concerns.

DON SAMPLE: No, that's a different group of people.

RYAN FORD: Oh, okay.

DON SAMPLE: Yeah, it's a different group of people. It was other residents on the Route 7 corridor. It was residents on Stepney Road.

DAVID HUNTLER: Because they all sold and left.

DON SAMPLE: And some did. And that's one of the benefits of being an active participant in this process, is you get the early knowledge of what's coming in your neighborhood. And if you think that it justifies a change in your life, then exercise your rights to make that change. I don't hold that against you, you know.

RYAN FORD: As someone who -- this is your career. This isn't my career.

DON SAMPLE: Right.

RYAN FORD: This is just observations of life.

DON SAMPLE: Yeah.

RYAN FORD: You can appreciate the --

DON SAMPLE: You bet I can.

RYAN FORD: -- the feedback in reference to --

DON SAMPLE: Oh, yeah. And we are going to make a lot of noise.

There's no doubt about it; we're going to make a lot of noise when we start running saws, taking down trees, running trucks, bulldozers.

Now, fortunately, today, the dozers and the earthwork equipment that we use today are a lot quieter than they were 20 years ago. But there's no doubt; the hammers on the rooftops are going to make a lot of noise when shingles are going
on.

And it's probably going to be -- I can tell you that, most recently, I've been working on a project on Tollgate Road, and some of you may have visited, called Magness Overlook, Magness Mill, and Magness Farms. That was very similar. That was a 100-acre site. It had a combination of R1 and R2 zoning. We developed 325 units there, and they were a mix of single-family detached and townhouses. The townhouses came in multiple flavors.

We started the planning process on that site in 2012. We got our permits in 2014. And we just yesterday -- well, no, last Saturday, we paved the last phase of that job, paved the last 600 feet of road. There are about 30-some odd houses to be built.

So, it took us five, six years to get through that, and it won't surprise me if this one takes about the same amount of time from the time we break ground until the last house is built. It might go a little quicker because, quite frankly, nobody has offered senior citizens in this county an alternative to condominium living or moving out of the county and heading to the beach or heading south.

So, we're kind of excited about the fact that we're going to give seniors an opportunity to stay in some new housing stock.

Yes, sir?

KYLE ROTHROCK: Is there any reason why you couldn't move the road closer to Holly Woods farther out or make it just one entrance that's closer to Route 7 like the first one?

DON SAMPLE: So, are you referring to this one?

KYLE ROTHROCK: Yeah. Get rid of --

DON SAMPLE: And move it south?

KYLE ROTHROCK: Or get rid of it. Make --

DON SAMPLE: Well, as the lady over here pointed out earlier, I don't own this. But I do own this, and I own this. Now --

KYLE ROTHROCK: You don't own that?

LISA YAMAKAWA: You don't own the blue?

DON SAMPLE: Pardon me?

KYLE ROTHROCK: You don't own which part?

DON SAMPLE: I don't own the strip of land between these two entrances. That's owned by the Holly Woods Homeowners Association.

DAVID HUNTLEY: Now you just really confused me with that blue line again.

DON SAMPLE: I own this right here, that white area, and a little bit of room on each side, okay? And I own this.

SARAH COOK: But he doesn't own anything in between.

DON SAMPLE: But I don't own that skinny green strip between. I don't. Yeah.

KELLEY MURRAY: Why don't we sell it to you?

DON SAMPLE: You know what? That might be a conversation that takes place with Mr. Oliveri, the attorney that was retained. That's not a bad idea.

KELLEY MURRAY: So, have you done a study to see that Aberdeen can support a retirement community like this, that we have that many people that live in Aberdeen stay here as a retirement community? What studies have you done to say
this would be supported?

DON SAMPLE: The marketing studies that we rely on are all conducted by the national builders that we work with and deliver lots to.

KELLEY MURRAY: They just want to build. They don't care.

DON SAMPLE: I think they care deeply. They make a substantial investment when they go into a community like this, yeah.

Yes, sir?

KYLE ROTHROCK: Is there no reason you can get rid of that entrance and just make it one closer to 7, like you have the first one?

DON SAMPLE: The traffic study will bear that out, and I'm reasonably certain, with the number of trips per day that will be generated by the community, that we'll be obligated to construct two entrances.

CHRISTI ROTHROCK: I thought there wasn't going to be like major trips in and out of there because it's an older community. So then, I just don't see why they need two entrances; I don't know.

DON SAMPLE: The traffic threshold requirements are not something that I have committed to memory, so I don't want to venture a guess. But I'd be happy to follow up with you and share what that breakpoint is between one and two entrances.

Yes, ma'am?

LISA YAMAKAWA: Lisa Yamakawa. Just wondering: Is there any appetite within the developer community to shift so that there is a larger buffer of trees between the purple and blue housing to the Holly Woods 2 community? Is there a way that it can be shifted to the left and north? I mean, or is that where it is going to be?

DON SAMPLE: This is where it's going to be.

LISA YAMAKAWA: There's -- okay. What is the gap of space between the homes? Like, I know it's one inch to 2,000 on that map.

DON SAMPLE: Right.

LISA YAMAKAWA: But what exactly does that equate to? Behind, let's say, you know, Wineberry and --

DON SAMPLE: Mitch, have you got a scale in your pocket?

MITCH ENSOR: I do.

DON SAMPLE: Would you scale that out for this lady right over here?

LISA YAMAKAWA: And then -- right. So, the purple housing and then also the blue housing for Coralberry.

DON SAMPLE: How about we give her the dimension from back of house to back of house?

MITCH ENSOR: Back of house to back of house is 170 feet.

DON SAMPLE: So, it looks very tiny on this map, and it's --

LISA YAMAKAWA: It doesn't sound like a lot, either.

MITCH ENSOR: And 45 feet from the rear property line of the purple units.

DON SAMPLE: It's a little more than half a football field. Pardon me?

LISA YAMAKAWA: But when they're towering over you at 225 feet, that's -- the distance doesn't really matter to me. I can still see the house. And they're still looking into my backyard.
DAVID HUNTLEY: And into your larger windows.
LISA YAMAKAWA: True that. So, that is where I come in and ask for
whether or not there is a possibility to increase the buffer zone or to plant tall
-- I mean, I don't even know how you plant taller trees for an elevation of 225
feet. But it just seems to be really, really close to our community, and I don't
really understand how that extra space, which I believe --
KYLE ROTHROCK: They're maximizing their profit.
LISA YAMAKAWA: I don't know all of the --
DON SAMPLE: Hang on, hang on, hang on, hang on. One thing we're
going to do tonight is we're going to maintain order.
So, yes?
MALE SPEAKER: I think what she's trying to --
DON SAMPLE: Your name, sir?
MALE SPEAKER: I think what she's trying to clarify is that big
green strip at the north end where the Big Inch is.
LISA YAMAKAWA: Right.
DON SAMPLE: There?
MALE SPEAKER: And then that wall buffer zone that we have in the
property line.
DON SAMPLE: Is that the case? Were you curious about that
dimension?
LISA YAMAKAWA: I mean, I'm wondering why it has to be so close to
our community.
MALE SPEAKER: And it can't be shifted.
LISA YAMAKAWA: Why it can't be shifted.
DON SAMPLE: So, it's tough to see, but see this dotted line right
here?
LISA YAMAKAWA: Yes.
DON SAMPLE: Yeah. That is an existing right-of-way easement that
runs through -- runs completely across this property. So, we have no room to move
north.
LISA YAMAKAWA: Okay. So, you are up against that easement?
DON SAMPLE: We are up against that easement, yeah. And there are a
number of substantial easements on that side of 95 for big infrastructure utilities,
most of the region's telecom facilities. AT&T's and Verizon's big cable run through
there.

And the other big facility that runs through that feeds that
Abingdon water treatment plant is a pipe called the Big Inch. And that is a 10-foot
diameter pipe that takes raw water from the Susquehanna River and conveys it to,
pardon me, the Loch Raven Reservoir. And then that water returns to us by gravity
and comes into our treatment plant for distribution in our system.
And then, recently, like five years ago, our Division of Water and
Sewer actually tapped into that Big Inch pipe. So, we now have a direct withdrawal
from the Susquehanna in Harford County.

Yes, ma'am?
SARAH COOK: Sarah Cook again. With the expansion of 95 going
wider, will that affect the amount of buffer that is there for those houses?
DON SAMPLE: I'm not aware of an expansion of 95.
SARAH COOK: Well, but they're putting in the toll lanes that are going to go the whole way up, aren't they?
KELLEY MURRAY: It stops at 152.
SARAH COOK: It stops at 152?
KELLEY MURRAY: 24, 24.
SARAH COOK: But it's -- I mean, is there any chance that they would come up further?
JERRY AMEDORO: Several years ago, I got notified that they were going --
DON SAMPLE: Sir, state your name for the record?
JERRY AMEDORO: Oh, God. Amedoro, Jerry.
DON SAMPLE: Thank you, sir.
JERRY AMEDORO: Several years ago, I got a letter from the state where they were showing they were going to widen 95, okay, but did not change the right-of-way.
SARAH COOK: Okay.
JERRY AMEDORO: Okay? The property line still remained the same. In other words, even though they're widening it, they weren't going to take more of my property to increase the right-of-way. That could be what they're talking about.
DON SAMPLE: It's possible.
For those of you that don't know Jerry, he owns the property adjacent to us on the west and has some additional frontage here on Route 7.
SARAH COOK: So, you could sell your land and --
DON SAMPLE: We had this conversation about a year ago. I tried, but somebody outbid me. Yeah.
I'm reaching the end of my rental on the room, so I want to field a question from the lady in the back, who's patiently waiting.
JACQUELINE DELLULE: Thank you, Mr. Sample. Jackie Dullure, Philadelphia Road.
Following up on Mr. Hudson's question, are there any plans for providing rights-of-way or sewer connections to serve the properties to the west of the project?
DON SAMPLE: Great question. Whenever we present a plan like this for consideration by local government, they will ask us to explore the possibility of extending services and connections to neighboring property owners.
I can't assure you that that will work by gravity flow, but it is highly likely that, at the ends of one of these cul-de-sacs right here, we'll be obligated to extend an easement and probably drop in a lamp hole connection.
JACQUELINE DELLULE: Thank you.
DON SAMPLE: Thanks for asking.
Yes, sir?
KYLE ROTHROCK: So, instead of maximizing your profits, why don't you make the neighborhood smaller and keep it segregated in their neighborhood and give us a bigger buffer to where we can be our own neighborhood and they can be their own neighborhood?
DON SAMPLE: If we wanted to maximize our profits, we wouldn't be doing this, okay? If we really wanted to max this thing out, we could choose to do 1,000 apartments in a heartbeat. We could. And I could show you a plan that looks
like 1,400 apartments. And we work with people who would very much like to build apartments in Aberdeen.

But that's not our choice. We're choosing to come forward with a plan that is less than half of the permitted density in this category and targeted for seniors.

So, I would say to you: The proposal we're bringing forward is both conservative, okay, and the least amount of impact to the existing communities in terms of not bringing additional schoolchildren and impacting school capacities and generating less traffic than an apartment community would.

JACQUELINE DELLULE: -- doing us a favor.
LISA YAMAKAWA: I care about the guarantee. I care about the -- but that's not necessarily what will happen. And there will be no policing of whether or not that is actually kept in place for 55 year or older, no 19-year-olds or under-19 permanent residents.

Okay. I mean, I'm just --
DON SAMPLE: There are dozens of age-restricted communities that function very well in this county and throughout the country. And I can -- the folks who get elected to their first resident board are going to make sure that their retirement community remains a retirement community.

LISA YAMAKAWA: I don't know.
DON SAMPLE: I'll field two more, if there's anybody else that has something.

Yes, ma'am? Your name, please?
LINDA RILEY: Linda Riley.
DON SAMPLE: Linda Riley.
LINDA RILEY: The old house that Grace has --
DON SAMPLE: Yes?
LINDA RILEY: -- what is that going to be?
DON SAMPLE: Great question. Folks in the neighborhood and the audience may not know, but the original occupant of the property is in the room with us tonight: Grace Hiter.

And the question is: What's going to happen to the house? It's a great old building. And the answer is: We don't know today. We do know this: We made a commitment to keep it. And we made a commitment to keep the barn. How we're going to use it in the future we haven't determined. We need to do some structural study, and we need to make some decisions about what can be done, what's permissible. So, it could remain a residence or it may be converted into a community amenity for the new residents.

Is that a question? No?
One more. While you got me in the room, one more? No?
Thank you for coming.
(Applause.)
(Meeting concluded at 7:57 p.m.)
I, BRENDA STALEY, do hereby certify that the proceedings were recorded electronically at the time and place mentioned on the cover sheet thereof, and, thereafter, transcribed by me; that said hearing is a true record of the statements made; that I am neither counsel for, related to, nor employed by any of the parties to this proceeding;

And further, that I am not financially or otherwise interested in the outcome of this matter.

As Witness by my hand and signature as indicated below.

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BRENDA STALEY

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