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March 16, 2021

To Whom this May Concern,

On February 16<sup>th</sup>, 2021 at 6:00pm, Bay State Land Services hosted a Virtual (Zoom) Community Input Meeting for a proposed change of use from an existing Motel to a Medical Clinic, and additions of two (2) Medical Clinic buildings, and a proposed gymnasium located at 1015 Pulaski Highway, Joppa Maryland 21085. During the meeting, Mitch Ensor with Bay State Land Services presented the plan and its significant features proposed for development of this project.

At the conclusion of the presentation, invitation was offered for any questions or comments from the public. Several attendees offered questions and comments and Mr. Ensor answered with appropriate replies. Several attendees had no questions or comments. Approximately 36 minutes into the meeting, after reaching out to all names and phone numbers, to be sure no one else had any additional questions or comments, the Community Input Meeting concluded.

Sincerely,

DocuSigned by:  
*Jeffrey S. Davis*  
5543181E3728415...

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Speaker 1 (00:55):

Good. Hey, on our screen, we can we can usually see all of our ourselves on the screen. You can probably only see me Mitch right now. Am I showing fully on the screen?

Speaker 2 (01:11):

Hmm. Hold on here. [inaudible] Camera. Yeah, I can see you Mitch and see someone down here.

Speaker 1 (01:23):

Okay. That's Megan. I'm a,

Speaker 2 (01:26):

Hey.

Speaker 1 (01:28):

All right. Good, good. That's all we need. Can y'all hear me okay. If I need to say something. Yes, sir. Mike, we do hear you. Okay, great.

Speaker 2 (01:37):

Mike, how do I give you control here? So, cause I logged in, do I give you control? Can you press the three little dots next to up in here?

Speaker 1 (02:09):

Because you're the,

Speaker 2 (02:12):

Yep. There you go. I'm going to make him the host. Mike just made you the host. You had the presentation I sent you earlier, Mike. Yep.

Speaker 1 (02:38):

I should. Yeah, sure. Let me see. Hold on. That was what you had sent me here. That's Danny,

Speaker 2 (02:48):

If you want to put that up on the screen, have you guys gotten much community, do you think there's going to be big participation here? What our experience

Speaker 1 (03:00):

Has been? It could be all over the place with this particular meeting in this particular corridor of the County. Usually it is not very well attended.

Speaker 3 (03:15):

Gotcha. And that's what I kind of thought myself, but yeah.

Speaker 1 (03:22):



Now if you get up into the Jarrettsville area or Fallston area and you propose something, that's

Speaker 3 (03:30):

Like the dollar general in Fallston. Yeah.

Speaker 2 (03:35):

Okay.

Speaker 1 (03:35):

Well, I do not expect a dollar general ask type meeting tonight. I would agree now I probably should knock on wood and hold my breath for a little bit, but

Speaker 2 (03:49):

Okay.

Speaker 1 (03:54):

So Karen, you will record the meeting when we get to six o'clock

Speaker 3 (04:01):

It's recording now actually. Yeah, we started recording. Right.

Speaker 1 (04:06):

And I, so my protocol, Karen, and I'm just going to do a brief introduction of the purpose of the community and put meeting and I will well first introduce myself. Yeah. Then the purpose, then I'm going to tell them that we will be putting the plan on the screen. I will introduce the plan and the purpose of the plan. And then we'll open a public comments. We'll ask anyone who wishes to comment to state their name and address. Yes. Okay.

Speaker 3 (04:43):

Well, how we, how we've done it, Mitch is, and Mike, have you been able to get that presentation going so we can, we can show, we have an instructor. I don't see it in the email. You sent me yesterday. You don't see the email. Essentially. I had the email I'm saying, I don't see the presentation in that email. It wasn't missing something. There's no like attachment or anything. Oh, I thought I did a 17 teams perhaps that we need to do we need, Oh, I got it. I got it. It wasn't that I put it together. So I know I sent it to you. Yep. I got it. Give me one, one second. We have an instructions page, Mitch, which we ask people to use the raise their hand feature in zoom to let us know if they have a question. Right. So how, how it'll work is you'll sort of be the MC Mike will be your hands behind the scenes.

Speaker 3 (05:35):

So you'll say Mike Jimmy Smith has a question and Mike will go unmute Jimmy Smith. And then Jimmy Smith will say Jimmy Smith, 2,702 Beechwood lane. And then he'll say their question. So there's question. You'll answer. We'll mute. We'll move on to the next person. Once we get through everybody who has raise their hand and was joined virtually, some people will just call in and it might just be a phone number, like four, one Oh eight three eight six three four three. And we we've been going through them individually and saying, all right, four one Oh four, one Oh eight three eight six three four

three. Do you have a question? One, two, three, no, go on to the next one. (410) 879-4473. Do you have a question? No. And again, I will, we have a signup sheet that I will post the link in in the chat feature and encourage people to go use that. My experience is not many people go use that. So the best way to, to capture attendance is actually through the trans transcription where we ask them to say their name and address.

Speaker 1 (06:49):

Right. So Karen, and do you want me to address that task? Yes. You'll see it here at the conclusion.

Speaker 3 (07:04):

Yes.

Speaker 1 (07:05):

Of my introduction.

Speaker 3 (07:08):

I see right now on the screen should be the directions. Right?

Speaker 1 (07:16):

We do see that. When do you want to put that up? Karen? No.

Speaker 3 (07:19):

Well, we'll start the meeting with that. And then we have the next page is the actual actual

Speaker 1 (07:26):

Cycle. Okay, perfect.

Speaker 3 (07:28):

Mike, can you put Medford into the waiting room if, unless they're part of Bay state,

Speaker 1 (07:34):

They're not part of pasty.

Speaker 3 (07:36):

Can you push them to the meeting room? Thank you.

Speaker 1 (07:47):

Karen and Jay Davis, who you may see on the screen is with us. He's he's with the ownership of the, of the project.

Speaker 3 (08:01):

I recognized the date of the CFTA Davis, Jeffrey Davis, I believe. Yeah. So you'll see the registration and I will again, post that in the in the chat feature. Yeah. Again, we're here to help you. So if you need us to do anything, just, you know, you might even want to say we're working, you know, Mike here from MNS

group is you know, behind the scenes, he'll be helping, he'll be helping facilitate, you know? So that way, if you, if you have to call on Mike, it's no big deal.

Speaker 2 (09:29):

[Inaudible]

Speaker 3 (09:30):

And Mitch, can you see the chat window when you look at the screen? Yes, we do have it all. Some people might put questions in there too.

Speaker 2 (11:53):

[Inaudible] Yeah.

Speaker 3 (13:05):

So we have about two minutes here, Mike. Do you have many people in the waiting room

Speaker 2 (13:18):

Pointer in the right direction? So she's trying to throw anything at me this week. Every year. Just scraped it. Just, yeah.

Speaker 3 (13:47):

Mike, can you put the, put it back on the screen? Yeah, I've got a one second. I'm sorry that when I screen share the waiting rooms kind of disappears, like everybody else is there. I'm trying to figure out why it did that. Just give me one sec. But I do see something that says Medford's iPhone in the waiting room. So I let them in now give us one minute here. Give us 30 seconds. We just hit six o'clock. Okay. I was just curious if there's many people. All right, so we're past six. So Mitch Mike, why don't you let people in from the waiting room? Okay, Mitch, the, I guess whenever you're ready. We're we're ready for sure. Okay,

Speaker 1 (14:52):

Good evening everyone. My name is Mitch [inaudible] I'm with Bay state land services. Our company is located at 2012 rock spring road in forest Hill, Maryland to one Oh five. Oh. And the purpose to night is for me to present in the form of a community input meeting, a plan that we intend to submit to Hartford County and process through the development advisory committee review. Prior to that development advisory committee meeting, and if a project meets certain threshold requirements, a community input meeting is required. The purpose of the community and put meeting is intended to provide an open dialogue between the representatives of the project and the residents and community members that surround the proposed development.

Speaker 1 (15:57):

The, the community input meetings are typically held in the vicinity of the project. However, in light of the pandemic, these meetings have been moved to virtual meetings, which is the case for this meeting tonight in advance of the meeting, notifications have been posted at the project site, mailings have been sent to all adjoining property owners and advertisement in the local newspapers have been made in accordance with the requirements of a community input meeting. The protocol for tonight's meeting

will be that I will introduce the plan and the proposal for the use of the property. I would like to finish my entire introduction of the plan and the use prior to having any comments or questions from the public. At the point in time, when I conclude the introduction of the, of the plan, we will open to the public which is the purpose of the community input meeting for any comments are on the plan.

Speaker 1 (17:17):

And I will do my best to answer those questions. And we will record the meeting tonight. It's being recorded as we speak. And the recording of the transcript of the meeting will be sent in, we'll be in the hands-off Harford County. So upon concluding the community input meeting, we will, as I said, submit a development advisory to the development advisory committee to have this plan reviewed. It will go in along with many other plans, such as a landscaping plan, a storm water management plan a lighting plan. And all of these subsequent plans are conditions of the development advisory committee meeting. Those plans are not a condition of disclosure at the community input meeting. This is more of a broad brush introduction of the project to the community. So with that, I will introduce the plan, the purpose of the plan, and at the conclusion we'll open up the public comments.

Speaker 1 (18:37):

The project location is at 10 15 Pulaski highway. It is a site area of 14.51 acres, and it is zoned B3. There was an original site plan submitted to the County for development advisory committee review in the year of 2019. And the purpose of that plan at that time was to propose a change of use from a hotel building to a medical clinic. That plan was approved as a result of that development advisory committee review. And then subsequent to that approval, there was a slight revision to that approval that was also approved by Hartford County. And that slate revision was approved in November of the year 2020. All of each of those site plans were to propose medical clinic uses on the project site. I do note that the medical clinic use in a B3 zone is a permitted use for this property currently on the property for medical clinic uses that were approved by the development advisory committee is building one, which consists of 16,466 square feet building three, which consists of six, a 6,000 square foot medical clinic building and building four, which is a 2,430 square foot maintenance building.

Speaker 1 (20:33):

It does not have medical clinic use buildings, one, three and four on the plan that you see in front of you are the more yellow shaded buildings on the plan. The proposed use of the property that requires this community input meeting is the addition of a few buildings, three to be exact. They are in the red color. As you see on the plan, the two outer, most buildings in larger buildings are also proposed medical clinic uses. And the center building, which is slightly smaller, is a support use to the medical clinic buildings. And it, it will be a recreational gymnasium that leaves one building left on the project, which is the gold color building in front of the red buildings. And that's an existing building right now. That is, is not being used. It is approved for use for storage. But this proposal that we will send in for this site plan approval will change that gold building also to a medical clinic, use parking for the site, what will remain over the existing parking area that services the project today.

Speaker 1 (22:16):

So there will be no additional parking added to the site. And it is our expectation that the parking spaces provided at site today will service the project with the additional buildings being revised to a medical clinic use. There is on the project five, approximately 5.6 acres of forest. Most of that forest is to the South or behind the red buildings that are proposed to be built. And we expect to retain probably about

99% of that 5.6 acres of forest that would, that would be buffered around the backside of the proposed buildings that are shown in red. The areas that are blue that are in the general proximity of the proposed new buildings are what we expect to be storm water management devices that would be required to service the rooftop runoff that would come off of the new buildings. Those would be designed prior to the development advisory committee submission, and those, those spots are holding spots.

Speaker 1 (23:46):

We expect those to be topographically convenient for servicing the red buildings. Their shoe size and shape may change slightly, but we would expect to have storm water management devices in those general locations. So that concludes my introduction of the project. We will open up to questions and comments at this time we would ask that you raise your hand. If you are online and have any questions, there is a location in the participants box to raise your hand, raise your hand. We will open up to your question. We would ask that you state your name and address so that we can have that for the record. And then we'll do our best to answer any questions or address any comments that you may have. If you have called in by phone, we will also entertain your questions. We will reach out to any phone numbers that exist if you have called in and did not reach the meeting in an online format. So with that, Karen, if we could open up and see if we have any raised hands and open up the floor for any public comments.

Speaker 2 (25:17):

Sounds good, Mitch. Yes. Again, please raise your hand, use the chat feature. Let us know if you have a question. And Mitch will answer it for you, Mike. It looks like Medford has a question, Medford. You're un-muted. You can go ahead.

Speaker 4 (25:45):

Hi, good evening. Thank you for thank you for coming and presenting to us. I live in the gunpowder community and my only question is why this area, and we seem to be inundated. We have a methadone treatment clinic on one side of route 40. We have a marijuana shop on the other side, and now we're going to have a, I guess, a rehab facility. I might be calling that by the wrong name, but a rehab facility by any other name right on the corner of one 52 and route 40. Why this area, why don't you choose Fallston or Jeredsville or somewhere like that, where the actual problem problems are coming from. Thank you.

Speaker 1 (26:39):

Yeah, Medford, if we could, if we could get your address, please, you know, I know you're in the gum powder community,

Speaker 4 (26:45):

It's going to be a post office box 12, six, 1216. Okay. Abingdon two one zero zero nine.

Speaker 1 (26:54):

Perfect. Thank you. Medford is, it is meant for your first name, last name,

Speaker 4 (27:03):

Campbell, like the soup?

Speaker 1 (27:06):

Yeah, very good. Okay, Medford, thank you. So we, as the design professionals for the project we get approached by many different business operators and, and they have their proformas for areas of need and areas where they feel they would be successful. And I can't speak for the business owner, but what I can speak to is that the property is zoned appropriate for the use. The business owner certainly doesn't want to come into a site where one, there is not a need and two, they do not feel they would be successful. And I do know from the existing medical clinics that they do have, they have been very well received by, by Harford County and their relative doing relatively well, as far as filling the existing rooms that they have. And to my knowledge, I would, I would expect that if you drove by this project, you would not know that the buildings down in this project site are being used as a medical clinic. So I hope, I hope that answered your question, Medford, it looks like you're mute. If you have any follow-up questions or anything.

Speaker 4 (29:01):

It did. It did. It did answer my question. I was just, I was just wondering why you know, all of these places are in walking distance of each other. I thought maybe it was a cooperative or collaborative agreement that you had with, you know, these other other businesses.

Speaker 1 (29:20):

Right? Matt Medford. I can, I can say that it's I am very confident. I'm not a hundred percent sure, but I am very confident that the ownership group of this project is not involved with any of the other projects that you mentioned.

Speaker 3 (29:45):

All right. So thank you. Okay. You're welcome, Karen. And I do see you have a few phone numbers That are displayed as participants. Wonder if we could reach out to them and see if they have any questions or comments.

Speaker 2 (30:15):

Sure. Mike, can you unmute (240) 298-1698?

Speaker 3 (30:27):

Yeah. I'm prompting them to unmute that seems to be my only choice

Speaker 2 (30:37):

Call. Or do you have any questions for Mitch? No question at the time. Thank you. I'll do the next one now. Sure.

Speaker 3 (30:59):

So it's the same thing. I'm prompting them to unmute. I'm not sure if it's propping up or not. That's where the eight five Oh, number

Speaker 2 (31:11):

Caller. Do you have any questions for Mitch? Zero. Okay. Thank you very much. Ma'am



Speaker 3 (31:32):

Karen. And in the participants room, I do not see Anyone else that hasn't been, I asked how about Kevin White?

Speaker 2 (31:53):

Kevin, do you have any questions you can raise your hand or are we going to Micah mute you right now? How many residents, perhaps Kevin, I think you got cut off there. Can you start over

Speaker 3 (32:21):

The residents that the facility, Kevin? If we can get your address, we do see your name is Kevin White. Yeah. Can you hear me? Yes, sir. I can. My question, how many residents

Speaker 2 (32:40):

Are at the facility?

Speaker 1 (32:46):

I believe the initial building could house approximately 60 residents. I believe the two red medical clinic buildings can house 24 each. And I believe the existing building three that received approval in November of 2020 holds approximately 14. So generally that would be the allowed users of each building.

Speaker 2 (33:26):

How many is there now? Is it, is it being used now for that purpose?

Speaker 1 (33:30):

Yes. Existing building one, which was approved by the County in July of 2019 had significant renovations and improvements performed on the inside of that building. And it is a functional medical clinic today,

Speaker 2 (33:51):

But you don't know how many there are at present?

Speaker 1 (33:55):

I do not know how many medical patients are in that building as of today.

Speaker 2 (34:03):

Okay. Thank you,

Speaker 1 (34:10):

Kevin. Anything else you'd like to ask or

Speaker 2 (34:13):

I don't know what the condition was now and what does it, what was the projected residency and numbers?

Speaker 1 (34:23):

Right. I guess I believe if I generalize because building one is a, is a multi-story building. If I generalize what's approved today, which is building one and three, which are the more yellow shaded buildings, just in general purposes. If I took the two outermost red buildings and the gold building and the difference between the two is the two red build. The three red buildings do not exist at all today. They would be added. The gold building does exist today and would have interior renovations to be used as a medical clinic, broad brush conversation say the two existing buildings probably would the par the patients in those buildings would probably equal the amount of patients that would be able to be accommodated in the new zoning. So the site would approximately double and it's possible medical clinic patients,

Speaker 2 (35:40):

No buildings would be for residents as well as,

Speaker 1 (35:45):

Yeah, the, the center of the center, red building is a proposed gymnasium. It would not house any patients. The outer two would, the gymnasium is a support use for the medical clinic users of the project.

Speaker 2 (36:03):

Thank you,

Speaker 1 (36:08):

Kevin. Thank you for your question. Okay. Unless anyone else has any comments? I believe we've reached out to the phone number that begins with two, four. Oh. And I believe we've reached out to everyone who had joined us online. That is correct. I will just wait a few more seconds, like 20, 20 more seconds. If anybody else has any questions, raise your hands. Otherwise we'll close the meeting, but we're here. If you have any questions.

Speaker 2 (37:06):

Okay.

Speaker 1 (37:15):

Okay. Kiernan hearing none. Okay.

Speaker 2 (37:21):

Sounds good. Thank you much. Thank you.

Speaker 1 (37:23):

Yeah, we're going to conclude the meeting now. Thank you everyone for reaching out to us virtually and attending the meeting and hope everyone has a great evening. Goodbye.