

DEVELOPMENT ADVISORY COMMITTEE MINUTES

The Development Advisory Committee (DAC) met on April 5, 2023, at 9:00 a.m. in the Harford County Government Administration Building, 1st Floor Conference Room, 220 S. Main Street, Bel Air, Maryland. The meeting was chaired by Crysta Draayer, Department of Planning and Zoning.

The following members were in attendance:

Crysta Draayer	Planning and Zoning
Brian Phipps	Health Department
Kaliel Barmer	Planner, Development Review
Bill Snyder	Volunteer Fire & EMS
Moe Davenport	Planning and Zoning
Adam Fetterman	Health Department

Also in attendance:

Mitch Ensor

Crysta Draayer, of the Department of Planning and Zoning, welcomed everyone to the meeting. Ms. Draayer explained that a brief presentation will be given by the consultant for the project. The DAC members will give their comments on the projects. The meeting will then be opened up for anyone in attendance that may have questions or comments. There is an attendance sheet on the back table. If a correct email address is given, a copy of the minutes will be e-mailed to you. The minutes are recorded and will also be published to the Department of Planning and Zoning’s website.

<u>Land of Scarborough</u>		
Located on the southeast side of Baldwin Mill Road (MD Rte. 165), north of Fallston Road (MD Rte. 152). Tax Map 39; Parcel 231. Fourth Election District. Council District B. BOA 5954.		
Plan No.	P48-2023	Change use of two existing buildings from residence & office to residence, office, and construction services/ 63.71 acres / AG
Received	2/17/2023	Bay State Land Services / Battaglia Homes LLC

Mitch Ensor – Bay State Land Services

The subject of today’s plan is 2301 Baldwin Mill Road located in Fallston, Maryland. The subject of the site plan is due to a Board of Appeals case approval that was granted. And the Board of Appeals was to allow construction service use in the agricultural district. The constructions use approval, per the Board of Appeals case approval, is only with respect to two structures within the property. They are identified as Building A and Building B on the proposed plan. There are no proposed expansions of any buildings and no proposed increase of paving or driveways associated with this proposal. The site is currently used as a farm and has environmental features and forests located on the east side of the property. We want to note that there will be no forest clearing and no further expansions of the farming operation proposed by this plan. The property will remain as it is. So the Board of Appeals case did require

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buffering of those Buildings A & B, which were the subject of the Board of Appeals case approval. And that buffering is depicted on the site plan. And it is also depicted on a landscape plan that was submitted along with the site plan submission.

Bill Snyder – Volunteer Fire & EMS

No Comments

Soil Conservation District – Read by Crysta Draayer

Any proposed construction will require an adequate sediment and erosion control plan. The erosion control plan must meet the minimum standards per the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control. The sediment and erosion control plan must be integrated with the SWM strategy during the design phases. Prior to “Final Plan” submission for erosion and sediment control review, please provide our office with the plan review fee and voucher. The site appears to be located within a Maryland Tier II High Quality Watershed. Tier II buffers should be noted and shown on the plans. Sites located within a Tier II High Quality Watershed may need an additional level of controls. Please contact Angel Valdez of the Maryland Department of the Environment for more information and recommendations. Please note in the event the total disturbed acreage exceeds 1 acre or more an NOI permit is required from MDE. Please contact MDE for more information about the NOI permit process.

Health Department – Brian Phipps

The site plan as submitted to the HCHD by the consultant on March 9, 2023 requires additional information to allow for the comprehensive review of this proposal. In order for the HCHD to continue its review, the following items must be addressed:

1. The initial site plan does not show the locations of all components of the OSDS’s that currently service the property. In order to determine that the current septic systems comply with State of Maryland Regulations (COMAR), a revised print of the site plan must be submitted to this office. The revised print must include all septic tanks, sewer lines, distribution boxes, drywells, and drainfield trenches of the existing OSDS’s on the property. The revised print must also show how the OSDS’s connect to each building on the property.
2. During the initial review of the plans, no Septic Reserve Area (SRA) was observed to be identified on the property. In order to adequately size future repair systems for the existing and proposed uses, updated soil percolation testing must be completed. Once the results of the soil testing have been finalized, and the SRA sized appropriately, a revised print must be submitted to this office. This print

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shall include all locations from previous and updated soil percolation testing conducted on the property, if able to be field located. The print must also include a legend that states the date that testing was conducted, as well as easily distinguishable symbols that clearly represent the difference between a satisfactory versus an unsatisfactory test. This information is required in order to properly size and delineate an appropriate SRA for the proposed use of the property.

3. The plan submitted to this office indicates that three wells service the buildings on the property. Clarify that all buildings on the property are connected to wells and specify which buildings each well services. Identify the well tag numbers and the construction types (i.e. drilled, pit drilled, hand dug, etc.) of all wells on the property.
4. Provide detailed information as to the uses of every building on the property. Clarify the total number of full and part time employees that the office will service. Include in this description the number of employees per shift, and the number of shifts per day/week. Provide more detail as to whether the office and showroom will be accessible to members of the general public or if they will be restricted to employee access only. Clarify the number of bedrooms and occupants in each of the residential buildings. Clarify what water requirements are needed and what wastewater is generated in the buildings labeled as “Barn” and “Agricultural Use Buildings”. This information is required in order to accurately calculate the anticipated wastewater flow for the proposed use of the property, as well as to assign the appropriate classification to any potential public water system designation.

The Harford County Health Department will update our comments upon receipt of the above information. If the owner/developer has any questions, they may contact our office at their earliest convenience.

Kaliel Barmer – Planner

- The plan proposes to change the use of two (2) existing buildings from residence and office to residence, office and construction services. The property is subject to the conditions of Board of Appeals case 5954.
- The plan is subject to the Harford County Forest Conservation Regulations. A Forest Stand Delineation (FSD34-2023) and a Forest Conservation Plan (FCP49-2023) have been submitted to the Department of Planning and Zoning. The FCP shall be revised to identify

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and label tributary #3 and add a note indicating there will no impacts to the forest and specimen trees.

- Landscape plan (L50-2023) was submitted to the Department of Planning and Zoning and is currently under review.
- All proposed signage shall conform to the Sign Code. Permits shall be obtained from the Department of Planning and Zoning.
- A photometric plan shall be submitted to the Department of Planning and Zoning. 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.

Public Comments:

No Comments

Meeting adjourned at 9:09 am.