

DEVELOPMENT ADVISORY COMMITTEE MINUTES

The Development Advisory Committee (DAC) met on July 7, 2021 virtually at 9:00 a.m. in the Harford County Government Administration Building, 220 S. Main Street, Bel Air, Maryland. The meeting was chaired by Moe Davenport, with the Department of Planning and Zoning.

The following are DAC members:

Moe Davenport	Chairman, DAC
Bill Snyder	Volunteer Fire & EMS
Justin Mannion	Emergency Operations
Patrick Jones	Soil Conservation District
Brian Phipps	Health Department
Len Walinski	Health Department
Darryl Ivins	DPW Water & Sewer
Robert Anderson	DPW Engineering
Sr. Deputy Niles	Harford County Sheriff's Office
Missy Valentino	Harford County Public Schools
Paul Magness	Parks & Recreation
Teresa Eller	State Highway Administration
Eric Vacek	Planner, Development Review
Jenni Daniels	Planner, Development Review
Crysta Craayer	Planner, Development Review
Jennifer Freeman	Planning and Zoning

Those in attendance:

Moe Davenport	Daryl Ivins
Eric Vacek	Jenni Daniels
Crysta Draayer	Mitch Ensor
Jennifer Freeman	Jennifer Leonard
Bill Snyder	Justin Mannion
Robert Anderson	Sr. Deputy Jody Nickoles
Paul Magness	David Stoker

Moe Davenport – I would like to welcome everyone to the July 7, 2021 meeting of the Development Advisory Committee. I am Moe Davenport with Harford County's Department of Planning & Zoning. We have a number of DAC members with us today from the County. We have four plans on the agenda today. I will go over the protocol for the meeting. There will be a brief presentation from the consultant for the projects then we will go around to DAC committee members for their questions and comments. Then we will open the meeting up to anyone in attendance that has any questions or comments. If you would like at any time you can type in your questions or comments in the side bar and we will have time at the end of the meeting to answer those questions or comments. With that, we will get started with today's plan. Consultant for the project, good morning.

Duncale Farm Market and Brewery

Located on the northside of Whitaker Mill Road, north of Millwood Drive. Tax Map 55; Parcel 472. Third Election District. Council District B. Planner Jenni.

Plan No. S239-2021 Proposed change of use from existing garage to farm brewery and farm market /69.11 acres/AG.

Received: 05/28/2021 John and Theresa Magness/Stoker Associates.

Verbatim Transcript

David Stoker

They are taking an existing agricultural building and changing the use. They are altering the building to fit that new use. They plan to make beer. They are going to start with making about 50 gallons at a time. Which is a very small brewery. They are also going to continue to sell their retail sales for farm products.

Bill Snyder – Volunteer Fire and EMS

- Request access be made available for Fire Department to access water sources on property for fire protection. This could be from one of the ponds or the bridge along the beginning of the driveway.
- The three Dwelling/Buildings on the driveway shall have the addresses marked at any point the driveway splits to identify each dwelling/building address number. Signs with directional arrows are recommended.

Justin Mannion – Emergency Services

We ask that the building that is identified as Building 1 on the plan be addressed as 897 Whitaker Mill Road. We ask that the house number be displayed where it is clearly visible from Whitaker Mill Road. And the house number is displayed on the structure as well. For the structure that is identified as Building 2 on the plan, we ask that the address is 899 Whitaker Mill Road. And that it is clearly visible from the roadway and it is also displayed on the structure for responders. If there is a way to have signage anywhere it splits off, so it is clearly visible where to go for responders.

Daryl Ivins – Water and Sewer

No comments on this plan.

Robert Anderson – DPW Engineering

Stormwater Management

- 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.
- A grading permit or standard sediment control plan shall be required for land disturbing activities exceeding 5,000 square feet. In addition, stormwater management must be addressed.
- Stormwater Management must be provided in accordance with the 2000 Design Manual as amended by Supplement 1.
- Discharge pipe locations for any stormwater management facilities must be shown on the plan.
- 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 management facility (facilities) is (are) the responsibility of the lot owner (s) and shall be stipulated in association documents.
- The need for an NPDES industrial discharge permit through The Maryland Department of Environment shall be investigated by the engineer.

Highway Design

- The existing gravel driveway needs to be paved within the Harford County right-of-way and must provide adequate sight distance for a 40-mph design speed. Some of the trees at the entrance may need to be removed for better sight distance and safety.
- Provide a sight distance profile – north and south of existing entrance – along Whitaker Mill Road.
- A commercial access permit is required for this project.

Development Advisory Committee Minutes
July 7, 2021
Page 4 of 17

- A 30' right-of-way dedication is required from the center line of Whitaker Mill Road.

Mr. Stoker said they plan to disturb less than 5,000 sq feet. Most of the improvements were done as an agricultural property. We are hoping we would not have to do stormwater management because the disturbed area would be less than 5,000 square feet. Can you clarify the right-of-way requirements? You were talking about from the center line to something.

Mr. Anderson said he can only read what highway design provided to him. It says a 30' right-of-way dedication is required from the center line of Whitaker Mill Road.

Mr. Stoker said they have a very large piece of property. He will have to talk to them.

Mr. Anderson said whether or not you will get an exemption or not will be determined when you submit concept plans.

Deputy Nickole – Sheriff's Office

No Comments.

Paul Magness – Parks and Recreation

No Comments.

Jenni Daniels - Planner

- The parcel is zoned Agricultural and totals 69.118+/- acres.
- A new version of the site plan is required to show the Natural Resource District. Two major streams on the property require a 150' buffer from the top of the bank. Additionally, the pond does not appear to be delineated in its correct dimensions. The new version shall show the pond, streams, and non-tidal wetlands and their buffers. The zoning district shall be corrected and the total acreage of the project shall be added to "Zoning Notes."
- A landscape plan has not been submitted to the Department of Planning and Zoning. This plan must be submitted to the Department with, or prior to, the updated site plan. The new version of the site plan will not be reviewed until the landscape plan has been received by Planning and Zoning. The landscape plan shall include a signed Protective Measures Statement and cost estimate sheet.
- If any lighting is proposed, 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.

- All proposed signage shall conform to the Sign Code. Permits shall be obtained from the Department of Planning and Zoning.

Moe Davenport for Health Department

In order for the HCHD to continue its review, the following items must be addressed:

- The proposed well indicated on the plan to serve the farm brewery and farm market building (building #2) must have the appropriate 100' and 200' well radii included on a revised print that is submitted to this office for review. This information is required in order to ascertain whether all required setbacks to the well can be met in its current proposed location.
- Clarify the use of all buildings on the property. Will any other building be involved in the farm brewery operations? All additional structures and outbuildings on the property, including those not involved with the proposed farm brewery and farm market, must be labeled with their current uses, and any structures where the usage will change as a result of this proposal must be clearly labeled with both their current use and their anticipated change in use.
- Any structures which have water well connections and/or On-site Sewage Disposal Systems (OSDS) must be indicated as such on the plan. All existing and proposed water wells and OSDS's on the property must also be included and appropriately labeled on a revised print that is submitted to this office for review.
- Will beer be produced on-site in building #2, or will the facility be used solely as a farm market and taproom/tasting facility for beer products that are produced offsite? If brewing will take place on the property, provide the anticipated production output of the proposed farm brewery. Additionally, clarify whether or not the brewery production waste will be sent to the proposed OSDS, or if it will be diverted to a separate treatment/holding location. If the brewery waste is not planned to be sent to the OSDS, describe how it will be handled? In some similar projects throughout Harford County, beer waste has been diverted away from the OSDS and stored in appropriately sized Special Beer Waste Holding Tank Systems.
- Provide a detailed list identifying what types of products are currently sold at the farm market (building #1), and what types of products will be sold at the farm market in the future if any changes are anticipated as a result of this proposed

Development Advisory Committee Minutes
July 7, 2021
Page 6 of 17

expansion. As the market is currently operational, and based on items typically for sale at similar establishments, the market will require a food facility license in order to continue to operate, independent of the approval status of this plan. The owner/operator is instructed to contact the Harford County Health Department's Food Plan Review Division to begin the licensing process for the current operation, as well as the proposed expansion of the market into building #2 upon receipt of this letter.

If the owner/developer has any questions, they may contact our office at their earliest convenience.

Moe Davenport for State Highway Administration

The MDOT SHA has no objection to Site Plan approval as access to this site is from a county road. If there are any questions, please contact Ms. Teresa Eller.

Public Comments:

There were no public comments or questions on this plan.

Cook Volkswagen

Located on the southwest corner of Bel Air Road (US 1) and Milton Avenue. Tax Map 55; Parcels 350 and 850. Third Election District. Council District B. Planner Eric.

Plan No. S245-2021 Proposed development of macadam display area with approximately 300 parking spaces /5.36 acres/B3.

Received: 06/04/2021 2110 Bel Air Road, LLC/Bay State Land Services.

Mitch Ensor

The purpose of the plan is a site plan to expand the existing parking facility at the current site. This plan is subject to a Board of Appeals approval number 5889. We do feel we have properly included all site plan and landscaping plan design elements that were conditions of that Board of Appeals case approval. This site plan does not propose any new structures on the project site. It is an expansion of the parking area on the project and it plans to add approximately 300 parking spaces to the project. There are no new points of access to US Route 1. The previously approved access onto Milton Avenue is still a feature of the plan. Other plans submitted in support of this site plan submission is a Forest Stand Delineation, which was approved by the Department of Planning and Zoning, a Stormwater Management Plan, which was approved by the Department of Public Works, the Site Plan, a Landscaping Plan, a Lighting Plan, and a Forest Conservation Plan. The landscaping plan was pretty

Development Advisory Committee Minutes
July 7, 2021
Page 7 of 17

detailed in trying to make sure that is met all conditions of the Board of Appeals approval which included an expanded buffer along a portion of the property line to the north and west of the project site.

Bill Snyder – Volunteer Fire and EMS

No Comments.

Justin Mannion – Emergency Services

Considering there are no new structures, DES does not have any comments.

Daryl Ivins – Water and Sewer

The following comments shall be included as conditions of Site Plan approval for the above-described project: Any sewer cleanouts that are located within the paved area shall be installed using the Harford County Division of Water and Sewer Cleanout in Paving Detail S-28. The detail shall be shown on the paving plan drawing.

Robert Anderson – DPW Engineering

Stormwater Management

- 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 must be provided in accordance with the 2000 Design Manual as amended by Supplement 1.
- A stormwater management concept plan has been submitted for review and must be approved prior to preliminary plan approval. Comments must be addressed on subsequent stormwater plan submittals.
- Additional topo shall be shown for the outfall to ensure that the adjacent property owner will not be adversely affected by runoff from the site.
- Discharge pipe locations for any stormwater management facilities must be shown on the plan.
- A suitable outfall must be provided for the stormwater management facility and shall be approved at the time of final design.
- The Stormwater Management Pond drains to a class III stream. The plans will need to

Development Advisory Committee Minutes
July 7, 2021
Page 8 of 17

be reviewed by the Maryland Department of the Environment-Dam Safety Division prior to a small pond approval if the facility is a wet pond or is located within 100' of a flowing stream or proposes extended detention greater than 12 hours.

- A 20' wide access easement is required to the stormwater management facility for maintenance purposes.
- 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 management facility(facilities) is(are) the responsibility of the lot owner(s)
- The need for an NPDES industrial discharge permit through The Maryland Department of Environment shall be investigated by the engineer.

Highway Design

- A commercial access permit is required for the proposed access off of Milton Avenue.

Deputy Nickole – Sheriff's Office

No Comments.

Paul Magness – Parks and Recreation

No Comments.

Eric Vacek - Planner

- The proposed site is zoned B3 (General Business) and totals 5.36+/- acres. The Site plan (S245-2021-1) proposes to expand outdoor vehicle storage parking lot.
- The applicant shall submit a preliminary plan revising existing recorded plats and parcel(s) to the Department for review.
- The project is subject to the terms and conditions required as part of an approval granted in Board of Appeals Case No(s). 5889. Board of Appeals Case No. 5889 granted approval to disturb isolated non-tidal wetlands and Natural Resource District buffer in the B3 (General Business) district.
- A Forest Stand Delineation (FSD204-2021) was submitted and approved by the Department of Planning and Zoning.

Development Advisory Committee Minutes
July 7, 2021
Page 9 of 17

- A Forest Conservation Plan (FCP248-2021) was submitted to the Department of Planning and Zoning. A revised series of the FCP is required. The Forest Conservation plan proposes to satisfy the reforestation requirement with the planting of 49 individual trees. Trees credited toward reforestation requirements must be plant species permitted for afforestation and reforestation as listed in the Harford County approved plant list.
- A Landscaping plan (L249-2021) was submitted to the Department of Planning and Zoning. An itemized estimate, totaling \$9,400.00, was submitted to the Department of Planning and Zoning. The department shall require a revised estimate including the cost to install the six foot tall opaque security fence. The consultant shall verify adequate landscape planting in the extended buffer yard. The plan delineates 71 individual trees planted within the required berm and vegetative buffer.
- A photometric plan was submitted to the Department of Planning and Zoning. The consultant shall verify the BOA lighting requirements are met.
- All proposed signage shall conform to the Sign Code and will require permits from the Department of Planning and Zoning. Signs shall not be placed within the County or SHA right-of-way. Signage is not permitted within the required buffer yards. Monumental entrance features/signage is not permitted within the right-of-way, required buffer yards or setbacks.

Moe Davenport for State Highway Administration

The MDOT-SHA has reviewed the site plan and request the opportunity to review a Traffic Impact Study (TIS), to determine the potential impacts on the existing roadway system.

Mr. Davenport said the county doesn't require a Traffic Impact Analysis because it doesn't generate 250 additional trips. We have no authority to require a Traffic Impact Analysis.

Public Comments:

There were no public comments or questions on this plan.

1015 Pulaski Highway

Located southside of Pulaski Highway (US 40), west of Magnolia Road (MD 152). Tax Map 65; Parcel 240. First Election District. Council District A. Planner Eric.

Plan No. S244-2021 Proposed expansion of existing medical clinic to include two, 6,250 sf medical buildings and a 5,000 sf gymnasium / 14.51 acres / B3.

Received: 06/04/2021 Pyramid Walden, LLC / Bay State Land Services

Mitch Ensor

It is at the southwest corner of US Route 40 and MD Route 152. The site has several prior site plan approvals for repurposing the campus from what use to be a hotel and motel use into a medical clinic use. The original medical clinic use was for a larger prior Super 8 building. Subsequent to the additional repurposing of the buildings on the campus were transitioned to medical clinic and also storage and maintenance buildings. The purpose of this plan is to propose 3 additional buildings to the campus. Those buildings would reside to the south of one of the existing buildings and those buildings are the darker shaded buildings behind Building 2. I know Building 2 probably doesn't show up on the plan but those of the darker 3 shaded building sitting parallel to each other. Each of those building are new buildings. Two of them are additional medical clinic building and the center building is a proposed gymnasium for the use of the attendees at the site. A Stormwater Management Plan has been submitted and we just within the last 2 days receive the approved Stormwater Management Concept plan back from Public Works. Additional we submitted a Forest Conservation Plan, a Forest Stand Delineation Plan, a Landscaping Plan, and a Lighting Plan to support this site plan submission. We are aware that the owner and the owner is aware as well that there will be a need for all permits for the operations of these additional building and the construction of these additional buildings. Upon achieving a site plan approval letter we will immediately begin work on getting those site plan approvals met. And other design plans approved so we can get this project underway.

Bill Snyder – Volunteer Fire and EMS

All building will require a Knox Box if there is a 24hr fire alarm monitoring system. I don't think you need to buy 4 of them. They could get away to getting one with keys to the other 2. I don't know if the current larger building has one. If not, you need to get one. Is this a 24 hour operation? Is there any inpatient care? Could they stay overnight?

Mr. Ensor said they do stay overnight. And there are doctors onsite.

Mr. Snyder said so they do have a full 24 hour operation. Will that be in any of the new buildings having 24 hour occupancy?

Mr. Ensor said yes. In the 2 outer buildings, building #5 and #7.

Justin Mannion – Emergency Services

Where would access be for the maintenance building in the back?

Mr. Ensor said it is an existing access drive that travels from the parking area to the north of Building #3. And it comes around the east side and gets back to the maintenance building #4.

Mr. Mannion said from an addressing standpoint unfortunately there was other parcels/buildings off of this parcel that block numbering out buildings individually for this

Development Advisory Committee Minutes
July 7, 2021
Page 11 of 17

site. We request the complex as a whole remain as 1015 Pulaski Highway. The address must be clearly visible from the entrance at Pulaski Highway. We ask that all the buildings display that number on the buildings at 10” to 12” lettering. We ask that all the buildings be given letters. Building 1 – 1015A, Building 2 – 1015B, Building 3 – 1015F, Building 4 – 1015G, Building 5 – 1015C, Building 6 – 1015D, Building 7 – 1015E. I will provide in the EnerGov comments. We ask that because it is easier for identification for where to go on the campus for responders. If it is possible to put up signage for when the buildings in the back are identified. Signage pointing responders where to go and how to access them. So if there is an emergency at the gymnasium they are directed where to go.

Daryl Ivins – Water and Sewer

The following comments shall be included as conditions of Site Plan approval for the project: A New/Updated 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 20052 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. During our review of the plan we thought there might be considerable change required for the water meter and/or the sewage pump station. Whoever is doing the mechanical work should contact Dave Burke prior to doing any final design so that can be done properly the first time designing it.

Robert Anderson – DPW Engineering

Stormwater Management

- 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 must be provided in accordance with the 2000 Design Manual as amended by Supplement 1.
- A stormwater management concept plan was submitted and approved.
- A maintenance inspection shall be conducted for the pond providing stormwater management for the site. Any items listed on the inspection report shall be completed as a condition of the grading permit for the site.
- Additional topo shall be shown for the outfall to ensure that the adjacent property owner will not be adversely affected by runoff from the site.
- Discharge pipe locations for any stormwater management facilities must be shown on

Development Advisory Committee Minutes
July 7, 2021
Page 12 of 17

the plan.

- A suitable outfall must be provided for the stormwater management facility and shall be approved at the time of final design.
- A 20' wide access easement is required to the stormwater management facility for maintenance purposes.
- 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 management facility(facilities) is(are) the responsibility of the lot owner(s).
- The need for an NPDES industrial discharge permit through The Maryland Department of Environment shall be investigated by the engineer.

Highway Design

No Comments.

Deputy Nickole – Sheriff’s Office

No Comments.

Paul Magness – Parks and Recreation

No Comments.

Moe Davenport for State Highway Administration

The MDOT-SHA has reviewed the site plan and request the opportunity to review a Traffic Impact Study (TIS), to determine the potential impacts on the existing roadway system.

Mr. Davenport said the county doesn’t require a Traffic Impact Analysis because it doesn’t generate 1500 average daily trips on US Route 40.

Eric Vacek - Planner

- The proposed site is zoned B-3 (General Business District). This property was formerly developed as a hotel and redeveloped as a medical clinic. The project proposes to construct two (2) structures totaling 12,500 square feet and one (1) 5,000 square foot gymnasium. The proposed structures shall be associated with the existing medical clinic

Development Advisory Committee Minutes
July 7, 2021
Page 13 of 17

use. The gross tract area of the site is 14.51+/- acres. This property is located within the Chesapeake Science and Security Corridor (Section 267-64 of the Harford County Code).

- A Community Input Meeting (C.I.M.) was held on February 16, 2021.
- A Forest Stand Delineation and a Forest Conservation Plan (FCP246-2021) has been submitted and approved. A total 0.07 acres of clearing is proposed for development of this parcel. There is Natural Resource District (NRD) is located on the site. No forest clearing and grading is permitted in the buffers for building construction.
- A Landscaping plan (L602-2017) has been submitted to the Harford County Department of Planning and Zoning for review. Foundation plantings were provided and an itemized estimate, totaling \$1,480.00, was submitted to the Department of Planning and Zoning. The required Type 'C' buffers shall be identified, noted and remain planted.
- A photometric plan was submitted to the Department of Planning and Zoning. The lighting shall be designed and controlled so that any light shall be shaded and/or shielded so that the light intensity or brightness does not adversely affect the adjacent property. The specified exterior lighting does not appear to be shaded or shielded.
- Any proposed dumpster locations shall be screened.
- All proposed signage shall conform to the Sign Code and will require permits from the Department of Planning and Zoning. The signage shall meet the requirements of the Harford County Sign Code. Signs shall not be placed within the County or SHA right-of-way.
- 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.

Mr. Anderson said it looks like there is or might have been another access point on Mountain Road.

Mr. Ensor said there was an access that extended outward to 152 from this project. At this time current owners and users of this site do not utilize that access road.

Mr. Anderson said that will be closed off.

Mr. Ensor said that is currently gated off today.

Mr. Anderson said it is existing impervious.

Development Advisory Committee Minutes
July 7, 2021
Page 14 of 17

Mr. Ensor said it is existing impervious along the property that resides between MD 152 and the site. The gray shade you see on the plan in the terminus at the track boundary line is the approximate location of the gate today, that stops traffic from going out.

Mr. Davenport said is that a measure of the authority to access that or is that logistics from the owners.

Mr. Ensor said it is logistics.

Mr. Davenport said EMS might want a Knox box on that gate. I am sure they can chime in. I am sure it would be appreciated to work with them to coordinate with access to that gate in an emergency.

Moe Davenport for Health Department

No comments were received.

Public Comments:

There were no public comments or questions on this plan.

Post Road Parking Lot

Located on the northwest side of MD 132, south of Pulaski Highway (US 40), west of Oakington Road. Tax Map 52; Parcel 80. Second Election District. Council District E. Planner Crysta.

Plan No. S251-2021 Proposed development of parking lot with trailer and commuter parking spaces / 19.5 acres / GI.

Received: 06/04/2021 Silver Farms Inc./FR Old Post Road, LLC/KCI Technologies

Jennifer Leonard

The owner owns this site as well as the adjacent 500 North Post Road. They are proposing a 203 trailer space parking lot with an option to provide additional associate parking in the number of 184 if that is requested by a proposed future user of the 500 North Post Road site. We did submit concept stormwater management and sediment erosion control plans as well as site plans, landscaping plans, forest conservation plan and photometric plans for review. We have received minor comment on the forest stand delineation which we are in the process of making updates currently.

Bill Snyder – Volunteer Fire and EMS

No Comments

Justin Mannion – Emergency Services

Considering there are no new structures, DES does not have any comments.

Daryl Ivins – Water and Sewer

There are no connections to the public water or sewer facilities proposed by this plan, therefore the Division of Water and Sewer does not have any comments on this plan. When you are preparing any of the grading plans or landscaping that are directly adjacent to the North Post Road right-of-way that you be cognizant that we do have a sewer force main in the area that needs to be addressed if you are adjacent to the road right-of-way itself.

Robert Anderson – DPW Engineering

Stormwater Management

- 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 must be provided in accordance with the 2000 Design Manual as amended by Supplement 1.
- A stormwater management concept plan has been submitted for review and must be approved prior to preliminary plan approval. Comments must be addressed on subsequent stormwater plan submittals.
- Additional topo shall be shown for the outfall to ensure that the adjacent property owner will not be adversely affected by runoff from the site.
- Discharge pipe locations for any stormwater management facilities must be shown on the plan.
- A suitable outfall must be provided for the stormwater management facility and shall be approved at the time of final design.
- A 20' wide access easement is required to the stormwater management facility for maintenance purposes.
- 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.

Development Advisory Committee Minutes
July 7, 2021
Page 16 of 17

- Maintenance of the stormwater management facility(facilities) is(are) the responsibility of the lot owner(s).
- The need for an NPDES industrial discharge permit through The Maryland Department of Environment shall be investigated by the engineer.

Highway Design

No Comments.

Deputy Nickole – Sheriff’s Office

No Comments.

Paul Magness – Parks and Recreation

No Comments.

Crysta Draayer - Planner

- This plan proposes to develop a parking lot with trailer and commuter parking spaces.
- A new version of the Site Plan is required. The current site plan’s Natural Resource District (NRD) buffer is incorrect. The NRD is the greatest extent of either 150’ from stream, 50’ beyond the floodplain, or 75’ beyond the non-tidal wetlands. The buffer should be 150’ from the top of the stream banks. It appears that when the correct buffer is applied, several of the currently delineated parking spaces will be located within the NRD, which is not permitted. The area boundaries for both the Forest Retention Area and NRD must also be delineated. The new version of the Site Plan shall also include the correct flood note Panel, which is 24025C0194E, the proposed use information, and the traffic flow patterns within the parking lot.
- This project is subject to the Harford County Forest Conservation Regulations. A Forest Stand Delineation (FSD220-2021) has been submitted to the Department of Planning and Zoning but cannot be approved. A new version of the Forest Stand Delineation is required. The tributary on this site requires a 150’ buffer. The submitted plan shows a 150’ buffer, but the buffer measures less than the required 150’ in some areas. The new version must delineate a complete 150’ buffer for the tributary on site. A Forest Conservation Plan (FCP252-2021) has been submitted to the Department of Planning and Zoning, but cannot be approved. A new version of the Forest Conservation Plan is required. The new version of the Forest Conservation Plan shall include the correct 150’ buffer from the top of the stream banks. It also needs to delineate the overall boundaries of the entire NRD area on site.

Development Advisory Committee Minutes
July 7, 2021
Page 17 of 17

- The site contains environmentally sensitive areas, specifically streams, non-tidal wetlands, floodzone, and floodway. Appropriate buffers are required from the edge of all streams and non-tidal wetlands. These areas shall be labeled as “Natural Resource District” (NRD) on the final plat.
- A Landscape and Lighting Plan (L253-2021) has been submitted, but cannot be approved. A new version of the Landscape and Lighting Plan is required. The new version shall include the correct 150’ buffer from the top of stream banks, the delineated boundaries of the site’s NRD area and Forest Retention Area, and the Protective Measures Statement signed and dated by the owner/developer. The cost estimate provided is for Option 1. Since Option 2 has the higher number of plantings, a cost estimate should be provided for this option instead. The Lighting Plan shall also be revised to eliminate light intensity spillover onto the adjacent mobile home park. This could be done via shielding or lowering the height of the lights.
- This site is located in the Aberdeen/Havre de Grace Enterprise Zone. Please contact the Office of Economic Development for additional information.
- No signage is proposed at this time. If signage is proposed in the future, it must conform to the Sign Code and permits shall be obtained from the Department of Planning and Zoning

Public Comments:

There were no public comments or questions on this plan.

Meeting adjourned at 9:48 am.