

## DEVELOPMENT ADVISORY COMMITTEE MINUTES

The Development Advisory Committee (DAC) met on August 4, 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
Crysta Draayer	Planner, Development Review
Jennifer Freeman	Planning and Zoning

Those in attendance:

Moe Davenport	Glen Hebel
Crysta Draayer	Angela Hoover
Jennifer Freeman	Peter Stone
Justin Mannion	Teresa Eller
Sr. Deputy Niles	Paul Magness
John Norman	

**Moe Davenport** – I would like to welcome everyone to the August 4, 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 one plan 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.

**Perryman Park**

Located on the southwest side of Fords Lane, west of Perryman Road (MD 159). Tax Map 63; Parcel 306. Second Election District. Council District F. Planner Crysta.

Plan No. S307-2021 Development of a park with ballfields, pavilion, and trails/ 37.05 acres / R1.

Received: 06/23/2021 Harford County / Pennoni Associates, Inc.

**Verbatim Transcript**

**Pete Stone**

To the north of Fords Lane there is an existing county dredge facility, where dredge material is placed. There is a small trail that goes around that pond for all practical purposes. As part of this plan, there is improvement proposed to Fords Lane. It is basically just to pave the road up to the proposed park entrance. South of Fords Lane is where the development is concentrated. In coordination with Parks and Recreation, we have proposed 2 large multipurpose grass fields. They are suitable for soccer, lacrosse, or field hockey. And several parking areas totaling about 120 spaces. We have also proposed a pavilion just south of Fords Lane along the playground area, an access road into the site and a walking loop that goes around the site. You can see this on the sheets in front of you and Sheet 3 and 4. Immediately to the east of the site is an existing pipeline easement that BGE maintains. The focus is the fields and parking. Secondary are the trails, pavilion, and small play area. Stormwater for the site is accomplished by 6 micro bioretention facilities and some additional disconnect credits. The site is located in the critical area. Church Creek is immediately to the west of the site. We have addressed critical area requirements including some reforestation and critical area mitigation type requirements.

**Justin Mannion – Emergency Services**

He read comments for Bill Snyder from Volunteer Fire and EMS. Both the parking lots and the two fields should be given a name, number, or letter to make them clearly identifiable to emergency responders. Signage should be visible from the main road in the complex. The proposed trails should be made into a width so a pick-up truck sized vehicle can access. If the entrance ways are to be locked, a Knox Pad Lock or combination lock should be used to secure the entrance.

His comments for Emergency Services include the following. The park site should be addressed as 103 Fords Lane. The name of the park and the address should be displayed on a sign that is clearly visible from the entrance. The fields must be given a name and/or letter with signs clearly visible displaying those names and letters, so that way they are visible for emergency responders.

**Glen Hebel – 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 shall be provided and designed to the redevelopment criteria of the Harford County Code and the 2000 Design manual as amended by Supplement 1.
- A stormwater management concept plan has been submitted for review 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 purposed.
- 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**

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- Fords Lane shall be constructed to an 18' wide paved roadway with a 3' graded shoulder and side ditch from the limits of the existing paving near 117 Fords Lane to the proposed entrance of Perryman Park.
- A roadway plan will be required for the improvements along Fords Lane.
- Roadway design shall be contained within the existing right-of-way. If it is determined during final design that existing right-of-way does not exist or is not sufficient, a 50' right-of-way shall be dedicated for Fords Lane for the section of the road improvements.
- Fords Lane pavement section shall be per HC plate R-1.
- The entrance way shall be 25' with a 35' radii.
- A suitable outfall shall be provided for the proposed roadside ditch, drainage shall not be directed into the existing Fords Lane.
- All pavement striping and traffic control signs shall conform to the Manual on Uniform Traffic Control Devices and State Highway Administration Supplement.

**Deputy Niles – Sheriff's Office**

No Comments.

**Paul Magness – Parks and Recreation**

This plan proposes the development of the 37.05-acre parcel on the south side of Fords Lane, known as Perryman Park. The Department of Parks and Recreation is proposing two athletic fields, approximately 120 parking spaces, a walking trail around the property that will provide access to the fields and connect with the existing walking trail on the north side of Fords Lane, a picnic pavilion, a playground, stormwater management facilities, and road improvements to include asphaltting the existing gravel road starting near 117 Fords Lane to the proposed park entrance. The Department previously constructed a dredge material placement site on the parcel on the north side of Fords Lane that includes a small parking area and a walking trail around the DMP site. Perryman Park will serve the Belcamp Recreation Council area. The Department of Parks and Recreation held a public presentation of the plan on July 29, 2021 at the current Aberdeen Activity Center. Attending citizens raised concerns about – speeding on Fords Lane, as well as Perryman Road; trash and maintenance issues for the park; illegal and after-hours activities that occur on or near the park property; eagle nesting areas and possible hog nose snake located on the property; and needed road improvements for Fords Lane and the Perryman area.

**Crysta Draayer - Planner**

- This plan proposes to develop a park with ballfields, pavilion, and trails.
- A new version of the Site Plan is required.

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- Chesapeake Bay Critical Area (CBCA) Planner Brittany Long provides the following comments to be addressed on a new version of the Site and Landscape Plans:
  - Tree removal is limited to no more than 30% of the site, with 1.5 times the mitigation (native tree replacement) required. The number of trees/square feet of vegetation removed from the site must be shown on the site plans. A landscape plan shall be provided that delineates these areas and the required on-site mitigation planting areas.
  - Lot coverage is limited to 15% within the RCA of the CBCA and shall be located outside of the CBCA Buffer, with the exception of water access for recreational activities. The proposed amount of lot coverage shall be indicated on the site plans. Please contact the CBCA planner to discuss the definition of CBCA lot coverage and appropriate tables/charts to be shown on the site plan/landscaping plan.
  - The Limit of Disturbance (LOD) shall be moved as far out of the CBCA Buffer as possible, or documentation will be required to demonstrate why Buffer disturbance is necessary.
  - All identified wetlands must be shown on the site plan, regardless of their location within the LOD. Wetland buffers shall be appropriately labeled as 75' for non-tidal and 100' for tidal wetland areas.
  - Updated letters from both the Maryland Department of the Environment (MDE) and the Department of Natural Resources (DNR) shall be submitted to the County following the on-site meeting that took place in May. These letters shall provide comment and any recommendations for environmental protections on the site.
  - A Consistency Report is required to be submitted to the CBCA Planner.
  - The project will require review by the Critical Area Commission (CAC).
- A new version of the Landscape Plan is required and shall include the Protective Measures Statement, in addition to addressing the comments from the CBCA Planner as stated previously. The new version of the Landscape Plan shall also ensure that all proposed plantings meet the size requirements as provided in the Code. Currently, the Chokecherry and Sweet Pepperbush shrubs are proposed to be 1 gallon pot size. Per the Code, "shrubs shall be container grown in no less than 3-gallon containers".
- All proposed signage shall conform to the Sign Code. Permits shall be obtained from the Department of Planning and Zoning.
- No lighting is proposed at this time. If lighting is proposed in the future, a lighting plan shall be submitted to the Department of Planning and Zoning for review and approval.

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**Public Comments:**

The first comment is from Anonymous. How many multi-use fields are available at how many locations with-in this region, including space at public schools?

Mr. Magness said there are 2 county parks currently in the Belcamp recreation council area. Hollywoods Park, which has 1 baseball diamond and 2 multipurpose fields, and Belcamp Park which has 3 baseball diamonds. And Church Creek Elementary School has 2 baseball diamonds and 1 multipurpose field.

The next comment is also from Anonymous. What is the utilization rates of all locations and fields for use in the Belcamp region?

Mr. Magness said he didn't know that off hand but can get that information from the Recreation Council. I know they have a softball program that has doubled in size over the past 1 ½ years. Their soccer program used to rent space from some of the open fields at the Clorox Plant, but I know they no longer do that. Part of this project will address any field needs that their soccer program and other programs have.

Anonymous also asked, will the Harford County Sheriff's office plan additional patrols for the new park? They had no comments, but it will be needed with the additional activity at the end of Fords Lane.

Deputy Niles replied we can do extra patrol checks and such for it.

Mr. Magness said for all of our park facilities, we work with the Sheriff's Office regularly in terms of patrol needs.

Mr. Davenport said it indicates there is a house there. Is that a private house?

Mr. Magness said yes. There is a private house at the very end of Fords Lane. That neighbor has been a very good neighbor for us. They keep their eyes and ears open for activity that shouldn't be occurring at the existing park. At least based on conversations with him in the last few days, will continue to work with us along those lines. The neighbors along Fords Lane are very active. There are only a handful of houses, and they know who goes up and down the road.

Another question was, based upon the three prior questions, was a needs analysis done? What are the existing needs based upon utilization rates of existing facilities?

Mr. Magness said we do our Land Preservation Parks and Recreation Plan every 5 years. The 2018 version indicated that this area of Belcamp recreation council was in need of additional

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park facilities. This is based on not only what we look at but also the state required a proximity as well as park equity analysis. This development would help us meet an additional piece of the park proximity analysis. The only thing that is there now is the trail. Based on park equity and proximity there is a need. The Belcamp Rec Council service area has a need for field space.

The next comment is, are there plans to widen the existing Fords Lane to handle the future traffic? The Department of Public Works indicated that proposed road plans include widening.

Another comment, I know that the plans are not to add lights on the ball fields for night use but will lights be included in the new larger parking lots? If so, could you consider down facing lights to not add to light pollution?

Mr. Magness said they currently use a BGE private area light for the existing parking area. BGE has made a number of advances for that type of shielding lighting.

Mr. Davenport said the Zoning Code requires that lights be directed down and not at an angle towards the parking lot.

The next comment, you mentioned road improvements from 117 Fords Lane to the park entrance but Fords Lane from Perryman Rd to 117 Fords Lane won't support the proposed traffic. How will that be addressed?

Mr. Davenport asked if there are no improvement proposed beyond the property line.

Mr. Magness said we were waiting for Public Works' comments in regards to that.

Mr. Hebel said our comments are to approve the existing road.

Another comment, Fords Lane is not a paved road, but chip over tar, and does not support cars going in opposing directions without one car having to pull onto the shoulder. How will the road support this traffic from Perryman Road to the park?

Mr. Hebel said no further comments.

People currently race up and down the road to the existing walking park, what will happen when you have 100 cars leaving the new park at the end of an event?

Mr. Magness said for the portion Parks and Rec is improving they are considering using speed humps along the park entrance road.

You only are proposing road improvements from 117 to the park, you do not address Perryman Road to 117?

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Mr. Davenport said that is correct.

When will the plan be approved/rejected?

Mr. Davenport said we can approve the plan when it meets all the conditions and regulations for Harford County Zoning and Chesapeake Bay Critical Area regulations.

**Meeting adjourned at 9:27 am.**