

**DEVELOPMENT ADVISORY COMMITTEE MINUTES**

The Development Advisory Committee (DAC) met on September 7, 2022, at 9:00 a.m. in the Harford County Government Administration Building, 1<sup>st</sup> Floor Conference Room, 220 S. Main Street, Bel Air, Maryland. The meeting was chaired by Moe Davenport, Department of Planning and Zoning.

The following members were in attendance:

Eric Vacek	Planning and Zoning
Gabriel Patino	DPW Engineering
Quintin Cornwell	Soil Conservation
Bill Snyder	Volunteer Fire & EMS
Cari Biscoe	Health Department
Kaliel Barmer	Planner, Development Review
Moe Davenport	Planning and Zoning
Jennifer Freeman	Planning and Zoning
Erik Robey	Sheriff’s Office

Also in attendance:

Tom Miner

Eric Vacek, of the Department of Planning and Zoning, welcomed everyone to the meeting. Mr. Vacek explained that a brief presentation will be given by the consultant for each project. The DAC members will give their comments on the project. 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.

<b><u>Spencer Landfill Community Solar</u></b>		
Located on the west side of Abingdon Road, north of John F. Kennedy Memorial Highway (US Interstate 95). Tax Map 62; Parcel 2. First Election District. Council District F.		
Plan No.	S337-2022	Create a solar field / 58.43 acres / R2
Received	08/03/2022	3313 Abingdon Rd. LLC / Synergen Solar / Frederick Ward Associates

**Tom Miner – Frederick Ward Associates**

The project is located in R2/Urban residential zone at the current landfill site. It is at 3313 Abingdon Road. We are proposing a community solar project with 3 phases. They will be approximately 5-6 acres lots. The project has obtained MDE approval. And we are going through the process of getting stormwater and the associated county approvals. We are going to use the existing entrance that is accessing the landfill location. The roadway infrastructure that is in place will be utilized and will construct the solar arrays around that.

**Bill Snyder – Volunteer Fire & EMS**

Access Question: on the site plan, an existing driveway is shown. Will there be another driveway to allow access to the southern most section of the solar farm? Request that when this project is close to going in-service, that the owner/operator contact the Chief of the Abingdon Fire company to go over proper shut-down/de-electrification processes for the fire department.

**Emergency Services – Read by Bill Snyder**

Solar Panel farm is to be addressed 3307 Abingdon Road. House number must be displayed where it is clearly visible from Abingdon Road. Please address Spencer's garage as 3321 Abingdon Road. House number must be displayed where it is clearly visible form Abingdon Road.

**Quintin Cornwell – Harford Soil Conservation District**

An adequate sediment and erosion control plan needs to be approved prior to issuing a grading permit. The sediment and erosion control plan must be integrated with the SWM strategy at the design phase. The 2011 Maryland Standard and Specifications for Soil Erosion and Sediment Control must be utilized. HSCD erosion and sediment control plan review fee will apply. Concept SWM plans have been received and reviewed. Please coordinate the limit of disturbance and limit of work where soil exposure is probable. All designed outfalls shall be located to safely discharge flows at non-erosive rates and avoid being conveyed over steep slopes. A NOI permit is required from MDE when a project disturbs more than 1 acre. Please contact MDE for more information about the NOI permit process.

**Cari Biscoe - Health Department**

The Harford County Health Department has reviewed the above reference site plan. The site is located on the west side of Abingdon Road, north of John F. Kennedy Memorial Highway. The plan proposes to create a solar field on the 58.43-acre R2 zone parcel. The parcel has an existing dwelling and several accessory structures on the property. The solar field will be unmanned and will not require public utilities. Prior to further review, the consultant needs to indicate if the existing structure is serviced by public water and sewer. If not, a print is required locating the on-site facilities and any percolation holes of records. Upon receipt of the above information, this office will update its comments. This office has the following comments regarding this proposal:

1. The owner/developer is reminded that during the development of this project when soil moisture conditions are low, measures must be implemented to prevent the generation of dust until a permanent vegetative cover is established and all paving is completed.
2. Various permits from the Maryland Department of the Environment may be required depending on the services provided. It is the owner's responsibility to be aware of

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these regulatory requirements and for obtaining appropriate permits.

3. Additional comments from this office will be provided at the time of the building permit or certificate of occupancy permit. It is the responsibility of the owner/operator to be aware of any regulatory requirements for the proposed use and for obtaining appropriate permits.
4. Any monitory wells encountered onsite must be protected during development, or if no longer required they must be property abandoned by a Maryland licensed well driller.

**Gabriel Patino – DPW Engineering**

They will need a new series.

**Sediment Control**

**Required Design Standards**

- MDE – Maryland Standards and Specifications for Soil Erosion and Sediment Control, Dec 2011, or latest edition.

**Required Plan Approvals**

- A sediment control plan is required for the development of this site.
- A grading permit is required.
- Stormwater management must be addressed.

**Stormwater Management (SWM)**

**Required Design Standards**

- MDE-Maryland Stormwater Design Manual Volumes I & II (October 2000, Revised May 2009) or latest edition
- SWM-Harford County Code Chapter 214.

**Required Plan Approvals**

**(All comments must be addressed to subsequent submittals)**

- SWM Concept Plan
- SWM Site Development
- SWM Final Plan (approval required before issuance of grading permit)

**Required Permits**

- Grading (needs final SWM plan approval before issuance)
- Stormwater Management permit
- Note: Building permits require SWM permits before issuance

**Required Easements**

- A 20' wide access easement is required to the stormwater management facility for maintenance purposes.

**Outfall Investigation**

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- Suitable outfalls must be provided for the stormwater management facility and shall be approved at the time of final design.
- 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.

**Maintenance**

- Maintenance of the stormwater management facility is the responsibility of the lot owner and shall be stipulated in the association documents.

**SWM Design Comments**

- A Stormwater Management Concept Plan has been submitted for review and must be approved before preliminary plan approval.
- 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.
- Discharge pipe locations for any stormwater management facilities must be shown on the plan.
- The need for an Industrial Stormwater NPDES Permit through the Maryland Department of the Environment shall be investigated by the engineer.
- Please describe LOW & LOD differences on plan.

**Highway Engineering**

**Required Design Standards**

- Harford County Road Code
- Maryland Manual on Uniform Traffic Control devices 2011 or latest edition (for the pavement striping and traffic control signs.)

**Required Permits**

- Commercial Access permit are required for the proposed driveways off of Abingdon Road.

**Right-of-Way/Easement Required**

- A 30' right-of-way dedication from the centerline is required along Abingdon Road.

**Drainage**

- On-site water shall not be allowed to enter the public right-of-way.

**Design Comments**

- It is unclear where the proposed entrance/access are located along Abingdon Road. Please identify the entrances on the plan.
- Entrances to the solar field shall meet the Harford County standards for commercial entrance (35' wide with 30' minimum curb radii).

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No Comments.

**HCPS – Read by Eric Vacek**

We have reviewed the plans and have no comments.

**State Highway Administration – Read by Eric Vacek**

The MDOT SHA has reviewed the plan for Spencer Landfill Community Solar and has no objections to its approval.

**Kaliel Barmer – Planner**

- The plan proposes to construct a Community Solar Energy Generating System Field in the Urban Residential (R2) zoning district.
- Forest Stand Delineation plan (FSD332-2022) was approved by the Department of Planning and Zoning.
- Forest Conservation Plan (FCP4-2022) was submitted to the Department of Planning and Zoning and is currently under review. The proposed clearing should be clearly identified on the Forest Conservation Plan.
- Landscape Plan (L339-2022) was submitted to the Department of Planning and Zoning and is currently under review.
- This plan is subject to Harford County Board of Appeals Case Number 5959. As stated in the Board of Appeals case the applicant shall submit a detailed mitigation plan. The Department of Planning and Zoning shall receive copies of the required mitigation plan.

**Public Comments:**

No Comments

**Meeting adjourned at 9:12 am.**