

**DEVELOPMENT ADVISORY COMMITTEE MINUTES**

The Development Advisory Committee (DAC) met on September 15, 2021, 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:

Moe Davenport	Chairman, DAC
Steve Ross	DPW Engineering
Justin Mannion	Emergency Services
Sr. Deputy Niles	Sheriff’s Office
Kaliel Barmer	Planner, Development Review
Jennifer Freeman	Planning and Zoning

Also in attendance:

Robert Brittain	Richard Dawphinais
Kevin Krauch	Kurt Olszewski

Moe Davenport, of the Department of Planning and Zoning, welcomed everyone to the meeting. Mr. Davenport explained that a brief presentation will be given by the consultant for the 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>Edwards Manor Addition Lot 5 Subdivision</u></b>	
Located on the east side of Edwards Manor Drive, north side of Thomas Manor Lane. Tax Map 33; Parcels 256 & 463. Third Election District. Council District D. Planner Kaliel.	
Plan No.	P383-2021 Subdivide Lot 5 to create Lot 6 and adjust Lot 42 lot lines / 14.470 acres / RR.
Received	08-18-2021 Kurt & Lori Olszewski/ Frederick Ward Associates

**Verbatim Transcript**

**Robert Brittain – Frederick Ward Associates**

This is the subdivision of Lot 5 of Edwards Manor original subdivision. This is the larger portion of the 5 lots that were created. We are utilizing a Declaration of Intent for the Forest Conservation regulations to create this Lot 6 from Lot 5. Basically, no forest is onsite. No forest is to be removed. Lots 1-4 utilized the Declaration of Intent and was grandfathered

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from Forest Conservation. We are utilizing that last available Declaration of Intent for the creation of Lot 6 from Lot 5. At the same time, we are also doing a lot line adjustment with Lot 5 and Lot 42. Lot 5 and Lot 42 are owned by the same owners. So, they are just adding a little bit of land to Lot 5. Lot 6 meets the minimum lot size of 60,000 sf. Perc tests were done in 2015 I believe for the site. No wetlands, forests or streams are being impacted. No NRD is onsite. I believe the houses are 4,000 or 5,000 sf. We have 2 septic reserves. We are kind of shifting the septic reserve on Lot 42. There is already an existing well on Lot 42 and we are proposing a new well here by the driveway off of Thomas Manor. Stormwater Management has been submitted for review. We are utilizing dry wells for stormwater management.

**Emergency Services – Justin Mannion**

The proposed structure on Lot 42 is to remain addressed as 221 Thomas Manor Lane. Proposed structure on Lot 6 is to be addressed as 225 Thomas Manor Lane. The proposed structures must display house numbers where they are clearly visible from Thomas Manor Lane.

**Steve Ross – DPW Engineering**

**Stormwater Management**

1. 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.
2. Stormwater Management must be provided and designed to the redevelopment criteria of the Harford County Code and the 2000 Design Manual as amended by Supplement 1.
3. 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.
4. 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.
5. Discharge pipe locations for the stormwater management facilities must be shown on the plan.
6. A suitable outfall must be provided for the stormwater management facility and shall be approved at the time of final design.

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7. A 20' wide access easement is required to the stormwater management facility for maintenance purposes.
8. 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.
9. Stormwater management practices designed for and located on individual lots shall be constructed and inspected prior to the issuance of use and occupancy permits. Practices located on individual lots are the maintenance responsibility of the owner.
10. The need for an NPDES industrial discharge permit through The Maryland Department of Environment shall be investigated by the engineer.

**Highway Design**

1. A residential access permit is required for the proposed driveways along Thomas Manor Lane.
2. The driveways must be paved within the county right-of-way prior to issuance of any use and occupancy permits
3. Monumental masonry mailboxes or structures shall not be constructed within the county right-of-way
4. Grading of site shall not negatively impact existing drainage patterns from storm drainpipes out falling from Edwards Manor Drive and Thomas Manor Lane.

**Sr. Deputy Niles – Sheriff's Office**

The sheriff's office has no comments or questions.

**Kaliel Barmer – Planner**

- The plan proposes to create one new lot (Lot 6) from the existing Lot 5 and make a new lot line change to Lot 42.
- Existing Lots 5 and 42 are exempt from Forest Conservation requirements. The new Lot 6 will utilize the 5<sup>th</sup> and final Declaration of Intent for forest conservation requirements. A Declaration of Intent (DOI) was submitted to the Department of Planning and Zoning stating that (0) square feet of forest are to be cleared.

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- The property must adhere to MDE Guidelines for property improvements in Tier II watershed. Questions regarding the checklist should be directed to MDE.

**Health Department – Read by Moe Davenport**

The preliminary plan, as submitted by the consultant on August 19, 2021, contained incomplete information to allow for the comprehensive review of this proposal. In order for the HCHD to continue the review of this plan, the items listed below must be submitted on a revised plan to this office.

- The type of well construction for the wells servicing Lots 5 and 42 must be indicated. Well construction may include such descriptions as a drilled well, pit drilled well, buried well, or hand dug well. If the well is drilled, the consultant and/or developer needs to indicate if a well tag is present and, if present, the tag number must be provided on a print to the Health Department.
- The storm water management (SWM) drywells must be located outside the 100' radius of any proposed wells. Specifically, the well radius captures the proposed SWM drywells for Lots 6 and 42 and must be adjusted. The proposed SWM drywells must also be 25' from the SRAs.
- The OSDS cleanout must be located for the existing houses located on Lot 5.
- The septic reserve area (SRA) for Lots 5, 6 & 42 must be adequate in size to accommodate an initial sewage OSDS and three (3) future replacement systems based on a four (4) bedroom dwelling or 10,000 sq. ft. whichever is greater for each dwelling. The consultant may request trench sizing via the enclosed service request form.
- Hole 15-6 (failure) must be removed from the SRA which will require modification to the SRA.
- Also, the plan indicates slope of 15-25% in the SRA of Lot 6. Harford County Code 219 requires steep slopes located inside the SRA to be less than 20% grade. Please verify the degree of slope.
- The SRA for Lot 6 has only one satisfactory percolation test, additional soil percolation tests or modification of the SRA is required.
- Please label the square footage of each SRA.
- Indicate what type of structure is located on Lot 5 near existing house to remain. In addition, is this structure serviced by private utilities?
- All soil tests must be properly labeled. Percolation test 15-7 is obscured by the Lot 5 label.
- Please correct the misspelling of "Exiting" Percolation Test Results.

Upon receipt of the above information, this office will update its comments.

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**Public Comments:**

Richard Dawphinai said the proposed site is around 1.4 acres. I thought in that area all the lots had to be 2 acres.

Mr. Davenport said in RR, Rural Residential, it is 60,000 sf, which is roughly 1.5 acres.

Mr. Dawphinai said so 2 acres is not the minimum.

Mr. Davenport said no. That is in the agricultural zoning district, which is 2 acres minimum. This is zoned RR which is Rural Residential.

Mr. Dawphinai said thank you.

**Meeting adjourned at 9:13 am.**