

<p>1 COMMUNITY INPUT MEETING 1</p> <p>2</p> <p>3 IN THE MATTER OF:</p> <p>4 505 ADVANTAGE AVENUE</p> <p>5</p> <p>6</p> <p>7 * * * * *</p> <p>8</p> <p>9 The above-captioned Community Input Meeting was</p> <p>10 held on May 17, 2016, commencing at 6:40 p.m. at Harford</p> <p>11 County Public Library Meeting Room, 21 Franklin Street,</p> <p>12 Aberdeen, Maryland 21001.</p> <p>13</p> <p>14 * * * * *</p> <p>15</p> <p>16 PRESENTER:</p> <p>17 GERRY POWELL, Frederick Ward Associates</p> <p>18</p> <p>19</p> <p>20 Reported by:</p> <p>21 Penny L. Corneau, Notary Public</p>	<p>1 PROCEEDINGS 2</p> <p>2 MR. POWELL: We are here at a Community Input</p> <p>3 Meeting to present the development of Lot 2 in the Perryman</p> <p>4 Industrial Park. I am Gerry Powell with Frederick Ward</p> <p>5 Associates, a Project Manager, presenting the site plan for</p> <p>6 a warehouse use at 505 Advantage Avenue.</p> <p>7 I will briefly present the development and the</p> <p>8 plans tonight, after which we will ask if there are any</p> <p>9 questions or comments. We have the room from 6:30 to 7:30</p> <p>10 this evening so, hopefully, we won't go much longer than</p> <p>11 that.</p> <p>12 Before we begin, I would like to introduce — we</p> <p>13 have a representative here from the Harford County</p> <p>14 Councilman Curtis Bauhla's office, Leslie Dohler. Thank you</p> <p>15 for coming tonight.</p> <p>16 MS. DOHLER: You're welcome.</p> <p>17 MR. POWELL: So, if anybody has any questions or</p> <p>18 would like to talk to her, I'm sure she would be available</p> <p>19 for that.</p> <p>20 We are here at this meeting tonight to present to</p> <p>21 the community a site plan that will be submitted into the</p>
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<p>1 Harford County process requesting site plan approval 3</p> <p>2 for the warehouse. The purpose of this meeting is for the</p> <p>3 developer to provide information to the community regarding</p> <p>4 the proposed development and to allow citizens to ask</p> <p>5 questions and to make comments and suggestions.</p> <p>6 We have a professional court reporter here tonight</p> <p>7 that is taking minutes, and I know that she has some special</p> <p>8 instructions for us, if she would like to tell us. I think</p> <p>9 you would like everyone to give their name and address of</p> <p>10 where they live.</p> <p>11 THE REPORTER: Yes. Thank you.</p> <p>12 MR. POWELL: Please speak loudly so she can get all</p> <p>13 that information.</p> <p>14 Originally, we presented this plan back on</p> <p>15 February 5th in 2013, a little over three years ago.</p> <p>16 This (indicating) was the plan. It is very similar to what</p> <p>17 we are proposing to do on the lot now.</p> <p>18 It received site plan approvals to develop the</p> <p>19 property. The plan approvals have expired, and we are</p> <p>20 asking the community to review a similar plan for another</p> <p>21 warehouse on this property.</p>	<p>1 The subject property is 29 acres zoned GI, 4</p> <p>2 general industrial, and is surrounded by other GI-zoned</p> <p>3 property. The property is also located in the water</p> <p>4 Resource Protection District for the Perryman wells. The</p> <p>5 property is situated in Zones 2 and 3 of the Perryman</p> <p>6 wellhead District.</p> <p>7 At the time, there is no proposed use, but I do</p> <p>8 have a list of permissible uses that could go on this</p> <p>9 property. So, is there anybody that would like to hear</p> <p>10 what, I guess, could go on this property? I will add that,</p> <p>11 because this area is a valuable natural resource of drinking</p> <p>12 water for Harford County residents, we will be required —</p> <p>13 the developer will be required to follow the regulations in</p> <p>14 the section of the Harford County Code that protects this</p> <p>15 area. This includes providing a list of anything that</p> <p>16 will be manufactured or stored on site and evaluated for</p> <p>17 input to the groundwater.</p> <p>18 We are proposing a 332,800 square foot</p> <p>19 spec warehouse. This is actually much smaller than what was</p> <p>20 proposed three years ago. Much smaller. It's about 8,000</p> <p>21 square feet less in overall square footage.</p>
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<p>1 We are required by the law that we cannot 2 develop or we cannot place anymore than 50 percent 3 impervious area on this property because of the sensitive 4 nature in the wellhead Protection District.</p> <p>5 The site was originally approved under APF. All 6 the road improvements that were under the original approval 7 have been completed; therefore, the site is vested, having 8 already satisfied APF for road improvements.</p> <p>9 The site had approved stormwater management under 10 the original development plans for Lots 1 and 2. Those 11 plans are no longer valid, and we will have to get them 12 reapproved.</p> <p>13 What we're showing, I know that the gentleman — 14 you were interested in stormwater management. We're going 15 to adhere to the original approval. The original approved 16 stormwater management was that the drainage from this lot 17 will be carried, will be filtered, in some bioretention — 18 microbioretention facilities, is what we call them, because 19 we are required to do that. We want to try to put as much 20 water back into the ground as we can, infiltrate it.</p> <p>21 However, because there are some hot spots or some</p>	<p>5</p> <p>1 places that are considered that could be hot spots, 2 we're going to bypass those areas and not infiltrate them 3 but take them to a larger stormwater management facility 4 which is actually located in the front of the property right 5 now along Perryman Road. It's the same pond that serves 6 what they call the waves facility or the warehouse on Lot 1 7 that actually fronts Perryman Road, and we're going to be 8 expanding that pond to actually meet the needs of this 9 property as well as what is being done right now in the 10 pond, treated in the pond for the waves project.</p> <p>11 So that is the design. The site has public water 12 and sewer. Water and sewer are available in Advantage 13 Avenue and will be extended for service to this lot. I am 14 going to open it up for any questions. Is there anything 15 that anyone would have?</p> <p>16 MS. DOHLER: So, you are proposing to build this — 17 did you say 332,000 square feet?</p> <p>18 MR. POWELL: Yes, ma'am.</p> <p>19 MS. DOHLER: But, currently, you don't have a 20 lessee?</p> <p>21 MR. POWELL: That's correct. It is considered what</p>
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<p>1 they would call a flex warehouse which, you know, 2 they're willing to build a shell and basically hope that, 3 you know, there's a market out there for that facility.</p> <p>4 MS. DOHLER: You mentioned that you could give 5 us examples of permissible uses?</p> <p>6 MR. POWELL: Yes, I sure can. We can have 7 gyms and health clubs, boat buildings, storage and 8 repair, apparel and other textile products, bakery products, 9 biomedical laboratories, a blast furnace.</p> <p>10 These are listed in the Harford County Code, what 11 is permissible on GI properties. Bottled and canned soft 12 drinks. Chemicals and allied products. Communication 13 equipment. Concrete and asphalt manufacturing. 14 Construction and related equipment. Custom-made household 15 furniture. Dairy products. Electric and electronic 16 equipment. Electrometallurgical products. Engines and 17 turbines. Fabricated metal products. Fabricated platework. 18 Farm machinery and equipment. Glassware. Laboratories. 19 Office computing and accounting machines.</p> <p>20 Certainly, if there was something on that list that 21 wasn't listed, you know, we would talk to the County and</p>	<p>7</p> <p>1 figure out if this use still would be able to go 2 in the GI district.</p> <p>3 The one thing I want to emphasize is, no matter 4 what goes here, we have to follow pretty stringent 5 guidelines for turning in everything that would be used or 6 stored or manufactured at this, and it would have to meet 7 the Harford County guidelines.</p> <p>8 If there was anything deemed, you know, I guess, 9 toxic or could somehow — you know, if it was spilled, you 10 know, work its way into the groundwater, then we would 11 either have to take special precautions in order to negate 12 any risk of those contaminants getting into the groundwater 13 or they wouldn't be allowed.</p> <p>14 MS. DOHLER: Thank you.</p> <p>15 MR. DUDDERER: I have a question.</p> <p>16 As far as the site goes and the design of the site 17 and the fact that it's part of the Master Plan, I have no 18 problem with that. What you are doing fits the site and all 19 that, so there is no problem.</p> <p>20 My question which would reflect the community's 21 concerns, I think, is the traffic on Perryman Road; but not</p>
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<p>1 Perryman Road per se but, one, the intersection of 2 159 and Route 7.</p> <p>3 When the trucks make the turn off of Route 7 4 onto 159, they often swing into the oncoming lane and 5 completely block — completely swing into the oncoming lane. 6 So you have to stop abruptly. I mean, I had one neighbor 7 drive up into the fence to avoid a truck swinging into that 8 oncoming lane.</p> <p>9 The community has complained to the County over and 10 over again that that intersection, given the truck traffic, 11 has to be improved and we were hoping it would be improved 12 along with the Route 7/Route 40 intersection under the BRAC 13 program.</p> <p>14 The other problem is Spesutia Road is closed 15 to truck traffic, but in name only. The truckers are 16 constantly coming up Spesutia. We have made the 17 Sheriff well aware of that, and they have done what they 18 can. The Sheriff has been very cooperative with that and, I 19 think, even creative with some of their law enforcement, 20 but they can only do so much. I am at a loss to say what 21 else could be done.</p>	<p>9</p> <p>1 The State is putting bigger signs on Route 2 40, but it is going to have to — to keep that truck traffic 3 off of Spesutia, it is going to have to be where enough 4 truckers feel the teeth of the law that word will spread, 5 don't come in that way.</p> <p>6 Anyway, getting back to the 159/Route 7 7 intersection, as a respected and influential business in the 8 community, can you please put some pressure on the County 9 that they have got to do something with that intersection. 10 It is a dangerous intersection. I now it doesn't affect 11 what you are doing. What you're doing is not directly 12 related to that because of all the other truck traffic up 13 in there; but since I am here and you are here, let me 14 express the community's concern for that intersection and 15 the need to do something. I am not a traffic engineer and 16 I can't tell you what would be appropriate, but at least so 17 that the truckers can make that turn without going into the 18 oncoming lane of 159.</p> <p>19 This should have been done long ago. I have made 20 this comment probably ten years ago, and nothing has really 21 happened. The intersection has been improved but not</p>
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<p>1 sufficiently and, when these other warehouses were 2 being built, it should have happened then. So, now, the 3 onus comes to you, if that's possible. At least you could 4 use your influence and get the County to do something.</p> <p>5 There is still additional construction going on 6 back in there and it's all part of the Master Plan, but we 7 were promised that the traffic situation would be improved 8 under the Public Facilities law, Adequate Public Facilities 9 law, and that was a lie or it was said with nothing more 10 than good intention. Maybe that would be a better way to 11 put it.</p> <p>12 So, if there is any way you can use your 13 influence to get the County to do something about that 7 and 14 159 intersection —</p> <p>15 MS. DOHLER: Mr. Dudderer, those are State roads. 16 So has anyone in the community tried to go through the 17 State Highway Administration or —</p> <p>18 MR. DUDDERER: Yes. I understand it is a state 19 road because we have the same problem with Perryman Road and 20 159 and, for a long time, the community battled that. One 21 of the things we were told is no one was really sure who was</p>	<p>11</p> <p>1 responsible for that intersection.</p> <p>2 It has nothing to do with your project. Well, no, 3 it is the State. Well, no, it is the County. They weren't 4 really sure who owned the property anymore. I see this as 5 it is most appropriately — it is absolutely the 6 responsibility of the State, but the County is going to have 7 to put some sort of pressure on the State saying: Hey, our 8 business people and our residents are telling us that this 9 is a problem. It should have been corrected when we did 10 the Route 40/Route 7 intersection.</p> <p>11 MR. POWELL: I will say, because we have done 12 other developments down in this sector, that every traffic 13 study, you know, from this point on shows that intersection 14 as failing. Basically, it's got issues and will have to be 15 addressed.</p> <p>16 I'll say about this particular development; because 17 this property was developed and because it was already built 18 on, the owners of the property had to, you know, already do 19 road improvements. Because they were able to do those road 20 improvements with the first building, that basically vested 21 anything that comes after it, meaning that this particular</p>
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1 project is grandfathered and we would not have to 13
 2 — technically, the traffic that this warehouse will
 3 generate has already been taken into consideration in the
 4 improvements that were already done.
 5 So, therefore, that's why I use the words
 6 "grandfathered" and "vested," but I assure you that every
 7 development that happens down there now, that's a road that
 8 has to be dealt with. That's an intersection that has to be
 9 taken care of.
 10 MR. DUDDERER: Perryman Road itself isn't a
 11 problem because what you said has occurred and, as much as I
 12 use it, I have never had a problem with truck traffic on
 13 Perryman Road. It's those two intersections that need the
 14 attention, and Spesutia isn't your concern because that is
 15 an illegal use anyway for heavy trucks. That's why I
 16 focussed on 159 and 7.
 17 So, thank you very much. It is much appreciated.
 18 By the way, let me say publicly for the record,
 19 your stormwater management plans — I'm very pleased to see
 20 the remediation of the water and the fact that it is being
 21 infiltrated back into the well field and that's great.

1 So thank you very much for that. 14
 2 MR. DOHLER: Mr. Dudderer, I will pass on to
 3 Councilman Bauhla your concerns because I know you
 4 do speak for the community. So I will pass on these
 5 concerns to him. Now, he may already be aware. Perhaps
 6 some of you have already talked to him before I came on
 7 board for him. These things may have been brought to his
 8 attention, but I will certainly report that back to him.
 9 MR. DUDDERER: Thank you.
 10 MR. POWELL: If no one else has anything else to
 11 say or any questions, I can close the meeting. Is there
 12 anything else?
 13 (No response.)
 14 MR. POWELL: The meeting is now adjourned. Thank
 15 you very much for coming this evening.
 16 (The meeting was adjourned at 6:58 p.m.)
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1 CERTIFICATE OF NOTARY PUBLIC/REPORTER 15
 2 STATE OF MARYLAND,
 3 COUNTY OF HANFORD, to wit;
 4 I, Penny L. Corneau, do hereby certify that the
 5 within proceedings were recorded stenographically by me and
 6 then transcribed from my notes in a true and accurate manner
 7 to the best of my knowledge, ability and belief.
 8 I further certify that I am not related to any of
 9 the parties to this proceeding and have no interest in its
 10 outcome.
 11 As witness, my Hand and Notarial Seal this 19th day
 12 of May, 2016, in Bel Air, Maryland.
 13
 14
 15
 16 Penny L. Corneau, Notary Public
 17
 18 My Commission expires 4-21-20.
 19
 20
 21

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COMMUNITY INPUT MEETING

Harford County Planning & Zoning

JUN 8 2016

RECEIVED

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IN THE MATTER OF:

505 ADVANTAGE AVENUE

* * * * *

The above-captioned Community Input Meeting was held on May 17, 2016, commencing at 6:40 p.m. at Harford County Public Library Meeting Room, 21 Franklin Street, Aberdeen, Maryland 21001.

* * * * *

PRESENTER:

GERRY POWELL, Frederick Ward Associates

Reported by:

Penny L. Comeau, Notary Public

P R O C E E D I N G S

1
2 MR. POWELL: We are here at a Community Input
3 Meeting to present the development of Lot 2 in the Perryman
4 Industrial Park. I am Gerry Powell with Frederick Ward
5 Associates, a Project Manager, presenting the site plan for
6 a warehouse use at 505 Advantage Avenue.

7 I will briefly present the development and the
8 plans tonight, after which we will ask if there are any
9 questions or comments. We have the room from 6:30 to 7:30
10 this evening so, hopefully, we won't go much longer than
11 that.

12 Before we begin, I would like to introduce -- we
13 have a representative here from the Harford County
14 Councilman Curtis Beuhla's office, Leslie Dohler. Thank you
15 for coming tonight.

16 MS. DOHLER: You're welcome.

17 MR. POWELL: So, if anybody has any questions or
18 would like to talk to her, I'm sure she would be available
19 for that.

20 We are here at this meeting tonight to present to
21 the community a site plan that will be submitted into the

1 Harford County process requesting site plan approval
 2 for the warehouse. The purpose of this meeting is for the
 3 developer to provide information to the community regarding
 4 the proposed development and to allow citizens to ask
 5 questions and to make comments and suggestions.

6 We have a professional court reporter here tonight
 7 that is taking minutes, and I know that she has some special
 8 instructions for us, if she would like to tell us. I think
 9 you would like everyone to give their name and address of
 10 where they live.

11 THE REPORTER: Yes. Thank you.

12 MR. POWELL: Please speak loudly so she can get all
 13 that information.

14 originally, we presented this plan back on
 15 February 5th in 2013, a little over three years ago.
 16 This (indicating) was the plan. It is very similar to what
 17 we are proposing to do on the lot now.

18 It received site plan approvals to develop the
 19 property. The plan approvals have expired, and we are
 20 asking the community to review a similar plan for another
 21 warehouse on this property.

1 The subject property is 29 acres zoned GI,
2 general industrial, and is surrounded by other GI-zoned
3 property. The property is also located in the Water
4 Resource Protection District for the Perryman wells. The
5 property is situated in Zones 2 and 3 of the Perryman
6 Wellhead District.

7 At the time, there is no proposed use, but I do
8 have a list of permissible uses that could go on this
9 property. So, is there anybody that would like to hear
10 what, I guess, could go on this property? I will add that,
11 because this area is a valuable natural resource of drinking
12 water for Harford County residents, we will be required --
13 the developer will be required to follow the regulations in
14 the section of the Harford County Code that protects this
15 area. This includes providing a list of anything that
16 will be manufactured or stored on site and evaluated for
17 input to the groundwater.

18 We are proposing a 332,800 square foot
19 spec warehouse. This is actually much smaller than what was
20 proposed three years ago. Much smaller. It's about 8,000
21 square feet less in overall square footage.

1 We are required by the law that we cannot
2 develop or we cannot place anymore than 50 percent
3 impervious area on this property because of the sensitive
4 nature in the wellhead Protection District.

5 The site was originally approved under APF. All
6 the road improvements that were under the original approval
7 have been completed; therefore, the site is vested, having
8 already satisfied APF for road improvements.

9 The site had approved stormwater management under
10 the original development plans for Lots 1 and 2. Those
11 plans are no longer valid, and we will have to get them
12 reapproved.

13 What we're showing, I know that the gentleman --
14 you were interested in stormwater management. We're going
15 to adhere to the original approval. The original approved
16 stormwater management was that the drainage from this lot
17 will be carried, will be filtered, in some bioretention --
18 microbioretention facilities, is what we call them, because
19 we are required to do that. We want to try to put as much
20 water back into the ground as we can, infiltrate it.

21 However, because there are some hot spots or some

1 places that are considered that could be hot spots,
2 we're going to bypass those areas and not infiltrate them
3 but take them to a larger stormwater management facility
4 which is actually located in the front of the property right
5 now along Perryman Road. It's the same pond that serves
6 what they call the waves facility or the warehouse on Lot 1
7 that actually fronts Perryman Road, and we're going to be
8 expanding that pond to actually meet the needs of this
9 property as well as what is being done right now in the
10 pond, treated in the pond for the waves project.

11 So that is the design. The site has public water
12 and sewer. Water and sewer are available in Advantage
13 Avenue and will be extended for service to this lot. I am
14 going to open it up for any questions. Is there anything
15 that anyone would have?

16 MS. DOHLER: So, you are proposing to build this --
17 did you say 332,000 square feet?

18 MR. POWELL: Yes, ma'am.

19 MS. DOHLER: But, currently, you don't have a
20 lessee?

21 MR. POWELL: That's correct. It is considered what

1 they would call a flex warehouse which, you know,
2 they're willing to build a shell and basically hope that,
3 you know, there's a market out there for that facility.

4 MS. DOHLER: You mentioned that you could give
5 us examples of permissible uses?

6 MR. POWELL: Yes, I sure can. We can have
7 gymnasiums and health clubs, boat buildings, storage and
8 repair, apparel and other textile products, bakery products,
9 biomedical laboratories, a blast furnace.

10 These are listed in the Harford County Code, what
11 is permissible on GI properties. Bottled and canned soft
12 drinks. Chemicals and allied products. Communication
13 equipment. Concrete and asphalt manufacturing.
14 Construction and related equipment. Custom-made household
15 furniture. Dairy products. Electric and electronic
16 equipment. Electrometallurgical products. Engines and
17 turbines. Fabricated metal products. Fabricated platework.
18 Farm machinery and equipment. Glassware. Laboratories.
19 Office computing and accounting machines.

20 Certainly, if there was something on that list that
21 wasn't listed, you know, we would talk to the County and

1 figure out if this use still would be able to go
2 in the GI district.

3 The one thing I want to emphasize is, no matter
4 what goes here, we have to follow pretty stringent
5 guidelines for turning in everything that would be used or
6 stored or manufactured at this, and it would have to meet
7 the Harford County guidelines.

8 If there was anything deemed, you know, I guess,
9 toxic or could somehow -- you know, if it was spilled, you
10 know, work its way into the groundwater, then we would
11 either have to take special precautions in order to negate
12 any risk of those contaminants getting into the groundwater
13 or they wouldn't be allowed.

14 MS. DOHLER: Thank you.

15 MR. DUDDERER: I have a question.

16 As far as the site goes and the design of the site
17 and the fact that it's part of the Master Plan, I have no
18 problem with that. What you are doing fits the site and all
19 that, so there is no problem.

20 My question which would reflect the community's
21 concerns, I think, is the traffic on Perryman Road; but not

1 Perryman Road per se but, one, the intersection of
2 159 and Route 7.

3 When the trucks make the turn off of Route 7
4 onto 159, they often swing into the oncoming lane and
5 completely block -- completely swing into the oncoming lane.
6 So you have to stop abruptly. I mean, I had one neighbor
7 drive up into the fence to avoid a truck swinging into that
8 oncoming lane.

9 The community has complained to the County over and
10 over again that that intersection, given the truck traffic,
11 has to be improved and we were hoping it would be improved
12 along with the Route 7/Route 40 intersection under the BRAC
13 program.

14 The other problem is Spesutia Road is closed
15 to truck traffic, but in name only. The truckers are
16 constantly coming up Spectucia. We have made the
17 Sheriff well aware of that, and they have done what they
18 can. The Sheriff has been very cooperative with that and, I
19 think, even creative with some of their law enforcement,
20 but they can only do so much. I am at a loss to say what
21 else could be done.

1 The State is putting bigger signs on Route
2 40, but it is going to have to -- to keep that truck traffic
3 off of Spesutia, it is going to have to be where enough
4 truckers feel the teeth of the law that word will spread,
5 don't come in that way.

6 Anyway, getting back to the 159/Route 7
7 intersection, as a respected and influential business in the
8 community, can you please put some pressure on the County
9 that they have got to do something with that intersection.
10 It is a dangerous intersection. I know it doesn't affect
11 what you are doing. What you're doing is not directly
12 related to that because of all the other truck traffic up
13 in there; but since I am here and you are here, let me
14 express the community's concern for that intersection and
15 the need to do something. I am not a traffic engineer and
16 I can't tell you what would be appropriate, but at least so
17 that the truckers can make that turn without going into the
18 oncoming lane of 159.

19 This should have been done long ago. I have made
20 this comment probably ten years ago, and nothing has really
21 happened. The intersection has been improved but not

1 sufficiently and, when these other warehouses were
2 being built, it should have happened then. So, now, the
3 onus comes to you, if that's possible. At least you could
4 use your influence and get the County to do something.

5 There is still additional construction going on
6 back in there and it's all part of the Master Plan, but we
7 were promised that the traffic situation would be improved
8 under the Public Facilities law, Adequate Public Facilities
9 Law, and that was a lie or it was said with nothing more
10 than good intention. Maybe that would be a better way to
11 put it.

12 So, if there is any way you can use your
13 influence to get the County to do something about that 7 and
14 159 intersection --

15 MS. DOHLER: Mr. Dudderer, those are State roads.
16 So has anyone in the community tried to go through the
17 State Highway Administration or --

18 MR. DUDDERER: Yes. I understand it is a state
19 road because we have the same problem with Perryman Road and
20 159 and, for a long time, the community battled that. One
21 of the things we were told is no one was really sure who was

1 responsible for that intersection.

2 It has nothing to do with your project. Well, no,
3 it is the State. Well, no, it is the County. They weren't
4 really sure who owned the property anymore. I see this as
5 it is most appropriately -- it is absolutely the
6 responsibility of the State, but the County is going to have
7 to put some sort of pressure on the State saying: Hey, our
8 business people and our residents are telling us that this
9 is a problem. It should have been corrected when we did
10 the Route 40/Route 7 intersection.

11 MR. POWELL: I will say, because we have done
12 other developments down in this sector, that every traffic
13 study, you know, from this point on shows that intersection
14 as failing. Basically, it's got issues and will have to be
15 addressed.

16 I'll say about this particular development; because
17 this property was developed and because it was already built
18 on, the owners of the property had to, you know, already do
19 road improvements. Because they were able to do those road
20 improvements with the first building, that basically vested
21 anything that comes after it, meaning that this particular

1 project is grandfathered and we would not have to
2 -- technically, the traffic that this warehouse will
3 generate has already been taken into consideration in the
4 improvements that were already done.

5 So, therefore, that's why I use the words
6 "grandfathered" and "vested," but I assure you that every
7 development that happens down there now, that's a road that
8 has to be dealt with. That's an intersection that has to be
9 taken care of.

10 MR. DUDDERER: Perryman Road itself isn't a
11 problem because what you said has occurred and, as much as I
12 use it, I have never had a problem with truck traffic on
13 Perryman Road. It's those two intersections that need the
14 attention, and Spesutia isn't your concern because that is
15 an illegal use anyway for heavy trucks. That's why I
16 focussed on 159 and 7.

17 So, thank you very much. It is much appreciated.

18 By the way, let me say publicly for the record,
19 your stormwater management plans -- I'm very pleased to see
20 the remediation of the water and the fact that it is being
21 infiltrated back into the well field and that's great.

1 So thank you very much for that.

2 MR. DOHLER: Mr. Dudderer, I will pass on to
3 Councilman Beuhla your concerns because I know you
4 do speak for the community. So I will pass on these
5 concerns to him. Now, he may already be aware. Perhaps
6 some of you have already talked to him before I came on
7 board for him. These things may have been brought to his
8 attention, but I will certainly report that back to him.

9 MR. DUDDERER: Thank you.

10 MR. POWELL: If no one else has anything else to
11 say or any questions, I can close the meeting. Is there
12 anything else?

13 (No response.)

14 MR. POWELL: The meeting is now adjourned. Thank
15 you very much for coming this evening.

16 (The meeting was adjourned at 6:58 p.m.)

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1 CERTIFICATE OF NOTARY PUBLIC/REPORTER

2 STATE OF MARYLAND,

3 COUNTY OF HARFORD, to wit;

4 I, Penny L. Comeau, do hereby certify that the
5 within proceedings were recorded stenographically by me and
6 then transcribed from my notes in a true and accurate manner
7 to the best of my knowledge, ability and belief.

8 I further certify that I am not related to any of
9 the parties to this proceeding and have no interest in its
10 outcome.

11 AS witness, my Hand and Notarial Seal this 19th day
12 of May, 2016, in Bel Air, Maryland.

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15 

16 Penny L. Comeau, Notary Public

17
18 My Commission expires 4-21-20.
19
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21