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COMMUNITY INPUT MEETING

IN THE MATTER OF:

ROYAL FARMS #77

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The above-captioned meeting was held on June 7, 2016, commencing at 6:30 p.m. at the Harford County Public Library, Edgewood, Maryland.

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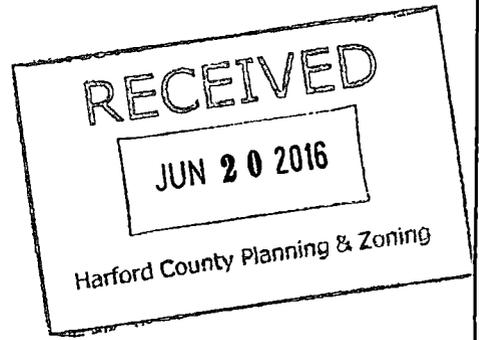
PRESENTERS:

ROBERT J. BRITTAIN

LOU SCHAFFER

Reported by:

Penny L. Comeau, Notary Public



P R O C E E D I N G S

1
2 MR. BRITAIN: Thank you for coming today. I am
3 Robert Brittain with Frederick Ward Associates. This is my
4 colleague, Lou Schaffer with Frederick Ward. We are here
5 today --

6 MS. CROOKSHANKS: You need to speak a little
7 louder, please.

8 MR. BRITAIN: Yes. All right.
9 We're here today to inform you about the
10 redevelopment of the Royal Farms at the intersection of
11 Routes 24 and 7.

12 MR. SCHAFFER: Since we have a big crowd, we'll
13 bring it closer so you can see it.

14 MR. BRITAIN: We're having the CIM for you to
15 inform the public about the new Royal Farms that will go in
16 at the intersection of Route 24 and Route 7. We're
17 proposing a 5,400 square foot Royal Farms, which is right
18 here (indicating). It's about twice the size of the
19 existing Royal Farms.

20 A 1,400 square foot carwash will go behind the
21 Royal Farms. A 5,300 square foot new gas pump canopy will

1 go in front of the Royal Farms with an additional
2 two pumping stations for cars, and a 1,400 square foot
3 diesel canopy for tractor/trailers will go over here
4 (indicating) on this parcel.

5 originally --

6 MR. SCHAFFER: Let me just state that, as you know,
7 you were here when we had the CIM back in April. The law
8 requires that the transcript of the CIM be filed with the
9 County within 45 days, and I missed it by a day. So we're
10 here again to go over the same plan and, as you know, this
11 is a requirement of the development process and laws in
12 Harford County. That's why we have these meetings, to get
13 your input.

14 MR. BRITTAIN: Just to let you know, since that
15 last meeting, nothing has changed in both the layout and
16 design of the plan. So, really, we're just repeating what
17 we did previously.

18 MS. CROOKSHANKS: I'm Betty Crookshanks.

19 Is that the front on the store where the gas pumps
20 are now, you're saying?

21 MR. BRITTAIN: Yes. The store will be oriented the

1 same exact way it is now with essentially the front
2 door fronting Route 7.

3 MR. SHIELLS: what's this thing here (indicating)?

4 MR. BRITTAIN: This right here?

5 MR. SHIELLS: Yeah.

6 MR. BRITTAIN: It's a parking island. There will
7 be seven new parking spaces right here (indicating). So,
8 essentially, we'll be adding new curb and gutter and new
9 asphalt in this area.

10 MR. SHIELLS: Where's the exit?

11 MR. BRITTAIN: There's two. Actually, there's
12 three. There's right in only where there's already an
13 existing one. There is a right in/right out or a left hand
14 turn and a right hand turn here (indicating) which is
15 existing, but it is going to be widened by a few feet, and
16 there will be a new entrance up here (indicating) on this
17 parcel that will connect this road which will gain access to
18 this second lot because we're actually dividing this whole
19 parcel into two lots; but it still provides access to the
20 Harris property back here (indicating).

21 MR. SHIELLS: Was any thought ever given to having

1 an exit here (indicating), because there's a street
2 that comes right down to the property line and then you make
3 a left and get the red light.

4 MR. BRITTAIN: There is actually an industrial
5 development up here already.

6 MR. SHIELLS: Yeah.

7 MR. BRITTAIN: Essentially that's not a public
8 road. That's a parking area.

9 MR. SCHAFFER: We have talked to Continental Land
10 Company that owns that and they --

11 MR. SHIELLS: The light would have been nice.

12 MR. SCHAFFER: Yes, it would have been, but they
13 weren't interested.

14 MR. SHIELLS: Not even on a lease arrangement?

15 MR. SCHAFFER: No. People are real funny about
16 their private property and their rights and use of property,
17 even corporations like that. It's certainly a good thought.

18 MR. BRITTAIN: Originally, the Royal Farms only
19 occupied this parcel here (indicating) but, through this
20 process, they've acquired two more parcels and the original
21 Royal Farms parcel was zoned CI, commercial industrial.

1 This property up here is zoned GI, general
2 industrial, but this parcel was zoned R-2, Residential 2;
3 but through the zoning hearing process, the County has
4 granted this parcel to be turned into Commercial Industrial,
5 CI, the same as the existing Royal Farms. That's why we are
6 allowed to put this canopy here (indicating) and connect it
7 to this side of the Royal Farms property.

8 MR. SHIELLS: I guess those two houses will
9 disappear then.

10 MR. BRITTAIN: There are two existing houses that
11 will go as well as everything else essentially in that area.
12 Because of this process, the zoning process, we have to
13 provide a six-foot-high privacy fence along this property to
14 help screen all the development going on from this, the
15 Harris property; and we also have to provide access to their
16 property which we are by this (indicating) road.

17 The County also required us to provide a sidewalk
18 along this road, and we have provided on this side for
19 access, for future access.

20 MR. SCHAFFER: That's mainly for the kids to be
21 able to use that parking pad or -- not parking pad --

1 standing pad for school buses to keep them off the
2 roadway.

3 MR. BRITTAIN: There is a proposed school bus pad
4 right here (indicating) for kids to stand safely on the side
5 of the road while they wait for the school bus.

6 MS. SHUNK: I'm Polly Shunk.

7 There's two houses there. There's the green house
8 and the red house, and then there's like a garden spot
9 between that house and our property. We're the Harris
10 family.

11 MR. BRITTAIN: Are you talking about --

12 MS. SHUNK: Now, is Royal Farms buying all the way
13 back to my property, or are they stopping after the red
14 house?

15 MR. BRITTAIN: No. The red house that you are
16 mentioning is right here (indicating), I believe. They are
17 buying all this property back here (indicating). So, you
18 might see some stakes --

19 MS. SHUNK: Because I was wondering why you were
20 putting the fence all the way back there. First, we were
21 told they were just building -- there would be a fence put

1 up behind the red house. It would come out there,
2 and there would be a private driveway back into where our
3 property is.

4 According to that, it's going to be all the way
5 back to the front of our property.

6 MR. BRITTAIN: There will actually be a property
7 line that is struck right here (indicating), and this will
8 be the second lot which in the future could be developed or
9 expanded.

10 MR. SCHAFFER: There are no plans --

11 MS. SHUNK: Are they developing that right now?

12 MR. BRITTAIN: No.

13 MR. SCHAFFER: Not at this point in time.

14 MR. BRITTAIN: Because of forest conservation
15 requirements -- I do the forest conservation plans for our
16 office, and I'm proposing to plant about a 40- or
17 50-foot-wide buffer of trees in here. So, hopefully, that
18 would, over the years, buffer a little bit more from this
19 development for you guys.

20 MS. SHUNK: Okay.

21 MR. BRITTAIN: Stormwater will be taken care of on

1 site with microbioretention facilities throughout.

2 These get landscaped. I do the landscaping plans for these,
3 and they tend to look pretty well after they get planted.

4 The existing stormwater pond will be utilized for
5 quantity. As of right now, we do not have to change the
6 size or shape of this.

7 MS. SHUNK: You do have to or you don't?

8 MR. BRITTAIN: No, we don't. It still functions
9 like it's supposed to.

10 Because of the requirements of submitting for DAC,
11 there will be a photometric and lighting plan submitted. I
12 do those plans also in our office as well. Royal Farms is
13 very specific about their type of lighting, the intensity of
14 their lighting, and they really are very conscious of
15 keeping their lighting directed towards their property.

16 when I was designing the plan, I was very conscious
17 of making sure that we specified shielding the lights, and
18 Royal Farms actually had height restriction on the poles.

19 So, all the light from this site should just stay
20 on here. You'll see a glow coming from things, but there
21 are no lights that are directed anywhere this way. They are

1 all this way, this way, this way or this way
2 (indicating); but they are all meant to just shine straight
3 down. It's also an environmental thing that Royal Farms is
4 conscious of.

5 MS. SHUNK: Is that store going to be closed while
6 they are enlarging it?

7 MR. BRITTAIN: Yes, because they are completely
8 demoing the existing one, and they are essentially putting
9 it right on top of the old one.

10 MR. SHIELLS: You mean, they're going to knock it
11 down entirely?

12 MR. BRITTAIN: Yes.

13 MR. SHIELLS: That's a shame.

14 MR. BRITTAIN: The existing canopy will be removed.
15 The underground tanks for gas will be removed because they
16 are being enlarged for a higher capacity.

17 As of right now, I think I have mentioned
18 everything that you need to know. Do you have any more
19 questions?

20 MR. SCHAFFER: The schedule for this is that, once
21 the transcript has been provided to our office, we can turn

1 the plan in to DAC and, generally, DAC meets on the
2 first and third wednesdays of the month up at 220 South
3 Main.

4 The plan has to be submitted 30 days prior to that
5 DAC meeting. So, at this point in time, it is more than
6 likely that DAC will occur probably the first wednesday in
7 August. The adjoining property owners will get a notice
8 from the County about that when that meeting is set up.

9 MS. SHUNK: Has the Highway approved all those
10 changes yet?

11 MR. SCHAFFER: We have gotten a traffic study. We
12 know what we need to do. It just so happens that -- and we
13 are in the process of working with the State. They are also
14 doing a highway improvement plan from Route 24 up to
15 Abingdon Road. So, our improvements and their improvements
16 -- we're both improving the same thing. So, we will
17 probably work out a cost-sharing agreement where we pay our
18 portion and --

19 MS. SHUNK: Is that widening Route 7?

20 MR. SCHAFFER: I believe at this (indicating)
21 portion -- I know as a matter of fact that they want to

1 widen the frontage here (indicating) to line up
2 with that curb line. So, it will widen all the way
3 up to here like we have shown.

4 MR. SHIELLS: But not on the other side?

5 MR. SCHAFFER: I don't know anything about the
6 other side. I haven't received those plans yet.

7 MS. SHUNK: There's no sidewalk there at all on
8 Route 7 right now. That's why the school bus stop is so
9 important, because the children have to walk right on the
10 edge of the road -- the school is right there -- if they do
11 ride a bus because of that reason.

12 MR. SCHAFFER: At the moment, because we have not
13 gone to DAC, we don't have State Highway's official
14 comments. So, we don't know if they are going to require
15 that we put a sidewalk there or not. History tells us that
16 they are probably going to require it, but we will do
17 whatever is required in order to get our permit.

18 MS. SHUNK: At the last meeting, you did say they
19 probably would not start really construction until next
20 year.

21 MR. SCHAFFER: It's going to be later this year or

1 early next year, yes. Once we get our site plan
2 approval, it's about a nine-month process to get all the
3 engineering plans approved and permits issued.

4 MR. SHIELLS: What is the actual construction time
5 once that is all done?

6 MR. SCHAFFER: The construction time is generally
7 six to eight months.

8 MR. SHIELLS: It's a lot of work.

9 MR. SCHAFFER: It is. It's a lengthy process. It
10 takes time.

11 MR. SHIELLS: I can't imagine why they would want
12 to change the fuel tanks.

13 MR. SCHAFFER: Well, again, probably because of the
14 age of the tanks. They probably want to put
15 state-of-the-art tanks in. Now, they have double and triple
16 walls. They have vapor recovery in the tanks. There are
17 all kinds of things that can happen with those tanks, and
18 that's good for everyone around. You don't want any
19 contamination to occur.

20 MR. SHIELLS: I mean, they're not that old.

21 MR. SCHAFFER: Yeah. They're probably only about

1 five years old. I remember when they replaced them
2 before.

3 MR. SHIELLS: Do you remember when there was a gas
4 station on the corner?

5 MS. SHUNK: Where the Royal Farm Store is now?

6 MR. SHIELLS: Yeah.

7 MS. SHUNK: That had to be back before the 1940s.
8 My grandfather -- it was Mr. Latham (phonetic) that owned
9 the red house, and he bought that property like 1936 or '38,
10 I think, and Mr. Latham bought the property next to where
11 the Royal Farm Store sits right now, and they bought it at
12 the same time at a public auction they went to.

13 Do you remember what year? It was 1930 something,
14 '36 or '38. So that gas station had to be before then.

15 MR. SHIELLS: It would be interesting to have a
16 picture of it.

17 MR. SCHAFFER: Are there any other questions or
18 comments?

19 MS. SHUNK: Well, I do want to comment that I did
20 not get a letter about this meeting. Usually they send out
21 a letter to each individual concerned with that.

1 MR. SCHAFFER: Everyone that was sent a
2 letter last time, a letter did go out to them. It was the
3 same mailing list.

4 MS. SHUNK: You got yours; right?

5 MS. CROOKSHANKS: Yes.

6 MS. SHUNK: Diana Jennings, she did not get hers.
7 I did not get mine. How I knew about it is the letter for
8 my two brothers comes to my house because they are executors
9 of the estates.

10 MR. SCHAFFER: It is strictly --

11 MS. SHUNK: I just don't know how many other people
12 didn't get them.

13 MR. SCHAFFER: The letters go strictly to the
14 property owners that touch the property, not the
15 neighborhood, not across the State highway.

16 MS. SHUNK: Okay.

17 MR. SHIELLS: I got one, though.

18 MR. SCHAFFER: I think you got one because you were
19 on the list last time and we wanted to inform you. I don't
20 really know, you know, exactly who got letters and who
21 didn't get letters. I would have to research it when I get

1 in the office tomorrow.

2 There's certainly not any intention to mislead you.

3 MS. SHUNK: I know. I just wanted to make sure I
4 would be on that list again to make sure that I did get the
5 next one.

6 MR. SCHAFFER: When we do the adjoiner list for the
7 County, we will make sure that we add your name to the list.

8 MS. SHUNK: I did receive a letter about the
9 sidewalk going in and a platform or something at the end of
10 the driveway for children to wait for the schoolbus and that
11 there would be a six-foot metal or aluminum fence that would
12 be put in. I think that's what it said.

13 MR. SCHAFFER: I think it is a PVC privacy fence.
14 That way, it's board on board so you don't see through it.

15 MS. SHUNK: Right.

16 MR. BRITTAIN: If there are no other comments,
17 thank you for coming.

18 (The hearing was concluded at 6:52 p.m.)

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CERTIFICATE OF NOTARY PUBLIC/REPORTER

STATE OF MARYLAND,
COUNTY OF HARFORD, to wit;

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

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

As witness, my Hand and Notarial Seal this 15th
of June, 2016, in Bel Air, Maryland.



Penny L. Comeau, Notary Public

My Commission expires 4-21-20.