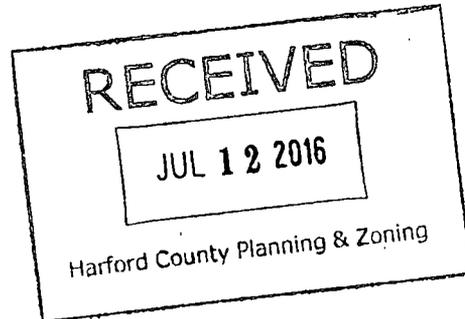


COMMUNITY INPUT MEETING



IN THE MATTER OF:

BOX HILL LOT 1-N

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The above-captioned meeting was held on June 22, 2016 commencing at 6:35 p.m. at the Harford County Public Library, Abingdon, Maryland.

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APPEARANCES:

GERRY POWELL, ESQUIRE

FREDERICK WARD ASSOCIATES

On behalf of the Applicant

Reported by:

Penny L. Comeau

P R O C E E D I N G S

1
2 MR. POWELL: Thank you all so much for coming. It
3 is about 6:35 right now. My name is Gerry Powell, and I'm a
4 Project Manager at Frederick Ward Associates.

5 We are here at this Community Input Meeting tonight
6 to present a site plan and preliminary subdivision plan to
7 the community proposing approximately 33,300 square feet of
8 mixed uses consisting of automotive, retail and food
9 services in the Box Hill South community.

10 The way that I see the meeting proceeding tonight
11 is, I'll give a brief description of the development. I
12 will take community questions and comments. Please give
13 your name and address prior to your comment or question.
14 We have hired a professional court reporter to take down the
15 minutes of the meeting which will be turned in to Harford
16 County Planning and Zoning as a record of what takes place
17 here tonight.

18 Please speak loud and clear so your comments are
19 correctly transcribed, as well as your name and address. It
20 is important for the record.

21 I believe that, after we have turned in the

1 transcript to Harford County, you may contact them
2 to obtain a record of tonight.

3 It is important for the sake of time that everyone
4 try and hold their questions and comments until after a
5 brief development description because I may answer some of
6 your questions during my brief description.

7 If you have questions or comments that you don't
8 wish to voice at this time, please write your question and
9 comments. We have provided a sheet of paper up here that
10 just allows you to write your name and address, and you can
11 write out your question if you don't feel like asking it in
12 a public forum, and we will respond to that question.

13 We will try to wrap up the meeting sometime around
14 7:30.

15 Tonight before we begin I would like to introduce
16 -- I know that we have representative from Councilman Curtis
17 Beulah's office. I'm sorry. I have forgotten your name.

18 MS. DOHLER: Leslie Dohler.

19 MR. POWELL: Leslie Dohler. She will be here
20 interested in everything you have to say in order to discuss
21 that with Councilman Beulah.

1 Is there anyone else here from State or
2 Federal Government, local government, Harford County, that
3 would like to be recognized.

4 MS. WALES: I am.

5 MR. POWELL: Yes. Robin Wales from Emergency
6 Operations Center. She is here tonight.

7 Are you representing Harford County or are you here
8 for --

9 MS. WALES: I am representing Emergency Services.

10 MR. POWELL: Okay. wonderful. Thank you very much
11 for coming.

12 Unfortunately, the owner and developer could not be
13 here at the meeting tonight. I'm his representative. So I
14 will be taking all of your questions and reporting them to
15 him regarding the project.

16 Now, to the project. The project consists --

17 MS. SUSSAN: Excuse me.

18 MR. POWELL: Yes, ma'am?

19 MS. SUSSAN: Could you move your board over?

20 MR. POWELL: Oh, yes. Sure. We certainly can.

21 How is that?

1 MS. SUSSAN: Thank you.

2 MR. POWELL: The project consists of consolidating
3 three parcels; Parcel 652 which is right here (indicating),
4 which is 2.64 acres, Parcel 359 which is 2.59 acres
5 (indicating), and Parcel 387, 1.63 acres (indicating) for a
6 total of 7.2 acres. We are consolidating them, and then we
7 are resubdividing it into three lots for the development.

8 The present lots have been rezoned to a B-3 General
9 Business District. We are proposing -- and I'm going to
10 show the plan which is right here. Can everybody see that?

11 We are proposing a 12,000 square foot multi or
12 single retail building and a drive-through restaurant, a
13 coffee shop or a donut shop, whatever interest is there --

14 MS. SUSSAN: What is that other building?

15 THE REPORTER: Could you state your name, ma'am?

16 MS. SUSSAN: Pat Sussan.

17 MR. POWELL: And your address?

18 MS. SUSSAN: 3302 Emmorton Road.

19 MR. POWELL: Okay. Wonderful.

20 This right here (indicatng) is a 9,000 square foot
21 automotive servicing operation, AAA, which I think we are

1 all familiar with.

2 MS. DALLAMOTTA: The 2.95?

3 MR. POWELL: Yes. Well, actually, those parcels
4 are going to be consolidated and then we are resubdividing
5 them into lots for the purpose of the actual tenant that's
6 going to go on that space. So, it won't resemble the
7 original lot shape or size. It is for the actual user that
8 ends up going there.

9 On the corner here (indicating) is a little coffee
10 shop, 1,800 square foot, a little outparcel, and this will
11 not be subdivided into two lots. It will all be on one lot
12 and then we have AAA here (indicating), the automotive
13 service center, and then we have a carwash on the fourth
14 lot.

15 The reason for the lot numbers kind of -- you know,
16 this (indicating) is Lot 1, this is Lot 3, and this is Lot
17 4. Originally, the Shelter Group -- this was all one lot
18 that was subdivided for the shelter operation and, then,
19 what we ended up doing is having a retainage here of Lot 1.
20 So, this (indicating) got designated as Lot 1, which is kind
21 of how we carried on the project as far as the commercial --

1 we recall it Box Hill South Commerical Lot 1-N or
2 Lot 1 North because, actually, PNC Bank is in The Boulevard
3 and that has the designation as Lot 1 as far as a label is
4 concerned. So, this will take on Lot 3 for the AAA, and
5 then Lot 4 will be the carwash.

6 MS. DALLAMOTTA: What is right next to the carwash?

7 MR. POWELL: It's the church property right here.

8 MS. DALLAMOTTA: How much is that? Do you know?

9 MR. POWELL: I do not know.

10 MS. DALLAMOTTA: They asked to have it expanded so
11 that they could do better parking. Was that granted to
12 them?

13 MR. POWELL: I don't know anything about that
14 property or the use there.

15 THE REPORTER: Ma'am, what is your name?

16 MS. DALLAMOTTA: Jean Dallamotta, 3400 Emmorton
17 Road.

18 MR. POWELL: The carwash is about 10,500 square
19 feet.

20 We are proposing two entrances on Maryland Route
21 924 and one from Box Hill Parkway with internal access to

1 all three lots, just meaning there will be kind of
2 a spine road that connects all three lots internally.

3 MS. DALLAMOTTA: Can I ask a question?

4 MR. POWELL: Yes.

5 MS. DALLAMOTTA: What does that hookup do? Does
6 that go across to PNC?

7 MR. POWELL: Yes. It's directly -- this entrance
8 is directly across from the Merchant Boulevard which
9 accesses the commercial center up in The Boulevard.

10 MS. DALLAMOTTA: Thank you.

11 MR. POWELL: Utilities, public water and sewer,
12 are available to the property. Stormwater management is
13 always a major concern to the community. This development
14 will provide its own water quality and some quantity
15 management. However, the property is presently located
16 in the watershed draining to the stormwater management ponds
17 in the Box Hill South Commercial Center along Box Hill
18 Corporate Center Drive. There is actually a large regional
19 pond that is now nested in the Haha Branch.

20 So, all this is part of the watershed that drains
21 eventually down to the Haha Branch farther down Box

1 Hill South --

2 MS. DALLAMOTTA: There is another drainage on
3 924. So, you're not talking about that.

4 MR. POWELL: Exactly. The high point -- 924 is a
5 high point, so all the drainage from the high point of
6 924 rolls over to properties on the other side. None of our
7 drainage is going to be conveyed in that direction.
8 Everything is going to remain within the Box Hill South
9 Corporate Center watershed.

10 MS. DALLAMOTTA: Thank you.

11 MR. POWELL: Landscape and lighting. Landscaping
12 will meet Harford County Planning and Zoning requirements
13 for on-site vegetation around the buildings and parking lot
14 providing buffer yards from adjacent residentially-zoned
15 property and integrating new native landscaping with
16 existing forested areas around the project.

17 The lighting will be located and analyzed to make
18 sure that the maximum amount of light is directed within the
19 site with shielding and other measures to minimize the
20 amount of, what we call, light bleed over to the adjacent
21 properties and public rights of way.

1 Traffic. A traffic impact analysis is
2 being performed by a traffic engineer, and we will be
3 examining ten intersections around this project to see what
4 the impacts of this new development are.

5 We are proposing to submit the traffic study with
6 the site and preliminary subdivision plan for this project
7 on July 6 for County review at the Development Advisory
8 Council -- that's DAC; it is an acronym -- and we are
9 hopeful to get on the agenda for August 3rd.

10 We will then be required to mitigate for our
11 impacts to those intersections that are affected by traffic
12 generated by this project.

13 That is all. That's the end of my presentation.
14 Now, I'm opening it up for any questions or comments.

15 MS. SUSSAN: You all didn't tell me what that other
16 building was next to the coffee shop.

17 MR. POWELL: This building right here (indicating)?

18 MS. SUSSAN: Yeah.

19 MR. POWELL: That's called a flex retail space.
20 There is no -- right now, there is no one interested in
21 going there right now. It could be multiple tenants

1 that are in there, kind of like sub shops or, you
2 know, things like that, or it could be one big retail user.
3 We don't know. There has been no interest in going there
4 right now.

5 MS. SUSSAN: I have a question.

6 You all think that we need another fast food,
7 carwash, and AA -- whatever that is going to be?

8 MR. SUSSAN: AAA.

9 MS. SUSSAN: AAA. Every gas station in Harford
10 County has got a carwash.

11 MR. POWELL: Well --

12 MS. SUSSAN: Every place you walk, there's a fast
13 food, coffee shop or whatever. You think we need another
14 one in this area that warrants cutting down all those trees?

15 MR. POWELL: It's not so much what we want. We
16 have actually had those businesses approach the owner of the
17 property interested in going there, that they have done
18 their studies and, according to their studies, this is prime
19 location and --

20 MS. SUSSAN: Yeah, because we live right across the
21 road from it. We don't really need that over there.

1 We really don't. We've said this before and nobody
2 wants to listen. Then, of course, trees don't pay
3 taxes; right? So, that is probably why you got houses
4 going in there -- businesses.

5 Nobody is going to go in there. That traffic
6 is so much on 924 that you can't even get out of your
7 driveway, and we got a red light here and a red light there
8 and you still can't get out of your driveway, and you're
9 going to make a study.

10 MR. SUSSAN: And garages. Tell him about the
11 garages.

12 MS. SUSSAN: We don't need any of that stuff. We
13 don't need any of it here.

14 MR. SUSSAN: Why do we need a AAA? You got
15 Singer Road -- you got the Exxon down there. There's repair
16 shops all around there.

17 MR. POWELL: Sir, can you give your name.

18 MR. SUSSAN: Charles Sussan, 3302 Emmorton Road.

19 MR. POWELL: Thank you.

20 MS. SUSSAN: And this lighting that you are going
21 to put up to make the parking lot visible to everybody, you

1 are going to be blinding us out of our gourd.

2 MR. SUSSAN: They are blinding the people down
3 there with Wal-Mart or whatever it is.

4 MS. SUSSAN: Wegman's.

5 MR. SUSSAN: Wegman's.

6 MS. DALLAMOTTA: And PNC faces right to me.

7 MR. SUSSAN: Now they want more.

8 MS. SUSSAN: I don't know why anybody thinks we
9 need more, and they are building behind J.C. Penney right
10 now. I don't know what they are putting up there.

11 MR. POWELL: It's a medical office building.

12 MS. DALLAMOTTA: I think they should be kind and
13 buy us out, get us out of there. If they are going to crowd
14 us like this, I think you should be kind enough to turn
15 us commercial and let us get out of there because we didn't
16 sign up for this, you know, and it's uncomfortable.

17 I am already putting bushes where I can go in my
18 back yard and look without seeing them. I am actually
19 thinking about putting a screen and getting it painted so
20 I can look out my front window without seeing all this
21 stuff.

1 This AAA building that's the largest of
2 the three lots, what -- are they're going to have fix-it
3 shops for the cars, so I'm going to hear zit, zit, zit
4 and all this. So you might as well let Mr. Dick at 3312, I
5 believe, right across from me -- you might as well let him
6 bring his carburizer out there and wake me up. I mean,
7 this is going to do the same. It is frustrating. It really
8 is. They should free us. They should get us out of there.

9 MR. SUSSAN: All they do is miss the turn and come
10 in our driveway and turn around.

11 MS. DALLAMOTTA: We have orange cones up
12 everywhere, and they still go in and almost hit a child
13 right across from me. They done hit the neighbor's cars
14 two down from me. Come look. Come on a Saturday and
15 Sunday. They wait in line to make u-turns in their
16 driveway. They don't just come in the front. They pull
17 clear on up to the house.

18 MS. SUSSAN: Yes, they do. There are idiots out
19 there driving, idiots.

20 MS. DALLAMOTTA: I mean, I've got eggs. I'm
21 ready. I put my cones up. My cones are close, but

1 I don't have a problem if they start coming in. I
2 will take my eggs and I will start smashing them on them. I
3 am that frustrated. I got a fake strip, too, that I'm ready
4 to put up there. I mean, I want privacy. I don't need
5 this.

6 All they had to do was -- did you guys do Wegman's
7 also?

8 MR. POWELL: Yes, ma'am.

9 MS. DALLAMOTTA: All you had to do was put a sign
10 up, 924 southbound, go this way, and they won't come down
11 and bubble us like that. I mean, it's annoying. We did not
12 have that trouble until Wegman's came in.

13 When I went to the meeting, they said they were
14 going to put up a sign and they didn't.

15 MR. POWELL: So there are no directional signs up
16 right now?

17 MS. DALLAMOTTA: When people go on Saturday and
18 Sunday to Wegman's, they don't know if they get on this
19 road, they are stuck going northbound. They want to go
20 southbound.

21 MR. POWELL: I know specifically that we wanted to

1 resolve that because I remember you bringing that up.

2 MS. DALLAMOTTA: My cones are so close. Some of
3 them drag them out in the street, but not too many of them.
4 At night, I miss 98 percent of the traffic and it's a good
5 thing because I would probably be in jail throwing eggs at
6 them. I really got close to that.

7 MS. SUSSAN: I mean, what don't these people
8 know about a private driveway?

9 MS. DALLAMOTTA: People are rude. They are so
10 rude. They wait in line to make u-turns. With my neighbor,
11 they have a T-shaped driveway. They pulled right in and
12 almost hit the kid. Now, that's wrong. If I lived there, I
13 would have been stopping that.

14 So, it's uncomfortable. Then, they had some kind
15 of green algae when it was the mansion and whatever all
16 was up there. They had some kind of a green fungus or
17 something in the grass that, when you walked, you kind of
18 sunk down like an inch. That's all in my yard now growing,
19 and I can't make it go away. That's because they uprooted
20 whatever happened over there in the Wegman area.

21 why don't they come and fix my yard? That

1 would be kind. I'm sure if I got that fungus stuff,
2 everybody gets it, too. I mean, it is in many areas.
3 Many. So it went airborne and settled wherever it settled.

4 But I think they should free us.

5 MS. SUSSAN: Actually, I don't think they should
6 build that at all.

7 MS. DALLAMOTTA: You're not going to stop them from
8 building; so, therefore, free us.

9 MS. SUSSAN: Well, I've been there for a long time
10 and I don't plan on moving; but I don't think I deserve
11 having this thing pushed right in front of my house.

12 MS. DALLAMOTTA: You can't stop it. That's the
13 problem.

14 MS. SUSSAN: The Zoning Commission should have it
15 across the street from their house. How would they like it?

16 MS. DALLAMOTTA: They wouldn't.

17 MS. SUSSAN: I know they wouldn't, and they
18 wouldn't have passed it either.

19 MS. DALLAMOTTA: I'm a little concerned because,
20 as I said, there's an 1,100 square foot little area that
21 they took from me. I went to court trying for them not to

1 take it. Take the easement like you do everything
2 else. Are they going to build a sign or something there on
3 my property? I'm ready for that, too.

4 I don't know what's coming down the road, but I'm
5 getting frustrated.

6 MS. SUSSAN: There's a for sale sign now on our
7 little strip.

8 MS. DALLAMOTTA: There's two or three of them.

9 MS. SUSSAN: Well, I saw one.

10 MS. DALLAMOTTA: With me, I'm at 3400, and 3402 is
11 a rental. He doesn't want the place. 3404, he wanted out
12 of there a long time ago, and then you have the daycare.
13 So, they could take that whole corner once I say uncle,
14 because they already said uncle.

15 MS. DAVIS: Mr. Powell, my name is Tammy Davis
16 from 3303 Emmorton Road.

17 We would like to request -- we are in the
18 property right beside the Canton Carwash. We would like to
19 request, if possible, to have some sort of fence or divider
20 in between the carwash and our property so that it wouldn't
21 make it easier for people coming over into the property.

1 MR. POWELL: You are back here (indicating)?

2 MS. DAVIS: The church.

3 MR. POWELL: Oh, the church. Okay.

4 MS. DALLAMOTTA: Did they get the parking?

5 MS. DAVIS: We haven't done it yet. We have the
6 ability to be able to do it, yes.

7 MS. DALLAMOTTA: What kind of church is it?

8 MS. DAVIS: Nondenominational.

9 MR. POWELL: There a requirement that you have to
10 have a certain buffer yard between residential properties
11 and commercial properties. So there will be a requirement
12 to have some kind of buffer yard here (indicating) as a
13 separation. Usually, it's a specific number of trees and
14 bushes and things like that. Fences are also appropriate
15 screening measures.

16 MS. FULCHER: We're zoned the same.

17 THE REPORTER: I'm sorry. What is your name,
18 ma'am?

19 MS. FULCHER: Lydia Fulcher, 3303 Emmorton Road.

20 MR. POWELL: You all are zoned B-3?

21 MS. FULCHER: Yes.

1 MR. POWELL: Oh, I didn't know that.

2 MS. DALLAMOTTA: What does B-3 mean?

3 MR. POWELL: General Business District.

4 MS. SUSSAN: We used to be residential.

5 MR. POWELL: We are still going to propose
6 something very appropriate to screen these uses from your
7 use. So, we will certainly suggest that.

8 MS. DAVIS: We would appreciate that.

9 MR. SUSSAN: Charles Sussan.
10 What are you going to build at the church?

11 MS. SUSSAN: Is the church going to stay there?

12 MR. POWELL: Yes, ma'am.

13 MS. DOHLER: Leslie Dohler.

14 Can you give me the parcel numbers again?

15 MR. POWELL: Yes. Let me pull this.

16 MS. DALLAMOTTA: Is AAA going to be full service?

17 MR. POWELL: When you say "full service," they are
18 trying to move AAA into more of a place, I guess, that if
19 they have someone out in the highways, it is a place to
20 tow the vehicles to make an assessment. I don't know how
21 much repair is actually done at the AAA or what the

1 operations are. It's kind of new. I know that
2 originally AAA was wanting to go down on the MedStar
3 project. Originally, AAA was interested in the MedStar lot,
4 what ultimately became MedStar.

5 So, I know they are very interested in this area.
6 Obviously, they see, you know, through their studies and
7 everything that this is a good market for them.

8 MS. SUSSAN: We got Boyle Buick who does car
9 repairs. We have Center Square right across the road from
10 there that does car repairs. Up on Singer Road behind the
11 Exxon station, there is another car place. We do
12 not need another car place. We are going to hear these
13 tires and drills and everything all hours of the day and
14 night.

15 MS. DALLAMOTTA: This corner right here
16 (indicating) right across -- he tried to go commercial.
17 If he would have gone commercial, he was bringing a shop
18 up there and that would have been right across from me. I
19 am so glad the neighbors fussed. I didn't go, but I was so
20 glad the neighbors fussed. But, now, I'm going to get it
21 anyway.

1 MR. POWELL: Leslie, this is designated Lot
2 1, and that is Parcel 652. This lot right here (indicating)
3 kind of pie shaped is Parcel 359. This long skinny parcel
4 right there is Parcel 387.

5 MR. SUSSAN: They don't have addresses?

6 MR. POWELL: Sir?

7 MR. SUSSAN: They don't have addresses?

8 MR. POWELL: Yeah. I think they have addresses.

9 MR. SUSSAN: You think?

10 MR. POWELL: I can look at it real quick.

11 MS. DOHLER: Thank you.

12 MR. POWELL: I mean, is that something I can get
13 after the meeting for you? I know I have addresses of the
14 properties if that's what you need.

15 MR. SUSSAN: Well, I don't understand 1, 2 and 3.
16 I understand addresses.

17 MR. POWELL: Okay.

18 MS. DALLAMOTTA: How long are they expecting this
19 to take to do all this?

20 MR. POWELL: It takes about six months, six to nine
21 months to get a building permit in Harford County going

1 through the normal channels and procedures. So,
2 looking at a calendar, you're probably looking at sometime
3 in the spring of 2017.

4 MS. DALLAMOTTA: So, they should start in spring?

5 MR. POWELL: Correct.

6 MS. DALLAMOTTA: How long do you think it would be
7 before they finish?

8 MR. POWELL: Well, it depends on how quickly the
9 tenants come in, if they are interested. I know AAA and the
10 carwash are very interested. So, as far as a construction
11 time, nine months to construct. So, you're looking at the
12 end of 2017, maybe opening sometime around early 2018.

13 MS. DALLAMOTTA: Thank you.

14 MS. WALES: Mr. Powell, I will probably be
15 readdressing these buildings once it comes back.

16 MR. POWELL: Right. Exactly.

17 Since he has asked the question here, 652, that
18 address of this corner lot right here is 10 Box Hill South
19 Parkway.

20 This parcel here, 359, which is this piece right
21 here (indicating) is 3309 Emmorton Road, and the long

1 skinny piece, which is Parcel 387, is 3305 Emmorton
2 Road.

3 MR. SUSSAN: Next to the church.

4 MR. POWELL: Yes, and the church is 3303.

5 But, as Robin says, Robin is the one that hands out
6 addresses to development, and they will study the maps and
7 see if they are appropriately addressed or if they need new
8 addresses. She will be taking care of that.

9 MS. SUSSAN: I still don't see why we need to cut
10 down all of them trees. We're going to be a concrete jungle
11 up here right in this little area where we are. That used
12 to be nice residential, nice trees growing over there.

13 Now, we're going to have big bright lights and cars coming
14 in and out all hours of the day and night.

15 This is totally unacceptable. I think it's awful.
16 I think you people are really nasty doing something like
17 this. They can't build these things someplace else? They
18 have to pick right here across from residential houses?
19 Doesn't make any sense at all. None.

20 We've been there for a very long time and those
21 trees have been there for even longer, and we do not need

1 all that fast food stuff right across the road from
2 us.

3 MR. POWELL: When I say fast food, you know, fast
4 food may not go there. It's whatever retail is interested.

5 MS. SUSSAN: You are putting in a building next to
6 the fast food but you don't even know what's going to be
7 there.

8 MR. POWELL: You are talking about the
9 drivethrough. Exactly.

10 MS. SUSSAN: You're putting in another building
11 there and you don't even have anybody to go in there yet.

12 MR. POWELL: Well, no. These buildings will not be
13 constructed unless there's an interest. I mean, these are
14 not going to be spec buildings. They are going to wait for
15 the market to be active and for someone to go there. They
16 will not be a "construct it, you know, and they will come"
17 type of construction.

18 MS. SUSSAN: If you build it, they're going to
19 come.

20 MR. POWELL: If the carwash is interested in going
21 here, there could be a carwash here. AAA is interested in

1 this lot. Because they are interested, there will
2 be a building built for them. This building (indicating)
3 and this little corner use will wait until someone is
4 interested in going there.

5 MS. SUSSAN: Like I said, there is a carwash at
6 almost every gas station in Harford County. Why do they
7 think we will go to that one? I wash my own car. I don't
8 need nobody else giving me a carwash.

9 Just to tear down the trees and put these things
10 there, there's nothing that you are putting in there that
11 has any significance. It really doesn't. We got so much
12 stuff up and down 924, you can't even --

13 MR. SUSSAN: Traffic is bumper to bumper all the
14 time out there.

15 MS. SUSSAN: Yet, you're going to put more stuff
16 there that's going to bring more people in there. There is
17 nobody in that neighborhood that's going to go to any of
18 them stores. I'll tell you that.

19 MR. POWELL: Yes, ma'am?

20 MS. DALLAMOTTA: Is the drive-through -- are the
21 trees coming down for that first lot, Lot Number 1? Is

1 everything coming down for that?

2 MR. POWELL: Yes. It will be a reforestation.

3 Correct. Yes.

4 MS. DALLAMOTTA: So, you are not saying that it
5 is going to take nine months construction and this one
6 comes in and it might be another nine months because that
7 one came late?

8 MR. POWELL: Correct. It is going to be dictated
9 by the user. If someone is interested in going here
10 (indicating), what will happen is this spine road will be
11 constructed to access the carwash and the AAA; but, you
12 know, these will be graded. The trees will be removed day
13 one. You know, in order to do the earthwork, sometimes you
14 have to move dirt from one location to another. So we will
15 be grading it so it will eventually take a use.

16 MS. DALLAMOTTA: I would still like to be free.
17 I have been there over 20 years. It's crowding me out a
18 little bit.

19 MS. SUSSAN: We have been there over 40 years,
20 and we don't like any of the stuff you're doing. None of
21 it. I just don't see how it's necessary. There is nothing

1 you are putting there that we need. Nothing.

2 MR. DALLAMOTTA: That's absolute; right?

3 You can't change it; right? That's happening; right?

4 Nothing we can do?

5 MR. POWELL: I mean, as far as, is this set in
6 stone the way it is laid out -- I mean, no. Anything can
7 happen. Anything can happen. The market could move in a
8 different direction.

9 These users -- you know, we developed a pad site
10 up in The Boulevard for Carrabba's and we got all the
11 way to building permit and they pulled back because they
12 just -- things in their financial world didn't dictate the
13 risk by going on that lot. That's really what it is.

14 So, I say that very loosely, that this is it right
15 now and this is what will be going in for site plan
16 approval in Harford Planning and Zoning, but is this the way
17 it's going to look eventually? If it changes, then we got
18 to withdraw the plan and we got to revise it. So, that is
19 potentially what will happen if things change between now
20 and, say, a user comes forward and really wants to go there.

21 Like I said, the carwash and the AAA are interested

1 right now, but that doesn't mean that something may
2 not change between now and then.

3 MR. DALLAMOTTA: How do we find out if AAA is
4 going to be full service, whether they are actually going to
5 do work on vehicles at all? That is going to make a big
6 difference in the sound. How do we find that out?

7 MR. POWELL: I mean, I can ask that question.
8 If I give you my card, you can call me or I can contact you.
9 I have your number here, Jean at 3400 Emmorton Road. I will
10 put a little asterisk next to your name and find that out.

11 MS. DALLAMOTTA: I appreciate it.

12 MR. POWELL: Is there anybody else interested in
13 that information?

14 MS. SUSSAN: Yes, because we are going to hear all
15 that noise, too.

16 MR. POWELL: And your address again?

17 MS. SUSSAN: It's 3302.

18 MS. DALLAMOTTA: Have you driven by and seen all
19 the cones?

20 MR. POWELL: I have, yes. I remember you were
21 trying to figure out a way back when we were doing Joe's

1 Crab Shack and the Panera Bread.

2 MS. DALLAMOTTA: See, my driveway is loose stone.
3 what they do in getting in and out fast, they throw all my
4 stone out of there. I got to go out there and shovel it and
5 pull it back in.

6 MR. POWELL: So, even the cones aren't stopping it?
7 I mean, I agree totally with what you are saying. I think
8 drivers overall -- when they tend to move on somebody else's
9 property --

10 MR. SUSSAN: Joe's Crab House went out of business.
11 He thought it was so great, but he is out of business.

12 MR. POWELL: Right.

13 MS. DALLAMOTTA: But they didn't take the building
14 down and put more trees. That's why I asked for a way out.

15 MS. SUSSAN: The way they are building, you are not
16 going to have any place to go to anyway.

17 MS. DALLAMOTTA: From what I understand from the
18 other side of the road where the residentials are, it is
19 \$800 per house to go and ask them to go commercial because
20 they are rezoning the end of the year anyway, and each house
21 has to go and ask. That is \$800 per house to turn us into

1 commercial, so we can get out of there and get maybe
2 a little more value for our money.

3 But when Giant came in, they didn't do that.
4 Giant went and did all that. The people didn't have to pay
5 \$800. The Giant did it it; right?

6 MR. POWELL: I'm sorry.

7 MS. DALLAMOTTA: Like, we're residential. To turn
8 us into commercial because, once we go commercial, we will
9 get more money. We will get more money for our house which
10 will make it easier to move.

11 MR. POWELL: So, you would go through a rezoning
12 process --

13 MS. DALLAMOTTA: They're doing that the end of the
14 year anyway.

15 MR. POWELL: Correct. Now would be the time to
16 request that.

17 MS. DALLAMOTTA: That is \$800 a house.

18 When Giant came through, they bought up all those
19 houses. I don't think the people each went and paid \$800.
20 Giant went and did it and it turned commercial.

21 MR. POWELL: Right, and that's typical, that the

1 end user, if they have a significant interest in the
2 property, they will take care of the rezoning process.

3 MR. SUSSAN: That was Boyle Buick that bought all
4 that land and sold it to the Giant.

5 MS. DALLAMOTTA: I got somebody bugging me to
6 buy my house now because they are probably looking ahead.
7 It is going to turn commercial.

8 MR. FRAMARINI: I have a question. Arturo
9 Framarini, 3303 Emmorton Road.

10 On the storm management system here, what is that
11 going to be? We're right here (indicating) and I know
12 there is a water table, little stream.

13 MR. POWELL: That's right. There's wetlands back
14 here.

15 MR. FRAMARINI: How is that being incorporated or
16 being done away with or modified to suit this?

17 MR. POWELL: Right. We're not going to touch this
18 area back here (indicating). That is going to stay forested
19 back here. We are only going to remove enough trees to
20 develop the lot with the improvements and to put a pond, is
21 what this (indicates) represents. This represents an

1 actual pond, stormwater management pond --

2 MR. ARNOLD: Like Giant has.

3 MR. POWELL: -- (continuing) that will hold water.

4 These little smaller depressed areas are rain
5 gardens. We call them ESDs in the industry, environmentally
6 sensitive design facilities, and they typically have
7 planting soil in them and they are well vegetated and
8 landscaped and they treat the water for quality management.
9 So, we are required to do that and meet the guidelines and
10 regulations for stormwater management today.

11 MR. FRAMARINI: We were asking if there is a fence
12 to be built, if the fence could be built prior to the
13 construction. Is that possible also?

14 MR. POWELL: Okay.

15 MR. FRAMARINI: That might be something that you
16 can look into also. That way, people don't start -- we have
17 a nice park back here, and we don't need people walking over
18 and thinking they can just come over because they think
19 it is all public park land, and it's not. Even though we
20 have private property signs up, people still walk through
21 there.

1 MS. SUSSAN: They can't read.

2 MS. DALLAMOTTA: They can read.

3 MR. FRAMARINI: That's the education of Harford
4 County.

5 MS. SUSSAN: They don't understand private
6 driveway.

7 MS. DOHLER: Excuse me. Sir, may I ask where you
8 live?

9 MR. POWELL: They are the church property.

10 MS. DOHLER: Do you all reside there as well?

11 MR. FRAMARINI: No. It is the church property. We
12 don't live there, no.

13 MR. SUSSAN: They said to give your address.

14 MR. FRAMARINI: I'm representing it.

15 MR. SUSSAN: They need another church there is what
16 they need.

17 MS. SUSSAN: We don't need those businesses. That's
18 for sure. We don't need all those trees cut down either.

19 MR. SUSSAN: We don't know what that church is.
20 They don't have no name on it. The cops always stop and
21 ask me, what are they running over there. I tell them, I

1 don't know.

2 MR. POWELL: I want to stay on focus here.

3 MS. DALLAMOTTA: So, will they do anything to
4 correct the problems that Wegman's created?

5 MR. POWELL: That's why I'm going to go out there
6 because I remember you bringing this to our attention.

7 The County was adamant and would not give us any
8 building permits until we had adequately signed and put
9 directional signs up.

10 The last time I was there, I thought they were put
11 up, and it just appears that people are ignoring them.
12 I am going to go over there and take a look, and what I will
13 probably do is take some photos and send them to you to try
14 to --

15 MS. DALLAMOTTA: There are little tiny signs. The
16 need signs that say 924 south and 924 north this way. How
17 can you miss that? But the ones that want to go southbound
18 on 924 are stuck going northbound.

19 MR. POWELL: That's what is happening. People are
20 ignoring the signs when they head that way. They are too
21 far down the tube and they're making that turn and they want

1 to make that. I have seen them do it.

2 MR. SUSSAN: Signs ain't going to change them.
3 It says "no outlet," and they still go down there.

4 MR. POWELL: If you are putting cones in front of
5 your house and they are still running into your cones --

6 MS. DALLAMOTTA: They drag them out in the street.
7 You'll notice how broken my cones are getting. I got two
8 more. I'm waiting. Come on.

9 Between that -- there's nothing we can do with
10 what is already there. With PNC, why did the drivethrough
11 have to come with the lights facing me? But it is. I have
12 thicker curtains, but I don't understand why.

13 But that stuff in the grass, I don't know how to
14 get rid of it. It would be so nice of them to let me know
15 because it came from over there. I used to walk my dog over
16 there all the time. That thick mushy moss stuff is now
17 growing in my yard in many places. I can't get ahead of it.

18 MR. POWELL: I'm going to take your comments along
19 with the report, and we will give all that information to
20 the owner certainly and see if something can be done about
21 those kind of things.

1 MS. SUSSAN: The water when they come
2 running off those concrete stuff that you are going put in,
3 is that water going to come out on the road and come across
4 the road to us?

5 MR. POWELL: No. It is going to be captured
6 in a storm drain system and conveyed -- you know, right now,
7 most of all this property drains this way (indicating).
8 We're not going to change the drainage and send it that way.
9 We want it to continue to go this direction, and it will be
10 captured back here (indicating) and continue to drain in
11 that direction.

12 MS. SUSSAN: Because all the drainage is on our
13 side of the road. There is nothing on the other side of
14 the road.

15 MR. POWELL: Right. That is because 924 is the
16 high point. It's the ridge of the watershed. Everything
17 on this side moves this (indicating) way back and down
18 Box Hill South Parkway and everything on your side moves
19 down Porter Drive and behind you all.

20 MS. SUSSAN: Well, when they put Wegman's up there,
21 they raised the road two feet higher. So, our driveway used

1 to come right out on the road. Now, they got to go
2 up a hill to get out of our driveway.

3 MS. DALLAMOTTA: And they gave me the ditch that is
4 almost impossible to --

5 MS. SUSSAN: Now, the water comes right off the
6 road and runs right into our house.

7 MR. POWELL: That was all part of the State
8 Highway work that was there.

9 MS. SUSSAN: That don't mean anything --

10 MR. POWELL: We weren't associated with that.
11 That project was actually already in the works.

12 MR. SUSSAN: It's like poor drainage. They
13 don't care where it runs. It runs on other people. Where
14 is it supposed to run to?

15 MS. DALLAMOTTA: It took some water away from me.
16 It used to be monstrous down there. That has lessened
17 since they put Wegman's in. That has helped.

18 MR. POWELL: That makes sense because there was a
19 culvert underneath 924 and --

20 MR. SUSSAN: A 40-inch main.

21 MR. POWELL: Yeah, and so we took water and

1 pushed it the other way.

2 MR. SUSSAN: No. You come watch it. It
3 gushes out that (demonstrating) big.

4 MR. POWELL: I'm not saying it took all the water
5 away, but we took some of the water away.

6 MR. SUSSAN: Why did they put a 40 inch main in

7 MS. SUSSAN: The water runs down by the Giant and
8 by the church and then it comes under the road down by our
9 side.

10 MR. POWELL: Right, and we're not going to change
11 that pattern. We're not going to add water to that.

12 MS. SUSSAN: No drainage on our side, but you
13 get down by Wegman's and they got drainage all down through
14 there.

15 MR. POWELL: Right.

16 MR. SUSSAN: But they don't have it up this end.
17 It runs across the road to us.

18 MR. POWELL: Correct. Right.

19 MS. SUSSAN: We're getting flooded. It comes
20 across the road and down our driveway because now it's not
21 level. We have these stupid sidewalks now, and to get out

1 of our driveway now, we got to go up a hill.

2 Before it was straight, straight with the road.
3 They raised the road two feet higher, and now all the water
4 runs down into our yard.

5 MS. DALLAMOTTA: And I'm thankful that we don't
6 have to clean the snow off of that sidewalk. That's that
7 one whole side for me because, as soon as you clear it,
8 the snowplows put it right back.

9 MR. SUSSAN: We had a shoulder. They took that
10 away and put sidewalks. They shoveled the snow up on the
11 sidewalks. I don't know where people are supposed to
12 walk.

13 MR. POWELL: I remember I was working closely --
14 I was working on The Boulevard project, and I remember when
15 the State Highway Administration contract was coming through
16 and I was looking at all the improvements that were being
17 done, and most of them were on your side of the road.

18 MS. SUSSAN: I don't consider it an improvement
19 when I got to go up a hill to get out of my driveway and the
20 water just comes pouring down. That's not an improvement.

21 MR. POWELL: That is true.

1 MS. SUSSAN: Nobody does anything about it
2 because that's the way the engineers did it; and we all know
3 they're so smart.

4 MS. DALLAMOTTA: They could help me if they want
5 to cut the ditch. They can come and cut my ditch.
6 That ditch takes me as long as it does my whole front yard,
7 and I'm like this (demonstrating) on my mower. Like, come
8 on. They made that ditch like that.

9 MS. SUSSAN: All of our yards are like that.
10 They go two feet up in the air to get out on the road.

11 MS. DALLAMOTTA: Yeah, I've seen that.

12 MS. SUSSAN: Because they had to make the road two
13 feet higher. Why they had to do that, I don't know.

14 MS. DALLAMOTTA: To keep PNC's lights a little
15 above instead of right there. I appreciate the height.
16 Otherwise, PNC would be blinding my totally.

17 MR. POWELL: Lighting has come such a long way
18 since even those users went in. Now, the LED technology,
19 the smart light technology is very focused. It's very
20 direct. It is easily controlled. It can be turned off at
21 night, 50 percent reduction at nighttime in order to lower,

1 you know, when the business is --

2 MR. SUSSAN: They are going need the lights with
3 this AAA. They'll need lights all night long.

4 MR. POWELL: Again, what we are going to propose
5 is a LED light that's very focused. You all should not --
6 if you drive down to, like, the Jones car dealerships, if
7 you look above that, you can see the light radiation just up
8 to the heavens.

9 MS. SUSSAN: But there's all commerical there.

10 MR. POWELL: But most projects --

11 MS. SUSSAN: There is no residential down by Jones.

12 MR. POWELL: Most projects, if there is
13 LED lighting, look above and look around it, and you will
14 see hardly no light radiation because the LED technology is
15 just so incredibly exact and focussed that there is no
16 illumination beyond a certain curtain on the property. It
17 has helped a lot in the industry.

18 MR. SUSSAN: Helped who? The State?

19 MR. POWELL: What's that, sir?

20 MR. SUSSAN: Helped the State? Harford County?

21 MR. POWELL: We think it has helped everybody

1 because it has given more --

2 MS. SUSSAN: Well, it ain't helping nobody where we
3 are.

4 MS. DALLAMOTTA: Most of our problems -- if you
5 could have kept so many feet of woods and pushed them back,
6 we would all be happy. We don't have to see it.

7 MS. SUSSAN: They only have seven acres to start
8 with. They're not going to push it back.

9 MS. DALLAMOTTA: I know that, but I'm a little
10 frustrated by it.

11 MS. SUSSAN: Why those little bitty seven acres has
12 got everybody so focussed on building on it when it's only
13 seven acres. You act like it's mega acres. You should
14 just leave those little seven acres alone.

15 (A brief discussion was held off the record.)

16 MR. FRAMARINI: Is there anything else you have to
17 present?

18 MR. POWELL: No. This is our opportunity to hear
19 from you all.

20 MR. FRAMARINI: If that was it, I'm good. Thank
21 you so much.

1 MR. POWELL: Did everybody sign in?

2 (Multiple voices.)

3 MS. DALLAMOTTA: I get to see what everybody has
4 been seeing when they put up Wegman's. I didn't have to see
5 it before.

6 MR. POWELL: You are kind of directed right toward
7 this development.

8 MS. DALLAMOTTA: Now, I get to see it. I don't see
9 where all this (indicating) with -- except for an eyesore, I
10 don't see where it is going to bother me, but from what they
11 did to Wegman's, there's things they can do to fix things to
12 make life easier on me.

13 When they cut up there -- look at my ditch. It
14 skips sometimes down there. It scares me. As I said, it
15 takes me as long to do that ditch as it does to do my whole
16 front yard. They got a little welt in there. They could go
17 by and fix that.

18 Then, this moss that is growing, I don't know how
19 to kill it. I can't kill it. Let's kill it now. I am
20 already working on it. I mean, I will make it. This moss
21 and the ditch --

1 THE REPORTER: Excuse me. I cannot hear
2 her.

3 MR. POWELL: We are still taking questions.
4 We haven't concluded the meeting yet.

5 MR. SUSSAN: What does the church plan on doing?
6 Do they plan on building on their ground?

7 MR. POWELL: Sir, I don't know anything about the
8 church's plans. I am not aware of any building permits
9 or anything that they want to do on the property. If I said
10 that, you know, no --

11 MR. SUSSAN: But you said that a carwash is here
12 and a gas station and whatever is there.

13 MR. POWELL: Well, we are proposing a carwash and
14 we are proposing a AAA service center.

15 MR. SUSSAN: What are you proposing for the
16 church?

17 MR. POWELL: Nothing. No improvements and
18 no building. What they have asked for is, would the owner
19 consider putting up a fence as part of the screening and put
20 the fence up prior to any construction.

21 MS. SUSSAN: But they have also been zoned

1 commercial; right?

2 MR. POWELL: Yes, they are the same. So,
3 technically speaking, there is no buffer yard required
4 under similar zoning, but they have made the request and I'm
5 sure the owner is going to consider that. We are going to
6 present that to them.

7 MS. SUSSAN: I'm not wanting to move. Okay?
8 We have been there too long and I don't want to move, but I
9 don't want to have that eyesore right across the road from
10 me.

11 I don't want to be forced to have to move out of my
12 house. I mean, we have done a lot of things to that house,
13 and I like it there. I don't need those trees to be gone.
14 There is nothing that you're putting there that has any
15 consequence that would be an improvement on 924 that we
16 don't already have up and down that road already.

17 MR. SUSSAN: It will more than slow traffic down,
18 and traffic is still crawling now.

19 MS. DALLAMOTTA: There is a lot of traffic.

20 MS. SUSSAN: The fact that they made three lanes,
21 they don't even know how to drive on them.

1 MS. DALLAMOTTA: We're learning about all
2 the dumb drivers from watching all this.

3 But if you could give us a way out -- that's
4 the only way it's going to help any of us because, you know,
5 we're stuck. We've got to deal with this.

6 When I moved in, I didn't expect all this, but
7 it's there, and I would like a little more privacy. I
8 really would, but I will deal with it the best I can.
9 That's all I can do.

10 If you want to give me extra money, that makes it
11 easier for me to move. Give me time to find a place, too.
12 I wouldn't mind getting out.

13 MS. SUSSAN: Well, I don't want to move. I just
14 don't want that there.

15 MS. DALLAMOTTA: You can't stop this. So you are
16 stuck. It's either deal with it or, you know --

17 MR. SUSSAN: Or move.

18 MS. DALLAMOTTA: If you had a whole lot of extra
19 money, it would be easier to move. Nobody wants to move. I
20 don't want to move either, but I don't want to deal with all
21 this either. Just being honest.

1 MR. POWELL: Of course. Please. That's
2 what this is for.

3 MS. DALLAMOTTA: And I've gotten really good.
4 You ought to see how close my cones are. I can squeeze
5 my car in and out of that. Most of them don't turn.

6 MR. POWELL: Robin, did you have a question?

7 MS. WALES: No, I do not.

8 MR. POWELL: Okay. If nobody else has anything, I
9 will go ahead and close. It is 7:26, and we will adjourn
10 the meeting.

11 Thank you all so much for coming and for your
12 comments and, like I said before, we are going to present
13 these transcripts to the owner. I am going to take the
14 specific comments that were made and requests and make them
15 personally to the owner for his consideration.

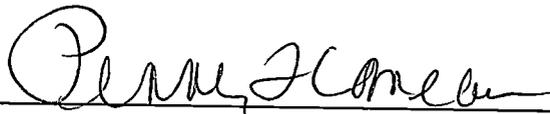
16 (The meeting was adjourned at 7:26 p.m.)

17 * * * * *

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 2nd day
12 of July, 2016, in Bel Air, Maryland.13
14 A handwritten signature in cursive script, reading "Penny L. Comeau", is written over a horizontal line.15
16 Penny L. Comeau, Notary Public17
18 My Commission expires 4-21-20.
19
20
21