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COMMUNITY INPUT MEETING

IN THE MATTER OF:

3111 EMMORTON ROAD

* * * * *

The above-captioned matter was held on
Tuesday, July 12, 2016, commencing at 6:00 p.m. at
Harford County Public Library, Abingdon Branch, 2510
Tollgate Parkway, Abingdon, Maryland 21009.

PRESENTING ON BEHALF OF THE OWNER/APPLICANT:

BAY STATE LAND SERVICES
By: Mr. Mitchell W. Ensor
Ms. Naomi Wright
PO Box 853
Bel Air, Maryland 21014
mitch@baystatelandservices.com
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410-879-4747

REPORTED BY:

Ann M. Lavoie, Notary Public/Court Reporter
Bel Air Reporting
217 E. Churchville Road
Bel Air, Maryland 21014

P R O C E E D I N G S

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3 MR. ENSOR: A little bit of protocol of
4 things for tonight. The meeting will be documented
5 by a court reporter. Miss Ann here is going to be
6 taking all the notes for the meeting and those notes
7 will be submitted into Harford County.

8 So if you have any questions just please
9 state your name. You don't have to stand up or
10 anything. It's a pretty informal meeting. Just
11 state your name so that she can document that and
12 then ask your question and give me the chance to
13 answer. If you have another question, ask it. I
14 will answer it. That way we can kind of get
15 everything organized for Miss Ann, so she can
16 properly document everything.

17 So good evening everyone. We are here for
18 the community input meeting for the proposal located
19 at 3111 Emmorton Road. And my name is Mitch Ensor.
20 I'm with Bay State Land Services, representing the
21 plan and introducing the plan to you and answering

1 any questions that I have the ability to answer as
2 best I can.

3 With me tonight is Naomi Wright. She is
4 also with Bay State Land Services. She's kind of
5 the glue that will pull all this packet of
6 information together, when we submit to Harford
7 County.

8 The community input meeting is required by
9 county code so that we come out to the community
10 when a plan proposes 250 trips of traffic per day or
11 more. So because this project does produce that, we
12 have to have a community input meeting to introduce
13 the plan to you.

14 Now the site is currently improved. I will
15 introduce where the site is. Basically it is -- if
16 you're all familiar with the Boyle Buick location --
17 I think Mr. Boyle might be able to help us out where
18 that is -- we are on the immediate property adjacent
19 to the Bel Air side of Mr. Boyle's location.

20 The site is currently improved with a
21 drive-through bank that is currently unoccupied.

1 And the proposal would be for us to demo the bank,
2 reconfigure the parking area and access ways up
3 along the Emmorton Road frontage, include stormwater
4 management for the improvements according to state
5 law.

6 To my knowledge right now I don't believe
7 there is any stormwater management. We would be
8 providing water quality for our new improvements and
9 then enhance the parking, dumpster locations for our
10 proposed use.

11 Our proposed use is a 9,000-square-foot
12 retail building. To my knowledge right now I do not
13 know who the tenants are in the building. But we
14 are proposing 9,000 square feet of retail and
15 parking to support that 9,000 square foot of retail.

16 We would have to certainly hook this
17 building into public water and sewer, provide, as I
18 said, stormwater management, both water quality and
19 quantity, as far as managing any of our new
20 impervious surface that we would add to the site.

21 And access ways we expect. We haven't

1 conferred with state highway. Currently there are
2 two accesses out to Emmorton Road. We expect we
3 would have to be required to abandon one of those
4 access points. And this plan does propose that.

5 As far as any other technical questions,
6 once I finish the introduction, feel free to ask any
7 questions.

8 Our next step above and beyond where we are
9 today is to submit to DAC, once we have all the
10 appropriate plans and studies all completed.

11 The list of documents that we would have to
12 submit to go to DAC is a site plan, which would be
13 very similar to this plan, a landscaping plan,
14 lighting plan, a traffic study, and a stormwater
15 management concept plan would all have to be
16 submitted to Harford County Planning and Zoning in
17 order to go to a DAC meeting.

18 Our plan is to proceed immediately upon
19 having this meeting and putting all those plans
20 together and submit to DAC and have a DAC meeting as
21 quickly as possible.

1 So that's generally our introduction of the
2 site. It's properly zoned for retail. It is a B3
3 zoning on the property, so it is zoned appropriately
4 for retail. It's approximately one acre of site.
5 And we would propose to use the site to its maximum
6 potential.

7 So if you have any questions, I would be
8 happy to answer. Again, make sure you state your
9 name, ask the question. I'll do the best I can to
10 answer.

11 MR. MAX: Robert Max. In my ignorance,
12 what is DAC?

13 MR. ENSOR: Development Advisory
14 Committee. So on this site it has -- is currently
15 improved with a bank which is approved use for the
16 site.

17 Anytime we propose to change the use of an
18 existing building or propose a new building, we have
19 to take that to the Development Advisory Committee.
20 That committee is comprised of the zoning office,
21 public works, state highway in this case, because we

1 do front on a state highway, sheriff's department,
2 emergency services. A whole host of input comes
3 from each department that has a vested code interest
4 in the approval of this plan.

5 MS. HEIDENREICH: Actually, I thought
6 that this meeting was for the corner of Box Hill
7 South Parkway and Emmorton Road. This is not --

8 MR. ENSOR: This is not that site.

9 MS. HEIDENREICH: Okay. Well, then,
10 we'll learn something new.

11 MS. DOHLER: I'm Leslie Dohler. I'm
12 the legislative aide for Councilman Curtis Beulah,
13 who represents District F, which of course is the
14 area here, the parcel in question.

15 I just wanted to say that I was at a
16 community input meeting a week or two ago for the
17 parcel that was just referenced. So if after the
18 meeting, if you would like to ask, I would be glad
19 to help.

20 MR. ENSOR: That would be the Box Hill
21 South Parkway parcel.

1 MS. DOHLER: Right.

2 MR. ENSOR: She may be able to help you
3 out.

4 Anyone else?

5 MR. BOYLE: Chuck Boyle, adjacent
6 property owner, as you heard. I just wanted to
7 voice my support for the project. I think it's a
8 perfect use for the property, and we plan on being
9 extremely good neighbors, as we have been to
10 everybody. I think it's going to be a great
11 addition to the community.

12 I did want to make note that we share an
13 easement in the back, a right of way. And I just
14 want to make sure there's not going to be any
15 changes with regard to that.

16 MR. ENSOR: The plan right now, as we
17 propose it, is to leave that an open through-way for
18 your benefit, to your existing parking lot, and for
19 the benefit of the site.

20 MR. BOYLE: I think it's mutually
21 beneficial. It's a perpetual easement. That's

1 good. Thank you.

2 MR. MAX: Is this the forum to ask
3 questions about the design?

4 MR. ENSOR: Sure. It's a forum to ask
5 any question here until we get hungry and need to go
6 to dinner.

7 MR. MAX: The building, how far is that
8 set back from Emmorton Road?

9 MR. ENSOR: It is 26 feet off of the
10 property line that's adjoining Emmorton Road. And
11 Emmorton Road by visual estimate is probably another
12 12 feet. So 38 feet from the travel way,
13 approximately.

14 MR. MAX: And the overall parking --
15 well, first off, does everything about this design
16 meet the existing current zoning code?

17 MR. ENSOR: Yes.

18 MR. MAX: There's no exceptions for it.

19 MR. ENSOR: Correct. This proposal
20 does not ask for any variances or relief from any
21 codes.

1 MR. MAX: So in the back of the
2 property -- because I can't tell really -- what is
3 the design as far as the elevation change in the
4 back of the property?

5 What are you going to do to that hill
6 that's there?

7 MR. ENSOR: That is right in here?

8 MR. MAX: Yes.

9 MR. ENSOR: Whenever we need to make up
10 grade and we're filling a site with building and
11 parking, we do the best to use the natural
12 topography as we can.

13 Knowing that there is a slope here and
14 knowing that we need to use this area for parking,
15 we may end up with a small retaining wall adjacent
16 to the parking lot, depending upon how the site
17 grades itself out. That would be part of the
18 stormwater management concept that we would submit
19 for this facility here.

20 MR. MAX: So is the plan for all the
21 water from the property to run into the stormwater

1 management part?

2 MR. ENSOR: Most of it will. Because
3 there's an existing amount of impervious surface on
4 the site, meaning paving, rooftop, some of which we
5 are eliminating here, the code requires us to manage
6 the current impervious surface and the new
7 impervious that we're going to add.

8 MR. MAX: Okay.

9 MR. ENSOR: Right now I know there's no
10 stormwater management on the site at all. So we by
11 code have to take whatever is there today and manage
12 50 percent of that runoff volume and 100 percent of
13 all of our new runoff.

14 So what we are proposing here, one, would
15 meet code and, two, would be far more than what the
16 site currently has as far as any kind of water
17 quality treatment.

18 MR. MAX: I own the building that's
19 right behind it. So the reason I ask the question
20 is is there going to be runoff from this property
21 running down beyond that stormwater management pond

1 up to my building? Is that correct?

2 MR. ENSOR: Typically what we do,
3 knowing that that's a concern to all neighbors, we
4 have to model the current drainage conditions of the
5 site as it is today. And then using that model --
6 it's a mathematical spreadsheet that we have to put
7 in. It calculates paving, grass, woods in this
8 case, and it creates a model that tells us
9 theoretically when it rains how much water runs off.

10 When we design our stormwater management,
11 we have to use that initial model, and then any of
12 our new drainage patterns cannot exceed the original
13 drainage pattern of what was there previous.

14 So we would not be able to, for instance,
15 redirect any water that comes towards your building
16 today and redirect more water there to compensate,
17 for instance, for Mr. Boyle's site over to the
18 right. So we have to mimic those existing drainage
19 patterns as they exist today.

20 MR. MAX: I understand that. I guess
21 my question is, given that -- what I'm wondering is,

1 is today the water just runs down the hill, across
2 the curbing around the back and has not been
3 maintained. The water runs abated down the parking
4 lot.

5 What I'm wondering is it looks like this
6 design would actually be a vast improvement of the
7 one that exists today as far as the water that is
8 running down that hill towards my property.

9 That's why I was just wondering if that
10 pond is going to be located in a way where water
11 would not be able to or not be running beyond that
12 pond onto my property. It looks like the design of
13 the parking goes right up to some retaining wall and
14 the pond is going to be below that.

15 MR. ENSOR: We would convey probably by
16 a drainage system that water down into that basin
17 and through some means and then let that water soak
18 its way through a membrane of either soil or stone
19 or a combination of those, and that acts as a
20 filtering device and it also slows down the runoff.

21 And then when it gets down to the bottom of

1 that feature, we collect that into a drainage pipe
2 and discharge it into a drainage system which is
3 likely going to be down here at the bottom of the
4 site.

5 MR. MAX: In fact, our stormwater
6 management pond is as well.

7 MR. ENSOR: Right.

8 MR. MAX: Thank you.

9 MR. ENSOR: Any other questions?

10 MR. MAX: I take it the building is
11 going to be a single-story building.

12 MR. ENSOR: One story. You are
13 correct.

14 Any other questions?

15 MR. MAX: One more. Is there any plan
16 for landscaping between the building and Emmorton
17 Road?

18 MR. ENSOR: Yes. So code requires us
19 to landscape all of our building foundation. So
20 code says you have to landscape building
21 foundations, parking areas.

1 We would have landscaping as part of the
2 features of all of our stormwater management
3 devices. So it's a part of the design requirement
4 for stormwater to have landscaping.

5 So there will be landscaping likely not
6 between the facility that's proposed and the roadway
7 for sight distance purposes, so someone leaving the
8 site can look to the right and not be obscured with
9 landscaping here and be able to come out into the
10 traffic way. We would have landscaping around -- I
11 don't know if you can see these green spots here.

12 MR. MAX: A little bit.

13 MR. ENSOR: We have to propose
14 landscape along the building foundation.

15 MR. MAX: Any trees planned for that
16 strip in between Emmorton Road and the building?

17 MR. ENSOR: Likely no. If they are,
18 they would probably be very low-growing trees just
19 because you get that large canopy there and it
20 impedes sight distance.

21 Most of these water quality facilities

1 don't want to have tall trees growing because it
2 will shade out all the plants that are there to
3 absorb nutrients.

4 MR. MAX: My concern is my property is
5 right after. I don't want it to be blocked
6 unnecessarily.

7 MR. ENSOR: We are required to put in
8 parking lot trees. So for parking spaces we will
9 likely be required to put, for instance, a tree
10 here, maybe a tree here on the corner.

11 I do know there's a water line that runs
12 through here. They won't let us plant around that.
13 But we are required to put trees around parking
14 areas because of the thermal effect, that it shades
15 that parking lot and keeps the heat from rising.

16 MR. MAX: Any idea what kind of trees
17 those will be?

18 MR. ENSOR: That's usually up to the
19 developer. There is a plant list that the zoning
20 office has. We do have to utilize that plant list
21 sheet. We can substitute just about at any point we

1 want as long as that plant is on that plant list.

2 Any more questions?

3 MR. MAX: That's it.

4 MR. ENSOR: Thank you all for coming
5 out.

6 (Attendance sheet attached.)

7 (Whereupon the community input meeting
8 was concluded at 6:20 p.m.)

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CERTIFICATE OF NOTARY PUBLIC/REPORTER

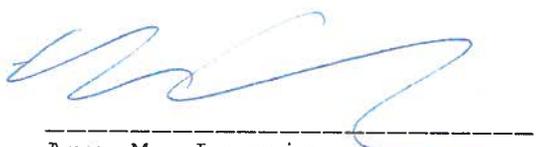
STATE OF MARYLAND

COUNTY OF BALTIMORE, to wit:

I, Ann M. Lavoie, 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 20th day of July, 2016, in Lutherville, Maryland.



Ann M. Lavoie
Shorthand Reporter

My Commission expires:
October 17, 2017

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