

COMMUNITY INPUT MEETING

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IN THE MATTER OF:  
2104 Emmorton Park Road  
Abingdon, Maryland

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The above-captioned meeting was held on July 20,  
2016 commencing at 6:00 p.m. at the Harford County Public  
Library, 2510 Tollgate Road, Abingdon, Maryland 21009.

\* \* \* \* \*

PRESENTER:

MITCH ENSOR  
Bay State Land Services  
On behalf of the Applicant

Reported by:

Penny L. Comeau

## P R O C E E D I N G S

1  
2 MR. ENSOR: Good evening, everyone.

3 We are here for the Community Input meeting for  
4 Lot 8 of the Emmorton Business Center.

5 My name is Mitch Ensor. I represent Bay State Land  
6 Services. With me tonight is Naomi Wright who is taking the  
7 attendance to the meeting and, Penny, who is our court  
8 stenographer who will take all the meeting minutes.

9 The purpose of the Community Input Meeting is to  
10 notify the public at or near the location of the project and  
11 to provide a brief introduction of the proposal for the  
12 project.

13 I will go over a brief analysis of the site, the  
14 proposal for what we are doing with the site, and then a  
15 summary of what we will do after this meeting as far as our  
16 submittals.

17 The project is 5.12 acres. It is currently made  
18 up of a single property which is Lot 8. It is zoned GI.

19 A previous plan for the site had a 60,000 square  
20 foot office building on that one single lot. The proposal  
21 that we will be going to the County with is for the

1 subdivision of Lot 8 into two lots, Lot 8 and Lot  
2 8A, and to take that one single 60,000 square foot building  
3 and make it into two 30,000 square foot buildings, one  
4 residing on each lot.

5 We do provide all the necessary parking per Code  
6 for the project. The building does meet the size  
7 requirements of what the Zoning Code would require, and no  
8 variances would be required to offer this proposal to the  
9 Zoning Office.

10 So, after we complete the CIM, we will get a copy  
11 of the CIM minutes and make a submittal to the County in  
12 order to be provided review comments from each of the  
13 agencies.

14 Our submittal package will consist of a  
15 preliminary plan to subdivide the single lot into two lots,  
16 a site plan to propose the two uses that will reside on each  
17 of the lots, a landscape plan, a lighting plan, a stormwater  
18 management plan, and the Community Input Meeting minutes  
19 will also be turned in as a submittal to the DAC Committee  
20 Members for review.

21 We do provide stormwater quality on the site which

1 is represented in the blue colors on the plan.  
2 That plan will go in with our submittal, and it will  
3 provide water quality for all of our new impervious surface,  
4 and both accesses will come out onto Emmorton Park Road.

5 The site did not require a traffic study in order  
6 to proceed due to the existing nature of the 60,000 square  
7 foot building that was previously approved, and we are  
8 proposing the same square footage of building with this  
9 proposal.

10 So, with that, I will open up to any questions  
11 and/or comments from those in attendance. Please state your  
12 name before your question so that Penny can document your  
13 questions or comments.

14 MS. WALES: Robin Wales, Department of Emergency  
15 Services.

16 When will this go to DAC?

17 MR. ENSOR: We will submit the first week of August  
18 and go to DAC the first Wednesday in September.

19 MS. WALES: It takes a month long to do that?

20 MR. ENSOR: Yes.

21 MS. WALES: Okay. I didn't know.

1 MR. ENSOR: We have to submit four weeks  
2 in advance of the DAC Meeting in order for everyone to  
3 review the plans, make their comments, and be ready for that  
4 meeting.

5 MS. WALES: Thank you.

6 MR. ENSOR: Taylor?

7 MR. LEONARD: Jefferson Taylor Leonard.

8 If you could just walk me through the timeline of  
9 when you thought everything was going to happen, any  
10 construction starting or anything like that. If you would  
11 walk me through that, it would be much appreciated.

12 MR. ENSOR: We will submit for DAC the first  
13 Wednesday in August, go to a DAC meeting the first Wednesday  
14 in September. Upon getting approval, we will submit  
15 construction plans that support this building and will  
16 proceed as fast as we can obtain those approvals.

17 A start time is really up to the owner and what  
18 their timeline is.

19 MR. LEONARD: Okay. Thank you.

20 (Pause.)

21 MR. ENSOR: If there are no other questions, we

1 will conclude the meeting. Thank you all for coming.

2 (The meeting was adjourned at 6:06 p.m.)

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1 CERTIFICATE OF NOTARY PUBLIC/REPORTER

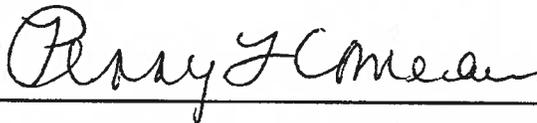
2 STATE OF MARYLAND,

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 24th  
12 of July, 2016, in Bel Air, Maryland.

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16 Penny L. Comeau, Notary Public

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18 My Commission expires 4-21-20.  
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