

<p style="text-align: center;">COMMUNITY INPUT MEETING 1</p> <p>1</p> <p>2</p> <p>3 IN THE MATTER OF:</p> <p>4 WALMART EXPANSION</p> <p>5 ABINGDON, MARYLAND</p> <p>6</p> <p>7 * * * * *</p> <p>8</p> <p>9 The above-captioned meeting was held on July 21,</p> <p>10 2016, commencing at 6:30 p.m. at the Richlin Ballroom,</p> <p>11 1700 Van Bibber Road, Edgewood, Maryland.</p> <p>12</p> <p>13 * * * * *</p> <p>14 APPEARANCES:</p> <p>15 JOSEPH SNEE, ESQUIRE</p> <p>16 Snee, Lutche, Heilminger and Spielberger</p> <p>17 112 South Main Street</p> <p>18 Bel Air, Maryland 21014</p> <p>19 On behalf of the Applicant</p> <p>20 Reported by:</p> <p>21 Penny L. Comeau, Notary Public</p>	<p style="text-align: center;">PROCEEDINGS 2</p> <p>1</p> <p>2 MR. SNEE: Can everyone hear me? We do have a</p> <p>3 microphone, but I don't think we need it. If you have</p> <p>4 trouble, we certainly will.</p> <p>5 Good evening. My name is Joseph Snee. I'm the</p> <p>6 attorney for Walmart. My legal assistant, Leigh Shotto, who</p> <p>7 signed you in, is in the back.</p> <p>8 With me tonight is engineer Mike Birkland of Bohler</p> <p>9 Engineering, and also we have Chris Carlson and Ray</p> <p>10 Stubblefield, our architects, LK Architecture.</p> <p>11 Penny Comeau is here, our court reporter. One of</p> <p>12 the County laws requires us to take everything down verbatim</p> <p>13 via a court stenographer, and we file that with the</p> <p>14 Department of Planning and Zoning, which will be available</p> <p>15 online.</p> <p>16 We do a certification saying that we have met, we</p> <p>17 attach the stenographer's transcript, and it will have each</p> <p>18 of you in terms of -- if you have questions or comments,</p> <p>19 we'd ask that you just stand up, maybe even come up closer</p> <p>20 to Penny, state your full name and address. If you have to</p> <p>21 spell your last name, if it is a difficult name, that would</p>
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<p>1 be helpful. Then, we will be happy to reply. 3</p> <p>2 Under the Community Input Law, the purpose is</p> <p>3 really for Walmart to provide the community with information</p> <p>4 regarding this project, and to allow our</p> <p>5 fellow citizens to make comments and suggestions regarding</p> <p>6 the project itself.</p> <p>7 We have the draft plans here on either side of me</p> <p>8 and some elevations showing the front, before and after.</p> <p>9 Also, if you didn't get a copy of one, they were available</p> <p>10 on the table, and I can have Leigh bring them up as well.</p> <p>11 The current store was built approximately 1993, and</p> <p>12 it is principally permitted in this zoning district which is</p> <p>13 CI or Commercial Industrial.</p> <p>14 Presently, the current footprint of the building is</p> <p>15 about 137,449 feet. We are proposing to expand that by some</p> <p>16 50,178 square feet for a total of 187,627.</p> <p>17 On your site plans, the newer areas are here</p> <p>18 (indicating) in gray along the perimeter of the building,</p> <p>19 and also in non-gray white outdoor garden area.</p> <p>20 As you know the site is located at this</p> <p>21 intersection at Constant Friendship Boulevard and</p>	<p>1 Tollgate Parkway adjacent to I-95. 4</p> <p>2 That is really the summary from a very technical</p> <p>3 point of view. I will be happy to turn it over to Mike</p> <p>4 Birkland, our engineer, and Chris and Ray for any other</p> <p>5 comments regarding the site plan.</p> <p>6 MR. BIRKLAND: Good evening. So, I will give just</p> <p>7 kind of a quick overview of what we are doing here.</p> <p>8 As Joe mentioned, we are expanding this store by</p> <p>9 approximately 50,000 square feet.</p> <p>10 UNIDENTIFIED SPECTATOR: Could you talk just a</p> <p>11 little louder.</p> <p>12 MR. BIRKLAND: Sure. Whoa. No volume control.</p> <p>13 We are expanding the store as I was saying by about</p> <p>14 50,000 square feet, and we are doing that on three --</p> <p>15 MR. SNEE: Step forward.</p> <p>16 MR. BIRKLAND: So, 50,000 square feet. We are</p> <p>17 expanding the building on three sides, everywhere but the</p> <p>18 front essentially. The existing parking lot ends about here</p> <p>19 (indicating) in a parallel line. So, this (indicating) area</p> <p>20 is new parking lot. There is also an area over here</p> <p>21 (indicating) that currently is being pushed back</p>
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<p>1 on the site and there's an area for a drive through 5 2 pharmacy, and this (indicating) is a pickup area that Chris 3 can expand on a little bit. 4 Beyond that, we are resurfacing and redoing the 5 parking lot, but it's in the same location. The entrances 6 are all in the same location. We have added a little 7 longer throat here (indicating). If you are familiar with 8 the store currently, you come in and you have to make a 9 decision pretty quickly as to which direction to go. 10 So, that is really the site plan in an overview. 11 I will be happy to take questions after Chris talks. The 12 dark line you see here, that's our property. Walmart owns 13 that property and has since the original store opened, I 14 think as Joe said, in 1993. 15 So, I will go ahead and turn it over to Chris here 16 and, after he speaks, we will take any questions. 17 MR. CARLSON: Good evening. My name is Chris 18 Carlson. I work for LK Architecture in Wichita, Kansas, 19 and we are Walmart's architect for this property. 20 Currently, here is a picture, probably a 21 month old of the store. It has a blue background, the</p>	<p>1 tans, and just the basic 1993 prototype store that 6 2 came out. What we want to do, as Mike had discussed on his 3 plan here, this expansion on this (indicating) side, we are 4 going to come out of the building in this direction, build 5 this attachment. We will have a garden center here. 6 We are going to maintain the same materiality that 7 we have here. The current building is GMU. We will remain 8 with the same materials. We are going to dress up the 9 garden center entrance a little bit because we are not 10 building out the front. So I'm limited on what we can do. 11 We are going to add more glazing on our new 12 vestibules here (indicating) as the existing vestibule at 13 this time would be about right here (indicating). It is 14 where you're walking into the store today. The new 15 vestibule is going to come a little farther over. We are 16 going to add more glazing to get more light into the store. 17 As you come down, we are going to infill, and you 18 can see right here (indicating) there is a notch in the 19 building. We are going to go ahead and just infill that 20 notch so, that way, the front of the store comes clear 21 across.</p>
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<p>1 This point here (indicating) is actually 7 2 the current existing seasonal box that's there today. We 3 are going to just come right around to the other side and, 4 as you come up, this entrance right here (indicating) is 5 about the existing corner of the current store. We are 6 going to expand out this far, and we're going to put a full 7 service grocery in the store much like, I believe, the 8 Fallston store. 9 You will have a bakery. You will have a deli, 10 fresh fruits, fresh vegetables, and this entire segment here 11 (indicating) going back will be the new grocery. 12 As Mike had discussed, we will have pharmacy 13 pickup on this side of the building for cars to drive in. 14 We will have two spots for pickup of any pharmaceuticals 15 you call in. 16 As we move around -- let me change this. To give 17 you a flat look at what the building looks like today or 18 what it will look like, we have our expansion here 19 (indicating). Using the same materials, we are going to 20 give fresh paint to the whole building. We are going to 21 go with the grays, the neutral colors.</p>	<p>1 The Walmart sign will still have the blue 8 2 background as you're used to seeing. The pickup, as 3 discussed, is the system that -- I don't know if the 4 Fallston store has it yet, but you have the ability to order 5 groceries online or via your phone app, and you can pull up 6 over here, and there will be a convenience center where 7 they will bring them out to your car and you can drive away. 8 As we move around this building, the pharmacy 9 pickup is right here (indicating). On this side, as we come 10 back, we are going to be doing an expansion on the rear of 11 the building which Mike talked about right here 12 (indicating.) I am going to push the entire building back. 13 I'm going to put a brand new stock room, offices, and rear 14 docks on the building. That's what you see here 15 (indicating). 16 Truck traffic will be exactly the same as it is 17 today. We are not changing any patterns. As you move 18 around the building toward the back, it's just this typical 19 back of the building. There is nothing really fancy. It is 20 still GMU, continuing with gray, and then going back towards 21 I-95 or 24. We are going to put another Walmart sign on</p>
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<p>1 this end (indicating) of the building, again keeping 9</p> <p>2 with the neutral color schemes, neutral palettes.</p> <p>3 The inside of the store will get completely</p> <p>4 redone. We are going to pull the ceiling out above the</p> <p>5 grocery so it's going to go to structure. It will be a lot</p> <p>6 larger, give you a better feel. There will be all new</p> <p>7 lighting in the store, new flooring. We're going to reset</p> <p>8 the aisles. We are going to add ten spaces across the front</p> <p>9 for the potential of a center; maybe hair care, maybe nails,</p> <p>10 new tenant possibly. We don't have tenants lined up at this</p> <p>11 point, but the possibility is there for any of them to come</p> <p>12 in.</p> <p>13 We will also be creating a new pharmacy. We will</p> <p>14 tear down the old one and have a bigger pharmacy that can</p> <p>15 serve more people with a health services room as well for</p> <p>16 private consultations.</p> <p>17 Beyond that, I think that's probably the extent.</p> <p>18 So, we will be happy to entertain your questions.</p> <p>19 MR. SNEE: Yes, sir. State your name first.</p> <p>20 MR. WEHLAND: My name is Bill Wehland, 415</p> <p>21 Cedar Springs road 21015.</p>	<p>1 I was one of the people, among many 10</p> <p>2 thousands, that were against the original Walmart at</p> <p>3 Plumtree and 924, and obviously during that time we had many</p> <p>4 conversations with Neil Albert and others about expansion.</p> <p>5 It can't be done. No way. We checked with our engineers.</p> <p>6 We saw plans that showed 30,000 extra square feet</p> <p>7 as the original design, and that was at the rear. I really</p> <p>8 am impressed with the expansion capabilities that you have</p> <p>9 explained tonight. The real question that I have — and I</p> <p>10 find it amusing — is: why didn't you think of this before?</p> <p>11 Of course, you wanted a better location, yes; but</p> <p>12 the thing that bugs me is that you spent three years doing</p> <p>13 this at the County's expense, the citizens' expense, and all</p> <p>14 this expansion could have been discussed way back then.</p> <p>15 You have a good location. The location that you</p> <p>16 originally were going to put it in town was not a good</p> <p>17 location.</p> <p>18 One of the questions I do have is: Is there</p> <p>19 a traffic impact analysis required for this expansion?</p> <p>20 MR. SNEE: Traffic will be looked at.</p> <p>21 Whether or not we have to do a formal analysis remains</p>
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<p>1 to be seen. This is just the beginning, Bill, as 11</p> <p>2 you know, the CIM process. Then, we do the certification</p> <p>3 and then Mr. Birkland will be doing the submission for DAC.</p> <p>4 So he'll be working through the County with those issues.</p> <p>5 MS. WAY: Again, I'm glad to see what you are doing</p> <p>6 with the store. It's a good location. Traffic is probably</p> <p>7 one of the issues there.</p> <p>8 MR. SNEE: Appreciate it.</p> <p>9 Yes, sir?</p> <p>10 MR. POLTRACK: First of all, I live in the</p> <p>11 neighborhood behind —</p> <p>12 THE REPORTER: Could you first state your name,</p> <p>13 sir.</p> <p>14 MR. POLTRACK: My name is Greg Poltrack. I live at</p> <p>15 Denton Way, 422, behind here.</p> <p>16 I'm not excited about this. The traffic impact</p> <p>17 study — I would be shocked if you didn't have to do one.</p> <p>18 You expect quite a bit more traffic here. You're talking</p> <p>19 about offices. So it would be more parking, more people</p> <p>20 here.</p> <p>21 Didn't you say something about retail offices?</p>	<p>1 MR. CARLSON: No, no, no. Not retail. 12</p> <p>2 MR. SNEE: Walmart offices.</p> <p>3 MR. POLTRACK: It sounds like quite a bit more</p> <p>4 traffic here. Are any of you a representative of the</p> <p>5 neighborhood? I was a little bit late. Are all you with</p> <p>6 Walmart?</p> <p>7 MR. SNEE: I'm the lawyer, (indicating) architect,</p> <p>8 engineer.</p> <p>9 MR. POLTRACK: There is no one representing Harford</p> <p>10 County?</p> <p>11 MR. SNEE: Sir, under the CIM, Community Input</p> <p>12 Meeting, regulations, we have to advise the County when we</p> <p>13 are having it, but the law doesn't require the County to —</p> <p>14 MR. POLTRACK: It's good to know that none of them</p> <p>15 care to show up because this is pretty important in that</p> <p>16 community.</p> <p>17 I'm very much — if you've spent time at that</p> <p>18 intersection right there, it's actually so bad that I was</p> <p>19 told the police tried to give people tickets because, when</p> <p>20 you turn off of Tollgate onto — or 24 onto Tollgate, there</p> <p>21 is four lanes and people crisscross right there.</p>
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1 They don't know the neighborhood from having to make 13
2 the second left into Constant Friendship, and I saw police
3 parked there and they couldn't give tickets because it was
4 too dangerous for them to give tickets.
5 That is a terrible intersection. They spent a lot
6 of money to make improvements here and actually messed up
7 the neighborhood. I'm amazed that there hasn't been an
8 accident.
9 I would be shocked if you didn't have to do a
10 traffic study. I talked to Mr. Perrone, who is the
11 representative in our neighborhood. He said there was
12 traffic problems back when they started this. They recently
13 added apartments in here (indicating), which I don't know if
14 anybody knows and I don't know if you are aware of, which
15 added to the traffic; and this is further going to add to
16 the traffic.
17 If you come in here (indicating), I have seen this
18 backed up as far as 80's with people trying to get out. If
19 Target did the business they were supposed to do, this is a
20 horrendous place to try to get through on a weekend as
21 somebody who lives in the neighborhood.

1 So, I am adamantly against the expansion 14
2 of this Walmart. I don't know how other people feel, but
3 the traffic is a big problem.
4 Do you have any plans for expanding the roads or
5 the lanes or anything?
6 MR. SNEE: We do not, but that would be up to
7 Harford County when we go through the Development Advisory
8 Committee process.
9 MR. POLTRACK: Thank you.
10 MR. SNEE: That gentleman back there, please.
11 MR. DIGGS: Good evening. My name is Lawrence
12 Diggs, D-I-G-G-S. I live at 511 Cedar Hill Court 21015.
13 I am in total agreement with what this gentleman
14 said about getting this done expeditiously, having taken
15 three years to get to this point. However, three things
16 occurred to me.
17 One is the fact that you took our advice on the
18 first project and then abandoned that project. The second
19 one is that you had respect enough for us to come back and
20 have open meetings so that we could review this project with
21 you. Thirdly, we have a community here. It's called Bel

1 Air, Harford County, Bel Air, Abingdon, et cetera, 15
2 that require certain amenities in any type of project such
3 as this.
4 One of the things that I recommended last year in
5 the expansion of this, in anticipation of possibly doing
6 this project, was to go vertical, to put a second story on
7 there.
8 We have a lot of mothers. We have parents. We
9 have a lot of senior citizens -- I'm one -- and that
10 location could serve us very well as a community. I have
11 been in Bel Air 11 years, and I've met quite a few people
12 who have said that there is not enough recreational
13 facilities nor are there some areas that we can enjoy as
14 senior citizens and mothers can enjoy with their kids and
15 strollers and that kind of thing.
16 You have a location -- I believe it's in Towson.
17 Walmart has a location that has a second floor. It is a
18 tremendous facility. It has elevators, escalators, and my
19 vision was for you to go vertical putting in a second story
20 with a promenade.
21 I voiced my opinion and my idea in the Aegis

1 Last year, that a second story with a promenade 16
2 would serve this community well, without having to expand
3 out, but go up. It would create a nice area not only for
4 your store but for parents, mothers. You could have a food
5 court up there. You could have other types of small areas,
6 retail areas for your customers, and it would act as a very
7 nice recreational and resting area for senior citizens and
8 for parents, mothers who are out in the morning with their
9 kids, especially during the summer.
10 Generally, that's what my thought was on it, but
11 the other thing is what this gentleman said about the
12 traffic study. We had that same situation on 924 on
13 Emmorton Road with your other proposed site. It may be well
14 that a traffic impact study be conducted to determine the
15 feasibility of your proposal, and I think that perhaps
16 another access or egress road may be helpful for you to
17 create another road and think about that.
18 The other one is that EIS, environmental impact
19 study. With a grocery store, there's a lot of waste,
20 natural food waste, product waste, that needs to be
21 addressed or else it starts to smell. If you put dumpsters

1 there with food particles and products in there, 17
 2 it's going to start to smell.
 3 I don't know what your plans are for water, sewer,
 4 and that improvement and expansion of your infrastructure.
 5 It may be something that you want to consider.
 6 I congratulate you for continuing on with this
 7 project, but I encourage you to do a little bit more
 8 homework.
 9 Thank you very much.
 10 MR. SNEE: Thank you.
 11 Yes?
 12 MR. BURLIN: Hello. My name is Ron Burlin,
 13 B-U-R-L-I-N. I'm at 3812 Easton Court.
 14 If you look out my back door, you can see the
 15 Walmart. I do live in the community, and I'm very familiar
 16 with all the issues there.
 17 My first question is: Do you have any idea how
 18 much more traffic may be coming? I know at the other store
 19 someone had mentioned ten thousand cars a day. That kind of
 20 boggled my mind. I don't believe that at all, but I just
 21 was curious if you had any idea what the additional

1 square footage and grocery store would add 18
 2 traffic-wise.
 3 MR. SNEE: I do not.
 4 MR. BURLIN: Not at this time.
 5 MR. BURLIN: I'm assuming the County will probably
 6 make you do a traffic study.
 7 Another question I have is: If the County asks you
 8 to do any road improvements, intersection improvements, how
 9 far are you prepared to go with making such improvements?
 10 There's one way in and one way out, but there is a way to
 11 get a back door if you go past BO's or past Lowe's. That
 12 would be very expensive, probably in the neighborhood of
 13 8 to 10 million dollars for a bridge over winters Run.
 14 I don't see much luck in improving the current
 15 intersections enough that it would make a large difference
 16 on a typical day. Right now, you can be sitting in traffic
 17 through two or three lights before you can proceed, and the
 18 State really messed up. If you look at the intersection
 19 right here (indicating), that traffic coming up from
 20 Edgewood on 24 backs up in this intersection and the
 21 intersection that is right up here at 95 all the way to

1 Route 7 everyday. 19
 2 So, the State did not do a good job in alleviating
 3 traffic. The intersection up there that they proposed with
 4 the bridges and everything is functional, but it won't hold
 5 a lot more traffic on busy days.
 6 So, I was just wondering how far you were prepared
 7 to go with improving roads, intersections, and so forth.
 8 MR. SNEE: At this time, Mr. Burlin, we are right
 9 at the beginning of the process. We do nothing before
 10 holding this Community Input Meeting, hearing from our
 11 friends and neighbors assembled here, and then taking that
 12 transcript back to the people we work for at Walmart.
 13 MR. BURLIN: I appreciate your time and I, for one,
 14 am very happy that you're here.
 15 MR. SNEE: Thank you.
 16 Yes ma'am.
 17 MS. ROSELLOTTA: Judy Robilotta, 2176 Kyle
 18 Green Road in Abingdon.
 19 Another thing you need to consider, too, with that
 20 one way in and one way out; you need to think of an
 21 evacuation plan if you had a disaster back in that area.

1 You have a movie theater back there. You have a 20
 2 BO's. If you had something happen back there like a
 3 terrorist event or a natural disaster that you had to get
 4 everybody back in that area out quickly, it would be a
 5 nightmare.
 6 So, you need to think of extending that road back
 7 so that there would be two ways out of that area instead of
 8 just one way because you don't want something to happen and
 9 nobody can get out of that area.
 10 MR. SNEE: I saw this hand and that lady and then
 11 this gentleman.
 12 MS. HAMILTON: Hello. I'm Joan Hamilton, 331 Regal
 13 Drive, Abingdon. I have a comment and two questions.
 14 I echo Bill's sentiments that we really could have
 15 gotten here a lot quicker than we did, and it took an awful
 16 lot of time, money and effort to work to this point. I do
 17 commend you for looking at the new store the way you are.
 18 I do have two questions, though. I believe the
 19 original plan up at 924 also had an auto center. Is that
 20 going to be part of this as well?
 21 MR. BURLIN: I can't speak to the original plan.

<p>1 It's not part of this. 21</p> <p>2 MS. HAMILTON: At this point, you have no auto</p> <p>3 center in this one; right?</p> <p>4 MR. BIRKLAND: At this point, no auto center is</p> <p>5 planned.</p> <p>6 MS. HAMILTON: Okay.</p> <p>7 My second question is: Is this also going to be</p> <p>8 a seven by twenty-four store when it's complete?</p> <p>9 MR. BIRKLAND: I don't know at this time the hours</p> <p>10 of operation.</p> <p>11 MR. CARLSON: We have to get much further in the</p> <p>12 process before we determine the hours of operation.</p> <p>13 MS. HAMILTON: Okay. Thank you.</p> <p>14 MR. SNEE: Ma'am?</p> <p>15 MS. BURLIN: Thank you. My name is Elizabeth</p> <p>16 Burlin, B-U-R-L-I-N. My husband and I have lived at 3812</p> <p>17 Easton Road, Abingdon -- we have been there since '85. So</p> <p>18 we have watched everything go up from 24 to you name it,</p> <p>19 all of it. There was nothing up here when we moved up.</p> <p>20 As I spoke with the gentleman earlier, my concern</p> <p>21 is more with the County than it is with Walmart. They</p>	<p>1 continue to allow development after development after 22</p> <p>2 development, the Section 8 housing. There is senior housing</p> <p>3 going to go up there. They continue -- and I have voiced my</p> <p>4 opinion to them, and they seem to hear the Bel Air crowd</p> <p>5 very loud and clear; but it sounds like sometimes when</p> <p>6 Abingdon speaks, we don't get heard by the County.</p> <p>7 So my encouragement is to the citizens; if you want</p> <p>8 road improvements, if you want that improved, we need</p> <p>9 to let the County know. They have not did any improvements.</p> <p>10 They did not require it when the senior housing was going to</p> <p>11 go in, Section 8 apartments were going in. Then, Panda</p> <p>12 Express went in.</p> <p>13 They continue to put development along there, and</p> <p>14 they have not required any road improvements. I do not put</p> <p>15 anything on Walmart. I put it on the County for</p> <p>16 the continual problem with the traffic in that intersection</p> <p>17 that has not improved since they made the 24 overthrow.</p> <p>18 We must speak a little bit louder. Bel Air spoke</p> <p>19 very loud and they got heard. So, if we want improvements,</p> <p>20 I think it is on the County's shoulders, not just Walmart ,</p> <p>21 because they continue to add things and they have already</p>
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<p>1 approved the senior housing that's going in there. 23</p> <p>2 We need to make our voices known, that the County needs to</p> <p>3 step up with some of this because they continue to put</p> <p>4 things in, and they haven't improved anything.</p> <p>5 Thank you very much.</p> <p>6 MR. SNEE: Thank you, Ms. Burlin.</p> <p>7 Yes, sir.</p> <p>8 MR. JAMES: My name is Ted James. I live at 302</p> <p>9 Rolling Knoll Drive.</p> <p>10 I would like to echo also what Bill said, and I</p> <p>11 would like to thank the architect and the engineers for</p> <p>12 coming tonight because that's what a Community Input Meeting</p> <p>13 is designed about, the structure and the looks and all that.</p> <p>14 I could spend 20 minutes talking about the traffic</p> <p>15 issue but I'm not going to do it because this is not the</p> <p>16 meeting for that; but what really upsets me is that about</p> <p>17 three years ago we showed Walmart -- so I'll make my</p> <p>18 comments to you because you are Walmart's representative,</p> <p>19 Mr. Snee.</p> <p>20 We showed Walmart exactly what you came up with.</p> <p>21 We showed you that you could have 185,000 square feet on the</p>	<p>1 site with our own drawings and, basically, it took 24</p> <p>2 three years or almost a three and a half year battle to not</p> <p>3 have the store placed at the Plumtree property, and I</p> <p>4 consider it disrespectful because now what we suggested</p> <p>5 doing three and a half years ago that you said was</p> <p>6 impossible to do -- now, all the sudden, here we have all</p> <p>7 the plans and we have an architect and an engineer who all</p> <p>8 say it's possible.</p> <p>9 It looks like you would be able to do everything</p> <p>10 for a super center just like you wanted to do. I think the</p> <p>11 message needs to go back to Walmart that it's</p> <p>12 disrespectful. It's disrespectful to many communities</p> <p>13 along the 924 corridor, one of which I was President of</p> <p>14 their home owners association.</p> <p>15 To end up doing what we asked you to do three years</p> <p>16 ago, there is a respect issue and a credibility issue,</p> <p>17 and I think Walmart needs to understand that and they will</p> <p>18 be a much better neighbor now and in the future.</p> <p>19 MR. SNEE: I appreciate your comments, sir.</p> <p>20 Yes, sir.</p> <p>21 MR. HAMILTON: Hi. My name is Fred Hamilton. I</p>
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1 Five at 331 Regal Drive in Abingdon. 25

2 My concern, as everybody else has expressed, is
3 going to be traffic. I work down in that area, and traffic
4 is bad enough getting in and out during the day.

5 Just looking at it, I think, at minimum, you need
6 to add a couple of traffic lanes with maybe one dedicated to
7 a Walmart entrance and exit. Traffic is the biggest
8 concern that I see right now.

9 If you guys had listened to the community three
10 years ago, this would have been done by now; but, again,
11 thank you for coming. Thank you for the opportunity to
12 express our input.

13 MR. SNEE: Thank you.

14 MS. WEINREICH: I really don't need that; I'm
15 probably loud enough without it.

16 MR. SNEE: Okay.

17 MS. WEINREICH: Melanie Weinreich at 732
18 Hookers Mill Road in Abingdon.

19 I am going to reiterate the same thing that
20 everybody has and that's just the traffic, but I would like
21 to say that I'm very pleased that we did not build a new

1 building and leave another building vacant for who 26
2 knows what would have happened.

3 My real question is: How will we find out about —
4 I assume there will be some additional meetings
5 where, hopefully, the County might come and talk to us as
6 well. How can we find out about that?

7 MR. SNEE: Okay. Great question.

8 Following tonight's meeting, our office submits a
9 certification saying that we held this and here is the
10 transcript. So, everybody's comments are taken down.

11 That will be followed by a submission by Mike
12 Birkland with Boehler Engineering called a DAC submission
13 with the Development Advisory Committee. The DACs are held
14 every other Wednesday at 220 South Main Street all at
15 9:00 a.m. The DAC for Walmart could be the last, the first
16 or anywhere in between. It just depends on the schedule.

17 What we have done in our office is, if you signed
18 in and you left your e-mail and/or your regular address, we
19 will send out a letter telling you when that is.

20 The certification that we submit, you will be able
21 to see on the Department of Planning and Zoning website.

1 MR. POLTRACK: On Constant Branch's Facebook 27
2 page, Mark Perrone — is Mark or Mike Perrone?

3 UNIDENTIFIED SPECTATOR: Mike.

4 MR. POLTRACK: — (continuing) gave his home number
5 and his cell number. I actually had — he actually called
6 me and he was very — he was actually very straight up.

7 The County already knows the traffic is a problem.
8 Everybody knows traffic is a problem, and I want to actually
9 mention that to the people who don't have this in Bel Air.
10 You didn't really fix anything. I don't want this in my
11 neighborhood. I don't want this expansion. Traffic is a
12 problem in my neighborhood.

13 So, don't pat yourselves on the back yet because
14 now it's my problem. Okay?

15 Traffic is a problem. The County knows about this
16 and they have to address this, the traffic issue. It is
17 not — it's not Walmart's doing, but traffic is a problem.
18 You are going to add quite a bit of extra traffic to an
19 already overburdened situation.

20 Mr. Perrone knew about the traffic problem. They
21 have been planning another entrance off of, I think, 24 or

1 something for years and years even when they started 28
2 this community.

3 MR. SNEE: Your name again, sir?

4 MR. POLTRACK: Gregory Poltrack, 422 Denton Road.
5 I apologize. The County should be here taking some
6 of the burden off of you. Walmart has a business plan.
7 That's great. Your business plan involves numbers, but the
8 community has to be represented by our representatives.

9 MR. SNEE: And I explained this to Mr. Burlin and
10 Mrs. Burlin. The rules of Community Input Meeting requires
11 us to provide a notice to the County that it is taking
12 place, but they don't have to send a representative.

13 MR. POLTRACK: Yes, sir.

14 MR. WEHLAND: May I?

15 MR. SNEE: Sure.

16 MR. WEHLAND: Thank you.

17 I was really surprised to hear that you don't know
18 how much more traffic you intend to have based on your
19 expansion.

20 The question is twofold. First of all, how much
21 traffic are you now having? Obviously, you're expanding and

1 you want a larger base. I would almost say, 29
2 especially for the people that are here, we do have a
3 problem with Harford County, and I think that we're going to
4 have to put some pressure on the County to make sure that an
5 impact analysis is done, that it's done properly, and these
6 folks will have to have a traffic engineer come in and do
7 that, and I think that an analysis needs to be done.
8 That intersection, as everyone has said, is
9 terrible but, again, since I was for expansion three years
10 ago, I'm not going to change my mind. I think expansion is
11 the way to go.
12 Thank you.
13 MS. HAMILTON: Thank you. Joan Hamilton again, 331
14 Regal Drive.
15 Just a note to the people that might be
16 interested. The County website has been upgraded, and you
17 can actually sign up to get information from the DAC
18 Committee what they are having meetings on.
19 There is also a group called Friends of Harford
20 that has an e-mail list that will keep you informed of all
21 the development in Harford County.

1 I had one other question and a comment. 30
2 The question is: Is the store going to remain open during
3 reconstruction?
4 MR. CARLSON: Yes.
5 MS. HAMILTON: Okay, and my comment is just for
6 Walmart and anyone else who doesn't understand this. I
7 live not far from the other site. I was opposed in the
8 beginning. I was on the Abingdon Community Council
9 and was actually in meetings. We don't have anything
10 against Walmart. Walmart is not the issue.
11 That particular piece of property is not the place
12 for any superstore. If somebody else comes along behind
13 you guys and tries a superstore, guess who is going
14 to be out here again. Right, Bill?
15 MR. WEHLAND: Yep.
16 MS. HAMILTON: So, thank you very much for looking
17 at this idea. Thank you.
18 MR. SNEE: Thank you.
19 DELEGATE MCCOMAS: Hi. I'm Delegate McComas, and
20 I represent the Greater Bel Air area and parts of Abingdon,
21 and I just want to say that there is a corridor study now

1 going on regarding 924, and I'm not quite sure 31
2 exactly what area, but I do not think — and, Mr. Snee, you
3 might want to check on this. I don't think it deals with
4 the Constant Friendship Parkway Boulevard area or the area
5 that we want to put a second floor.
6 So, what I'm wondering is, they went through the
7 Baltimore Metropolitan Council and it's kind of a grant.
8 So, I'm wondering if it would be possible if they could get
9 it expanded for this area because I know that intersection.
10 I won't mention names, but I know a politician — and it
11 wasn't me — that got caught at Christmastime on Constant
12 Friendship Parkway and couldn't get out for like three
13 hours because it was Christmas season.
14 I mean, it's one way in and one way out, and we
15 want Walmart to be successful and, quite honestly, if it is
16 gridlocked, you're not going to be successful. So, it is
17 kind of like to set up a win-win, and sometimes having had
18 a little experience with the Harford County Roads and Public
19 Works as well as the State Highway Administration, they like
20 to kind of bounce you back and forth. They e-mail each
21 other. They stay in constant contact. State Highway

1 Administration has their own little mailbox down in 32
2 Harford County.
3 So, the bottom line is, if you can get them in the
4 room to talk about the problem — and, Mr. Snee, you
5 have the ability to do that — I suggest you do it and
6 certainly, if my office or Senator Cassilly's office can
7 help, we want this to be successful, but not at the expense
8 of the community or gridlock in traffic because that doesn't
9 help you either.
10 So, I just wanted to let you know we are out there
11 to try to help make this go.
12 MR. POLTRACK: I suggest we get more politicians
13 there at Christmastime.
14 (Laughter.)
15 MR. SNEE: Thank you, Delegate McComas.
16 MR. JAMES: Ted James, 302 Rolling Knoll Drive.
17 I want to make sure that everybody knows that from
18 here — from where we are right here all the way into
19 downtown Bel Air is high density residential, high
20 density commercial, and I live within walking distance of
21 the Plumtree property. I was very active, spent three years

1 fighting, and it was never ever about Walmart. 33
 2 I have had letters published in the Aegis, and
 3 in every one of my letters, I say it's not about Walmart;
 4 it's about the traffic issues.
 5 There is at least 15, if not 20, intersections
 6 that will be affected by anything going in at Plumtree
 7 because those intersections today, ones that we all use
 8 today, are already failing. They are not an F yet, but they
 9 are about a D. A couple more letters and the State or the
 10 County has to do something about it.
 11 We have at least 20 intersections from here into
 12 Bel Air that are failing right now. So we need to keep that
 13 perspective. It's not — somebody is going to locate on the
 14 Plumtree property because that's the way it is zoned and
 15 that's the way we voted to have it zoned. So, we are
 16 getting what we voted for. I'm just saying this to be fair.
 17 So, it's about the traffic, and it's not just the
 18 traffic. It's about the safety issues that go with it. I
 19 was a schoolbus driver for five years. I drove up and down
 20 924. I picked up in the Box Hill area, Hookers Mill Road
 21 area, and took those kids into Bel Air, into Patterson Mill

1 when it opened, and I've seen everything on 924. 34
 2 I've seen it all, it's just getting worse and worse.
 3 If you go around and look at all the housing
 4 developments, the two that are going up down on
 5 West Ring Factory, the so-called property over by Duclaw's
 6 that eventually is going to open up into Tollgate — I don't
 7 know how they are going to put a roundabout there because
 8 there is not enough room between Tollgate and 24.
 9 Then, you look out on Hookers Mill Road and Laurel
 10 Bush, the whole development out there, the new developments
 11 right here behind 83s — that's one of two cars for every
 12 single household, and it is just going to get worse.
 13 So, it's not about the store. It's not about
 14 Walmart. Never was. It's about the traffic issue and
 15 safety.
 16 MR. SNEE: Thank you.
 17 MS. DOHLER: Hi. I'm Leslie Dohler. I'm actually
 18 the legislative aide for Harford County Councilman, Curtis
 19 Beulah, who represents District F, so adjoining to the
 20 District A which is where the Walmart property is located.
 21 I have a question, listening to our constituents.

1 As far as the increased trips or traffic, I would 35
 2 think you know part of the business plan involves, you know,
 3 how much more business you can generate by adding the
 4 grocery department and expanding and so forth. So will you
 5 be and are you required — because I'm not sure — to submit
 6 that kind of information to the Development Advisory
 7 Committee?
 8 MR. BIRKLAND: Would we be required to submit what
 9 type of information?
 10 MS. DOHLER: A potential traffic increase.
 11 Potential, you know, how many more trips per day.
 12 MR. SNEE: Again, as I said, after the Community
 13 Input Meeting and we make our submission, then Mike and I
 14 will be working with the County on whatever requirements
 15 they want for DAC and, right now, we don't know because we
 16 are not there. This is literally the beginning of the
 17 project.
 18 MR. FOLTRACK: But you know what kind of business
 19 you expect to increase on this project.
 20 MR. BIRKLAND: We are design professionals. They
 21 don't share that with us.

1 MR. FOLTRACK: Walmart as a corporation has 36
 2 a goal on how much more money, revenue and business and that
 3 is going to be a direct correlation —
 4 (Multiple voices.)
 5 MR. SNEE: One person a time for Penney's sanity.
 6 Any other questions or comments before we close?
 7 MS. WEINREICH: Following up about —
 8 THE REPORTER: Please state your name again.
 9 MS. WEINREICH: Melanie Weinreich at 732 Hookers
 10 Mill Road.
 11 I think part of the traffic is going to come from
 12 — you are going to have people where they're coming from
 13 now, where we now go to Fallston or to Aberdeen. So, is
 14 there going to be a little bit of a leveling out where
 15 people are now going to come from here because it's much
 16 closer.
 17 Again, that is increased traffic but you'll have
 18 less traffic over in some of your stores that have at least
 19 as far as I am concerned —
 20 MR. FOLTRACK: That's not their intention.
 21 MS. WEINREICH: I'm sure it's not their intention,

1 but — 37
2 MR. FOLTRACK: They intend to increase —
3 MS. WEINREICH: If it were me, if I go to Aberdeen,
4 I'm now going to come to Abingdon — of course, I probably
5 won't because of the traffic at the intersection.
6 (Laughter.)
7 MR. FOLTRACK: Yes. You won't.
8 MS. WEINREICH: Again, I agree that it's not
9 Walmart. It could have been anybody. It is just the
10 traffic is getting so bad that you can't get from 95 to
11 downtown Bel Air in probably less than 20 or 25 minutes by
12 driving 924.
13 MR. SNEE: Thank you.
14 MS. HAMILTON: I'm back. Hello. Joan Hamilton
15 again, 331 Regal Drive.
16 I think the difference between this project and
17 the project up there — and I could be wrong, and somebody
18 else can correct me if I am — is that that was brand
19 new construction versus an expansion of the existing space.
20 When you are doing something brand new, even the
21 Panda Express over here, they had to do traffic analysis

1 because it was brand new construction. I don't know 38
2 if it depends on the amount of whatever your expansion is.
3 There is probably some limit the County sets that says, if
4 it's under some amount, you might not have to do it.
5 So the pressure really needs to go on the County
6 Council and the development area of Harford County to get
7 the message because we have these conversations at every
8 single development that has come along, no matter what it
9 is, whether it is an expansion or something, and the people
10 that it impacts show up, but it would be nice if a lot of
11 people showed up from all different areas to the County
12 Council and said: You guys need to fix this. Yes, we are
13 in the development envelope which was set up 50 years ago
14 or something, but we can only — I think it was 50 years
15 ago.
16 MR. SNEE: Back in 1977.
17 MS. HAMILTON: Well, almost.
18 Anyway, you can only handle so much traffic, water
19 and sewer, and all that kind of stuff. So, it is up to
20 us, the citizens, to be more involved with our County
21 Government. That is all I have to say, I think. I think.

1 I hope not. 39
2 MS. BURLIN: Elizabeth Burlin.
3 I just want to reiterate what you said, and I
4 think what we need to do is talk to the County and your
5 representatives. Was there an impact study when they put
6 in Section 8 housing or the senior thing? You know, we went
7 to a meeting on that, and we got so talked around and
8 everything — oh, it's not that much and, oh, it's not going
9 to be this or that.
10 You need to talk to your representatives. You
11 need to get your neighbors to send in letters and God bless
12 the people from Bel Air that did what they did, but I will
13 tell you that, living in Abingdon when you kept saying: we
14 don't want it in our neighborhood, but it's been down there.
15 That was very nice of you, but we didn't appreciate it down
16 here because we knew what our traffic issues were already
17 and we knew what the impact was.
18 So you kept saying: Not in neighborhood because
19 we had traffic issues — well, we have traffic issues.
20 As you said, there is traffic issues all the way around. So
21 when you kept saying no Walmart in yours, I didn't mind

1 that but, when you said put it there — again, I 40
2 love Walmart. I told you before, I'm in there all the time.
3 The people in Abingdon did not appreciate that at all.
4 But talk to your County Council people. As I have
5 said before, they keep putting things over along
6 Constant Friendship Boulevard, and they do no road
7 improvements; and I'm not talking about Walmart. I'm
8 talking about all the other things that have been
9 constantly put in, and they do nothing about it. You
10 need to talk to your reps.
11 Thank you.
12 MS. HAMILTON: I'm going to do it again, and I
13 promise this will be it. Joan Hamilton, 331 Regal Drive.
14 Everybody, come visit.
15 Just to kind of put something in perspective.
16 We were looking at 10,000 additional cars brand new coming
17 into our area everyday. I don't know how many cars come
18 into Walmart now, but it's probably 50 or 60 percent or
19 more of that already coming into this area.
20 So what they are proposing for additional traffic
21 is a very valid point, that it needs to fix the roads, but

1 you are not getting 10,000 brand new cars like we 41
 2 were. There is a difference.
 3 MR. FOLTRAK: There is a difference between
 4 expansion and a build.
 5 MS. HAMILTON: Right.
 6 MR. FOLTRAK: It is still called an expansion in
 7 an area already can't handle what it has.
 8 MS. HAMILTON: I agree.
 9 MR. FOLTRAK: It is just common sense, and the
 10 County is aware. The County knows.
 11 MR. DIGGS: Lawrence Diggs again, 511 Cedar Hill
 12 Court, Bel Air 21015.
 13 I think as an addendum to your plan or an addition
 14 to your plan, what I am hearing from everybody is that
 15 they'd be well to find an exit -- if it is only an exit --
 16 road as part of your plan. I think that's going to be to
 17 your advantage and to the community's advantage and the
 18 shopping's advantage.
 19 As I look at that site, I'm trying to figure out
 20 where you can put it. I think that is something you
 21 ought to consider is just finding a way to create an

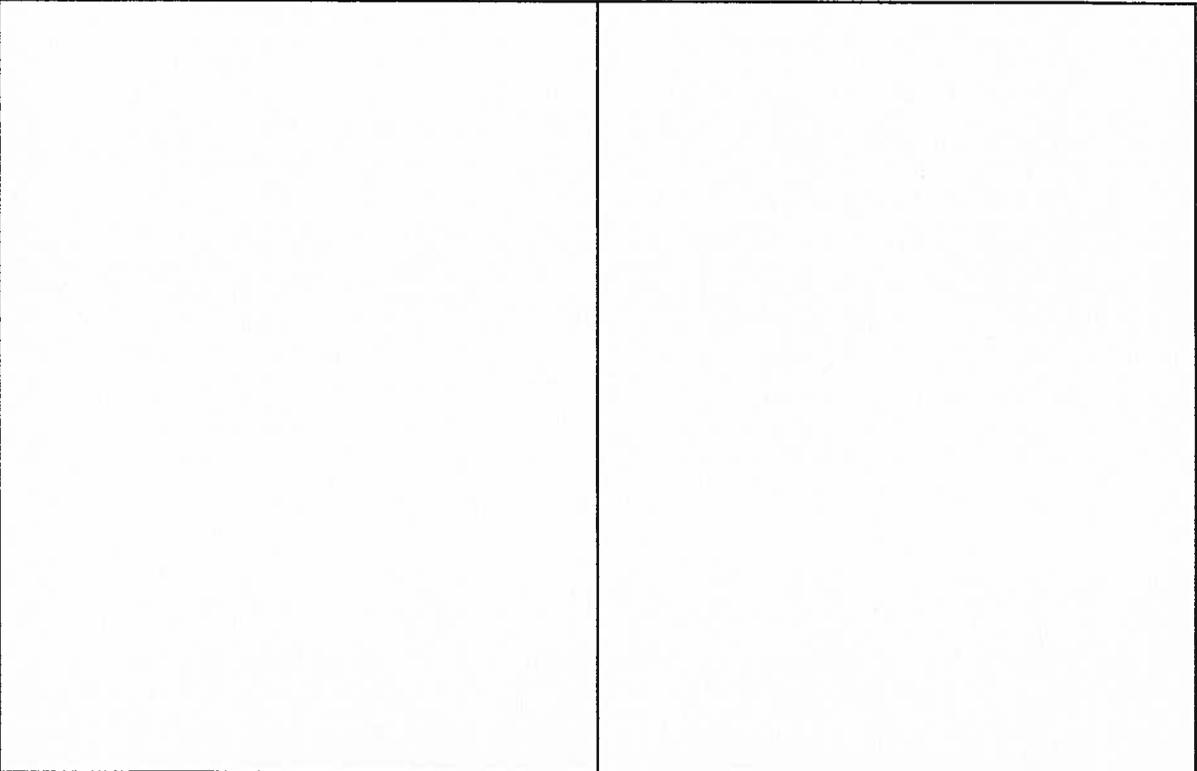
1 exit road. 42
 2 I believe this lady here (indicating) said
 3 something about, if you had an emergency that would occur
 4 there, how do you evacuate people. If you have got four or
 5 5,000 people there at one time and there is an emergency,
 6 how do you do an evacuation. That is imperative.
 7 Thank you.
 8 MR. SNEE: Thank you.
 9 MR. WEHLAND: Bill Wehland again.
 10 How many here really follow Harford Next? Anyone?
 11 Quite a few. Well, it's going to be overwhelming. The
 12 County favors developers, get that through. There's
 13 21,000 more housing units that's going to go into the
 14 development envelope between now and 2040.
 15 I asked the County -- and they still have not
 16 replied -- where are you going to put those housing units.
 17 Where in the 924 corridor from Belair Road down can you
 18 possibly put any more? That's the heart of the development
 19 envelope. That's where all the development is happening.
 20 That's where most of the traffic is.
 21 Yes, 22, 543 and all that. The problem is traffic,

1 traffic, traffic; but Harford County wants to expand 43
 2 for the tax base and everything else. The northern tier
 3 isn't being touched. That's all agricultural land.
 4 I guess what I'm saying is, if you get to your
 5 representative more -- I'm not saying they will be able to
 6 do anything, but it takes groups of people. No Bel Air
 7 Walmart showed that it was no Bel Air Walmart.
 8 With all due respect to the lady that did talk, we
 9 were never saying: Push it down to Abingdon. We were only
 10 saying that it could be expanded in Abingdon.
 11 Something is going to end up at 924 and Plumtree,
 12 and it will probably be another hassle, another fight.
 13 I suggested to Bob Lynch who was one of the
 14 attorneys -- I'm sure Joe Snee knows him -- why not talk to
 15 the people about donating the land or having Harford County
 16 buy a portion of the land and make it the Hal Daily
 17 (phonetic) Memorial Park. We need more recreation there.
 18 He didn't think it was a bad idea but he didn't
 19 think it was going to happen. Neither do I, but we do need
 20 more recreational area in that area. There's no doubt about
 21 it.

1 When I think about 21 more thousand housing 44
 2 units when you only have about 55,000 now -- so you are
 3 going to run it up to 90 to 100,000 -- I don't know where
 4 they're going. I just don't know where they're going but,
 5 again, I never was against Walmart; I was against where they
 6 were going. I just want to make that clear, perfectly
 7 clear, but I am -- as Ted said, I think it was a little
 8 disrespectful to tell us we can't expand and come to a
 9 meeting tonight, and there's the expansion exactly as many
 10 of my fellow citizens told Walmart at the time, but they
 11 just would not listen.
 12 Amen.
 13 MR. SNEE: Any final Walmart comments?
 14 (No response.)
 15 MR. SNEE: All right. Thank you very much for
 16 coming out tonight. The certification will be posted on the
 17 website, and you will get notice of the DAC through the
 18 paper, our office, and the County's website.
 19 Thank you. Bye bye.
 20 (The meeting was concluded at 7:24 p.m.)
 21 * * * * *

1 CERTIFICATE OF NOTARY PUBLIC/REPORTER 45
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 29th day
12 of July, 2016, in Bel Air, Maryland.
13
14
15 _____
16 Penny L. Comeau, Notary Public
17
18
19 My Commission expires 4-21-20.
20
21

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