

DEVELOPMENT ADVISORY COMMITTEE MINUTES

The Development Advisory Committee (DAC) met on January 2, 2019 at 9:00 a.m. in the First Floor Conference Room, 220 S. Main Street, Bel Air, Maryland. The meeting was chaired by Moe Davenport, Department of Planning and Zoning.

The following members were in attendance:

Moe Davenport	Chairman, DAC
Robin Wales	Department of Emergency Services
Patrick Jones	Soil Conservation District
Ashley McMahan	Health Department
Mike Rist	DPW Engineering
DFC Dan Buchler	Sheriff's Office
Rich Zeller	State Highway Administration
Eric Vacek	Planner, Development Review
Lori Pietrowski	Administrative Specialist

Also in attendance:

Wayne Thiebeault	Christie Baranowski
Mark Baranowski	Andrew Slaich
Howard Klein	Jake Adler
Rich Cook	Bonnie Cook
Joe Mally	

Moe Davenport, of the Department of Planning and Zoning, welcomed everyone to the meeting. He explained there is one plan on the agenda. Mr. Davenport explained that a brief presentation will be given by the consultant for the project. The DAC members will give their comments on the project. The meeting will then be opened up for anyone in attendance that may have questions or comments. If anyone has questions that are not answered, there are information request forms that can be filled out and submitted to the Department of Planning and Zoning and they will be responded to in writing. There is an attendance sheet circulating for everyone to sign. If a correct address is given, a copy of the minutes will be mailed or e-mailed. The minutes are recorded and will also be published to the Department of Planning and Zoning's website.

FOREST VIEW FARMS – LOTS 2 - 9

Located on the north side of West Jarrettsville Road; west side of Bailey Road. Tax Map 33; Parcel 17; Lots 2-8. Third Election District. Council District D. Planner Eric.

Plan No. P519-2018 Revise existing Lots 2-8 & Create Lot 9/50.417 acres/AG.

Received 12-05-2018 Colgate Investments/Joseph Thompson Associates, LLC.

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Verbatim Transcript

Joe Thompson with Joseph Thompson Associates presented the plan:

Good morning everyone, Happy New Year. My name is Joe Thompson with Thompson Associates. This is our plan to revise the existing lots that are there to make smaller lots and to provide one additional lot and create more farmland than what was here before. I grew up in the area and these are two acre lots, they are more in demand and to try to preserve more of the farm. So, we have 36 acres left with the farm. That is what we are trying to do.

Robin Wales – Department of Emergency Services

Lot 2 will be remain #2404 Bailey Rd, lot 3 #2428, lot4 #2430, lot 5 #2432, lot 6 2434, lot 7 2436, lot 8 #2438, and lot 9 #2500 Bailey Rd. These addresses will work if displayed properly, available, and approved by planning & zoning.

Patrick Jones – Soil Conservation District

An adequate sediment and erosion control plan needs to be approved before a grading permit can be issued. The sediment and erosion plan must be integrated with the SWM strategy at the design phase.

We recommend, as per the new 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control Manual that in a Tier II watershed additional level of controls may be needed and Tier II buffers are utilized and shown on the plans for this site.

A NOI permit is required from MDE when a project disturbs more than 1 acre. Please contact MDE about the NOI permit process.

One other comment; that out fall for your front proposed swale there. The stone as shown most of that rip rap is not there. There is a very small portion of it that is and we happen to know that that is an extremely erosive area because, back in early 2000's we went out there to survey that area to try and provide a solution for the erosion. At that time it was a huge gully. There was one about 5 feet deep by 3-4 yards wide. It was a pretty big gully that we were trying.

Joe Thompson - Are you talking about West Jarrettsville Road or Bailey Road?

Patrick Jones – On Bailey Road. That was a pretty big gully there at one point so we like to make sure that that does not happen again.

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Ashley McMahan – Health Department

This plan proposes to create eight (8) single family residential lots from an existing parcel. Lot 2 is improved with a dwelling and is serviced by an individual well and an on-site disposal system (OSDS). Lots 3 through 9 are unimproved and will be serviced individual wells and OSDSs. Soil tests were conducted on November 15, 2018 and July 6, 1999.

The consultant provided this office with a revised print on December 13, 2018 that addresses the following:

1. Acceptable trench layouts showing an initial and three repairs.

The final plat must bear the well, septic reserve area, and plat plan notes. The square footage amount of the septic reserve area must be clearly labeled on the final plat.

Mike Rist – DPW Engineering

1. Lots 2-8:
A sediment control plan and a grading permit will be required for the development of this site. Sediment controls are to be designed to the specifications as set forth in the Maryland Standards for Erosion and Sediment Control, latest edition.
2. Lot 9:
A grading permit or standard sediment control plan shall be required for land disturbing activities exceeding 5,000 square feet. In addition, stormwater management must be addressed.
3. Stormwater Management must be provided in accordance with the 2000 Design Manual as amended by Supplement 1.
4. A stormwater management concept plan has been submitted for review and must be approved prior to preliminary plan approval.

Comments must be addressed on subsequent stormwater plan submittals.

5. The final stormwater management plan shall be approved prior to the issuance of a grading permit. A stormwater management permit is required prior to the issuance of a building permit.

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6. Stormwater management practices designed for and located on individual lots shall be constructed and inspected prior to the issuance of use and occupancy permits. Practices located on individual lots are the maintenance responsibility of the owner.
7. Roadside drainage shall be addressed along Bailey Road by providing a 3' graded shoulder and side ditch or other measures to be determined during final design.
8. Road plans will need to be approved and a Public Works Agreement will need to be executed prior to the issuance of building permits for the site.
9. Access permits are required for the proposed driveways.
10. The driveway must be paved within the County right-of-way prior to issuance of any use and occupancy permits and provide adequate site distance for a 30 mph design speed.
11. A 30' right-of-way dedication is required along Bailey Road.
12. Monumental masonry mailboxes or structures shall not be constructed within the right-of-way.

DFC Dan Buchler – Sheriff's Office

The Harford County Sheriff's Office has no comments or questions.

Rich Zeller – State Highway

Access is to a county road and State Highway has no comments.

Eric Vacek – Planner

1. This parcel is zoned AG (Agricultural) and proposes to create one (1) additional single family residential lot by revising existing recorded lots (Plat(s) 133/88 and 101/37) and combining an existing parcel.
2. Prior recorded Plat(s) 101/37 and 133/88 shall be revised to reflect the proposed subdivision, easements, reconfiguration of the septic reserve areas and Natural Resource District (NRD) areas and buffers. These plats shall be referenced on the final plat.

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3. The lots are subject to the Harford County Forest Conservation Regulations. A Revised Forest Conservation Plan (FCP523-2018) was submitted to the Department of Planning and Zoning. A total of 36.06 acres shall remain in agricultural use. No grading shall be permitted in the wetland buffers for actual home construction. There will be no forest clearing and grading permitted in the wetland buffers for actual home construction.

Public Comments –

Bonnie Cook – How many acres will be left?

Moe Davenport – 36.06 acres

Bonnie Cook – Not sold for a house?

Moe Davenport – It will have the existing farm house on that lot. That is one of the lots that has an existing home and barns on it.

Bonnie Cook – And, that won't be developed?

Moe Davenport – That will be left as an Agriculture lot.

Richard Cook – Are there any plans to put any speed bumps or anything like that on that road because, there are cars and motorcycles that zip up and down that road? And, there is going to be a lot more traffic so, I was wondering.

Moe Davenport – I'll let DPW address that question but, no there are no plans to put speed bumps on Bailey Road.

Richard Cook – We would need to have more police action on that road then just because of the speeds and so on?

Moe Davenport – Well, DPW has a program that they could request an analysis. Is that true Mike?

Mike Rist - Yes, I will bring that up to our traffic engineers attention but, I don't know of any issues out there or heard of any issues out there with speeding. But, I will bring it to their attention.

Moe Davenport – Thank you. Any other questions or comments?

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Andrew Slaich – My property adjoins the remaining 36.06 acres remaining. You say it will be left as farm ground. Actively farmed? If so, where is the right-of –way for the farmer to access it?

Joe Thompson – He will access these fields as he does now.

Andrew Slaich – Ok, it will still be there?

Joe Thompson – Yes, he will access on the side right here.

Andrew Slaich – As long as it is not on West Jarrettsville Road. So, basically they will use the same right-of –way that they are using now?

Joe Thompson – Correct. I imagine they will come in next to the barn right here.

Andrew Slaich – Yes, that is where it is now.

Bonnie Cook – I apologize for coming in late. We went to the wrong building. Can we look at this up close? We live across the street.

Moe Davenport – We will be happy to provide you with a copy today.

Bonnie Cook – That would be wonderful. Thank you.

Moe Davenport – Your welcome. If there are no other questions or comments that concludes our meeting for today. Thank you for your attendance.

Meeting adjourned at 9:15 am.