

## DEVELOPMENT ADVISORY COMMITTEE MINUTES

The Development Advisory Committee (DAC) met on February 1, 2017 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
Bill Snyder	Volunteer Fire & EMS
Robin Wales	Department of Emergency Services
Patrick Jones	Soil Conservation District
Len Walinski	Harford County Health Department
Mike Rist	DPW Engineering
Rich Zeller	State Highway Administration
Jen Wilson	Planner, Development Review

Also in attendance were:

William Thomas	Albert Burns
Jean Chenworth	Judy Burns
Teresa Gentry	Eva Bryant
Jack Gentry	William Hyde
Tony Esposito	Rowan Glidden, GW Stephens Associates, Inc.
Tracy Slotter	Jean Schleich
Roxanne Yaroshevich	Tracy Sloutter

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.

### **HESS FARM – LOT 1-7**

Located on the north side of Fallston Road (Route 152); east of Pleasantville Road. Tax Map 47; Parcel 530. Third Election District. Council District B. Planner Jen.

Plan No. P2-2017 Subdivide Lot 1 to create 7 residential lots/16.946 acres/RR.

Received 01-04-17 The Charles Neighbours, LLC/GP Construction, Inc./GW Stephens, Jr. & Associates, Inc.

**Verbatim Transcript**

**Rowan Glidden with G.W. Stephens, Jr. & Associates, Inc. presented the plan:**

My name is Rowan Glidden I work for G.W. Stephens we have prepared the plan on behalf of the contract purchaser/developer GP Construction Company, Inc. The land is currently owned by an LLC called The Charles Neighbours, LLC which I believe is controlled by the Hess Family. They sub-divided this property out and created this lot 1. Now we are sub-dividing lot 1 into 7 lots that will all be served by well and septic. The plan is to extend Arden Drive and create a cul-de-sac at the end of that off which the driveways will be built. Lots 1-4 will share a common drive, Lot 5 will have its own drive and lots 6-7 would share a common drive. As I said, these are all well and septic. It was perc tested last spring with the Health Department. We have submitted a landscape plan as well as forest conservation plan along with a concept stormwater plan which I believe is already approved. I look forward to your comments.

**Bill Snyder – Volunteer Fire and EMS**

- Dwellings on panhandle-lots shall have the addresses marked at any point the driveways split to identify each dwelling's address number. Signs with directional arrows are recommended. Examples below:





**Robin Wales – Department of Emergency Services**

The lots will be addressed in the 2200 block continuing with the address numbers of Arden Drive. These addresses will work if available, displayed properly, and approved by planning and zoning.

I will work with the planner.

Department of Emergency Services is requesting, please display the address numbers and letters so that they will be absolutely clear and large enough for emergency responders to locate your address without any difficulty.

The addresses of panhandle lots shall be displayed at the entrance within 10' of the public roadway, at least 3 feet high, & at each driveway to indicate the proper lane of access for each property. Reflective bright address numbers on arrows work the best.

**Patrick Jones – Soil Conservation District**

Concept SWM plans have been submitted and reviewed.

An adequate sediment and erosion control plan needs to be approved before a grading permit can be issued. The sediment and erosion control 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 for this site.

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

Attached is information pertaining to the fee system for the review of sediment and erosion control plans. Please contact Bill Tharpe, 410.838.6181 x3, with questions about this information. This fee will be collected prior to the review of the site development plan.

**Len Walinski – Harford County Health Department**

The Harford County Health Department has extended its approval for the above referenced preliminary plan. The site is located on the north side of Fallston Road (MD Route 152), approximately 1,000 feet east of Pleasantville Road.

This plan proposes to subdivide existing Lot 1 to create seven (7) single family residential lots. Lots 1 through 7 are unimproved and will be serviced by individual wells and on-site disposal systems. Soil tests were conducted on April 18, 2016, June 2, 2016 and March 25, 2015.

Prior to final plat approval, the following are required:

1. The septic reserve area for Lot 5 must be modified to allow a 25' separation from the centerline of the swale. This revision must be shown on a revised print to this office. See attachment.
2. Submit a detailed final OSDS layout for Lots 1 through 7 providing the initial OSDS design layout and the layout for three (3) future systems meeting all required setbacks. The design must also evaluate the need for a pump system and include the pump system in the system, if applicable. This office will provide OSDS trench requirements to the consultant to complete this task. The SRAs must be adequate in size to accommodate an initial sewage OSDS and three (3) future replacement systems based on a four (4) bedroom dwelling, or 10,000 sq. ft. whichever is greater.
3. The consultant must provide a print to this office revising the proposed well sites for Lots 1, 2, and 7 to prevent the well radii from overlapping into the adjacent agricultural property.
4. Upon approval of the proposed well sites, all of the wells need to be drilled and yield tested and results forwarded to this office. Each well must meet minimum yield requirements of COMAR 26.04.04.

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

**Mike Rist – DPW Engineering**

The following comments are offered by the Division of Highways & Stormwater Management on the subdivision plan submitted:

NEW SERIES REQUIRED – NO

**PROJECT – Hess Farm – Lots 1-7 P2-2017**

1. 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 Standard for Erosion and Sediment Control, latest edition.
2. Stormwater management shall be provided in accordance with the 2000 Design Manual as amended by Supplement 1.
3. A stormwater management concept plan has been submitted for review and approved. Comments must be addressed on subsequent stormwater plan submittals.
4. 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.
5. Maintenance of the stormwater management facility (facilities) is (are) the responsibility of the owner(s) and shall be stipulated in the association documents.
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. 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.
8. The proposed driveways shall be shown on the plans along with the details.
9. The Arden Drive cul-de-sac right-of-way radius shall be 65’.

**Rich Zeller – State Highway Administration**

The SHA has no comment regarding this because access is to a County road.

**Jen Wilson – Planner**

**NEW SERIES REQUIRED**    YES     NO

1. The property is zoned RR (Rural Residential) and totals 16.946± acres. The RR district permits a maximum of one (1) dwelling unit per two (2) gross acres for a total of eight (8) dwelling units permitted on this lot. This plan proposes to create seven (7) single-family residential lots.
2. Lot 1 was created from Parcel 210 by Preliminary Plan P198-2016-1. The remaining 6.588± acres of the parcel were consolidated by deed with the adjacent Parcels 52 and 339.
3. Based on the Sustainable Growth and Agricultural Preservation Act of 2012, the proposed lots are located in the Tier III designation and are the first seven (7) lots developed under this act. Any additional lots proposed on the parcel, as it existed as of the effective date of the Act-including the portion combined with Parcels 52 & 339, must be reviewed by the Planning Advisory Board.
4. This project is subject to the Harford County Forest Conservation Regulations. A Combined Forest Stand Delineation/ Forest Conservation Plan was submitted for review and cannot be approved as submitted. Any reforestation planted within the required landscape buffer must also meet the minimum size and species requirement of the Bufferyard.
5. A Landscape plan was submitted for review and cannot be approved as submitted. Any areas of the required 50' landscape buffer that can be planted must be planted and a fence provided where plantings do not fill the entire 50' width. Plantings within the 50' Bufferyard may count toward reforestation, but the plantings must meet the minimum size and density requirements of buffer yards and reforestation.
6. This site lies largely within the contributing area for a non-transient, non-community water system. All lots within this area shall comply with the requirements of Section 267-66. A note shall be included on the Final Plat regarding this requirement.
7. A trail and/or sidewalk connection shall be provided from Arden Drive to the adjacent school property and should connect to any trail currently being used by students to access the school property.

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**Public Comments –**

**Anthony Esposito** – 2103 Arden Drive. Can someone give us more information? I'm an accountant I don't understand these things here. Can someone give us more information in regards to how the traffic flow will be affected on Arden? Is there going to be any access to these properties from Fallston Road?

**Moe Davenport** – Rowan you can demonstrate the extension of Arden Drive. You are familiar with Arden Drive right now?

**Anthony Esposito** – Yes

**Moe Davenport** – It is a T-Turnaround.

**Rowan Glidden** – There is a little T-turnaround right here where it was stubbed. It was set up to be extended through. The proposed will create a cul-de-sac which will allow someone to come in and turn around freely and the driveways will go off of that. There is no connection proposed to Fallston Road (152).

**Anthony Esposito** – In regards to the houses and the way that the houses and lots are showing up here if and when additional houses are built over here. Will there be any possibility of them having access to Arden Drive.

**Moe Davenport** – No, not as the plan is shown. The one presented here today.

**Rowan Glidden** – That is not proposed.

**Anthony Esposito** – So, you've got property lines here. Is there any room for access if in the future houses are built here is there any easement or right of way that would give them access to Arden?

**Rowan Glidden** – No, none are proposed.

**Al Burns** – 2203 Arden Drive in Fallston. Thank you for giving us the opportunity to speak today. I also like your website. It is very helpful.

**Moe Davenport** – Thank you. That is good to hear.

**Al Burns** – I'd like to talk about stormwater management. In the old days which for us was about 1972. The farm field was planted in soy bean or corn. When the storms come and there are always two boomers a year. There are two really gully busters a year. You can see here on the

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property all of the water goes down this way for most of the part. In those gully busters, even in spite of beautiful corn and beautiful soy bean we get a deluge of water pouring down, coming down Arden Drive to a small inadequate water drainage system. Water backs up. We actually have a torrent coming down Arden Drive. That is in spite of absorbing land, absorbing soy bean and absorbing corn. This area right in here I think at one point was 7 or 8 acres of hard surface if I'm not mistaken. Most of that is right here where the hill comes down which is a pretty steep pitch. It is about a 20 or 30 foot drop from here to Arden Drive. That puts some velocity on the water. This looks like it is pretty well taken care of but somebody forgot the property here and Arden Drive and their inadequate drain system. I think we ought to consider some sort of storm management for here. Especially since there is a Drive here. That would come straight down by the way. If this is elevated in any way that water is going to come down and shoot down Arden Drive inundating the road and potentially inundating this piece of property here, above it. Slope and elevation have not been taken into consideration for your neighbors. I think the neighbors need to be considered in this computation. That is really my point. I'm worried more about stormwater. Now with a regular rain, with this hard surface being right here even a normal hard rain might cause that problem. I think you need to look out for your neighbors in this thing. There has to be some stormwater management that somehow takes it down into here. This is fine for these people but it is not fine for the rest of us. We need some help here.

**Moe Davenport** – Mike do you want to address that issue?

**Mike Rist** – You can look on the plan there and they do show the stormwater pond down in that lower area.

**Al Burns** - That's for the development, that's not for us.

**Mike Rist** – Right, they are also going to put in some facilities for the individual houses. Looking at the driveway that runs up along the property line there that you mentioned; it actually slopes towards the development. So, that driveway may actually help you because it will keep the water from flowing in. That is what is showing on this plan. It will actually help you a little bit.

**Al Burns** – How much is the slope going to be?

**Mike Rist** – Well, not too much. The stormwater regs when we look at this we are going to look at the adjacent properties to make sure that we are not making anything worse on the adjacent properties. That is the whole intent is. When we look at the final plans that is what we are going to be looking for.

**Al Burns** - It won't be worse for the development no question about that.

**Mike Rist** – No, for you. For the adjacent properties owners.

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**Al Burns** – The adjacent properties and Arden Drive the river that flows down to that drain system that barely works.

**Rowan Glidden** - When we do the final engineering design for that we will take that into consideration to the extent that we can unfortunately, as Mike can attest the stormwater regulations tie our hands a bit compared to the older days when we could manipulate things a little more. We do have to maintain the drainage areas generally in the same location but we can do some things.

**Moe Davenport** – You are capturing all of the water on the site and directing it to the stormwater site.

**Rowan Glidden** – Everything on the site has to be managed or treated in some fashion in order to meet the requirements.

**Roxanne Yaroshevich** – 2205 which is adjacent to the new property. How close is the first house to 2205? Because, we do have a problem with draining water that comes naturally through our back yard and creates a river when we have a heavy rain. I wonder if that is going to continue or if the new building will curb some of that.

**Moe Davenport** – The extension of Arden Drive will be curbed around the entire cul-de-sac and a storm drain put in in the middle of the cul-de-sac at the lowest point to capture the water within the new road and the existing road. The nearest home is on lot 5 from you. Do you have a scale on that?

**Rowan Glidden** – The nearest house is on lot 5 and is proposed to be several hundred feet away, the house itself. The extension of Arden Drive will basically intercept the flow of water coming off the farm that is there now. Also, my experience is the drainage off of this with lawns and driveways and landscaping will probably be less anyway than the farmland. It tends to run off farmland pretty quickly. That is our experience.

**Roxanne Yaroshevich** – We do have a natural, small bushes, trees and shrubs and stuff that separate the farm land from our property and I still don't know where the water comes from.

**Rowan Glidden** – There is a little strip right there but...

**Judy Burns** – It comes right down and if it is a heavy rain it runs pretty rampid. Historically in the farms years ago there was a tree way down at the bottom and everything went into there. And, if you go through the woods there is a stream there. Swales were built behind us and the new homes on Arabian Way. Because all of the water end up down there and in our backyards and we are flooding those houses.

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**Moe Davenport** – Everything on this site is directed to the stream and wetlands located on the school property from what is shown on this plan.

**Al Burns** – The water comes down to about here. This is where the drain system is for Arden Drive and it does stack up. Then there is a pipe that goes along our property line and empties out at the end of our property line. That is what Judy was talking about the swale. There is a huge meandering swale that goes down to Bread and Butter Creek I think, if I'm not mistaken. That swale becomes an outrageous roaring river during our thunder boomers. If the water is increased that is just going to be awful thing for going down the swale, going down Arden Drive and Arabian Way to Bread and Butter Creek. That is going to be more torrential.

**Judy Burns** – I just want to clarify. Is the property behind, on the top, is that also a residential so that could built on at some point in the future. Could there be more housing and could they then cut through. And you are saying today it is not proposed but I want to clarify that just because it is not proposed today is that area a proposed building area that could happen in the future?

**Moe Davenport** – The Hess Farm, the entire Hess Farm has the potential to do 8 lots and they are doing 7. Now, there is a farm on the north side of Hess Farm which is zoned RR, which is zoned the same as this property which is 1 dwelling property per 2 acres.

**Judy Burns** – So, there could be additional housing proposed down the road?

**Moe Davenport** – The plan does not provide access to Arden Drive. They would have to come off of...

**Judy Burns** – At this time.

**Moe Davenport** – At this time.

**Judy Burns** – So, that doesn't mean it couldn't change.

**Moe Davenport** – That doesn't mean it couldn't change but what we have asked to approve at this point in time does not show that.

**Rowan Glidden** – Just to clarify Moe and you said this before. If it were to change to provide for that we would have to come back.

**Judy Burns** – I understand.

**Rowan Glidden** – It wouldn't be happening in secret.

**Judy Burns** – Thank you.

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**Al Burns** – What was the basis of the decision to have the Arden Drive used as a right of way and not a road directly off of Fallston Road? Was that considered?

**Moe Davenport** – Two things there. There was a stub road to provide access to the development of the farm. I'll speak for you Rowan and you can interrupt me. And, the other is access to Fallston Road is a higher classification road with speed in access, you know what the speeds are on that road and you know the posted speed limit. It is much safer to come off of a secondary road for the safety of the residents there. The State Highway Administration wants to reduce the amount of conflicts on our major thoroughfares like 152.

**Al Burns** – Understood, but we don't want the cost of that to be people flying up and down Arden Drive. There are a lot of children on Arden Drive, school buses. Right now, I think it is pretty reasonable the way folks drive. What we don't want to see from another 7 houses another 14 cars probably charging up and down Arden Drive. We are concerned about the safety of our residents and children also.

**Moe Davenport** – Understood. And that is why we maintain a very low density on these rural residential zoning districts. You have a maximum of 8 lots.

**Al Burns** – 8 lots or 7 lots.

**Moe Davenport** – You have a maximum of 8, seven are proposed.

**Jack Gentry** – I assume that all seven of the lots have had a perc test.

**Moe Davenport** – Yes, Sir.

**Jack Gentry** – Do we know what the yield is?

**Moe Davenport** – Well the perc is for the septic reserve area. The wells have not been driven yet. I will let Len Walinski answer the question.

**Len Walinski** – The perc tests were done in the spring time. Very good rates, we got down very deep. Good soil for sewage disposal systems. The wells have not been drilled yet. That is where we are at this point. We are asking that the wells be drilled and yield tested prior to final plat.

**Jack Gentry** – Have any of the 7 lots been sold? Is this a done deal?

**Rowan Glidden** – You can't sell the individual lots until you get a record plat and we are a ways from that.

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**Jack Gentry** – So, what is the general time frame if everything goes according to plan and the wells are put in? Are you looking at a year?

**Rowan Glidden** – That is probably a good estimate. Once we through all the design review process with engineering. It usually takes about that time.

**Jack Gentry** – Is there any idea of the square footage type homes they are going to put in?

**Rowan Glidden** – We are showing on the plan at this point a fairly good size. It is labeled on the plan here 50x60 which is a foot print. Which is a 3,000 sf foot print. Now that is probably bigger than what actually gets built. But in order to go through the stormwater review process we have to make some assumptions. So, we have shown a fairly good size foot print for a house, deck, shed and accounted for all those things as potential as well as driveways for stormwater purposes. But they will be I'm sure high end houses consistent with other new houses in the Fallston area. I can't imagine they would be less.

**Jack Gentry** – Two story homes

**Rowan Glidden** – Two and if there are situations where there can be walk-outs you may have a three story side with the basement. But, generally two story.

**Jack Gentry** – Are there plans with the 8<sup>th</sup> lot?

**Rowan Glidden** – Between the perc test results and the stormwater facilities we couldn't get 8 in there based on the perc test results on just under 17 acres. With the stormwater departments today and the foot prints that those take up I don't see how we could squeeze that in there anyway.

**Jack Gentry** – Any plans for that lot?

**Rowan Glidden** – No, we can't. Once this 16.9 acres is sub-divided into these seven than it can't be re-sub-divided to create the 8<sup>th</sup> lot. We would have to come back through this process and as I mentioned there would be a few more steps that we would have to go through to create an 8<sup>th</sup> lot in this Tier III area. So, there are some higher hurdles to that as well. I don't know of any plans and I don't anticipate that. I think it is based on the perc test results it is highly unlikely if not impossible.

**Teresa Gentry** – There are two things that I did not understand today. One was it sounds like there is a driveway or a road that backs up to our property for all the houses to. Am I misinterpreting that or like what I'm interpreting is somebody saying is there is a road here.

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**Rowan Glidden** - There is a driveway proposed here that would come back and split off and serve just these two lots 6 and 7.

**Teresa Gentry** – Ok, so it's just a driveway that they all come into.

**Rowan Glidden** – Correct, it is just a driveway that will service those two lots. Then lot 5 will have its own driveway. And then the other driveway is here that will come back and serve lots 1-4. They will share a driveway.

**Jack Gentry** – And, how close is that driveway to the edge of the property.

**Rowan Glidden** – The actual paving is probably 8-10 feet off the property boundary and it will be graded as such the water runs back towards this property. We have to direct that water into our stormwater facilities. We can't direct it to any adjacent properties. We have to treat it. Any rooftop, driveway, asphalt, concrete and type of impervious surface under today's stormwater regulations has to be directed and treated before it can be discharged. So, it is going to be the intent of that is to both clean it and also get it to infiltrate it into the ground or have it taken up by the plants and the facility. We are actually trying to reduce the amount of water that is running off. Any water that is collected will then sit there for a little while and have the chance to move up or down hopefully before it actually runs off.

**Jack Gentry** – I understand and my wife understands that progress happens. I'm looking at it from the perspective that for 30 years I've lived there; I've had a beautiful vista. The soy beans and the corn and the openness and now I'm going to have a driveway 10 feet from my property line. It is not the same as the farm. So, my question than would be is there landscaping between the driveway and the edge of my property.

**Rowan Glidden** – Not as this time but we can look at that and that can be something that the individual lot owners as they develop, they choose to do.

**Jack Gentry** – Well, they may not choose to do it. So, what we discussed landscaping that was all worked into the plan I assume around the homes and the grass and stuff.

**Rowan Glidden** – The landscaping that we are talking about actually has to do with the road itself and the buffer yard requirement.

**Jack Gentry** – So, no hard landscaping like trees and bushes and stuff like that is part of this. This is done by the individuals or done by the developer.

**Rowan Glidden** - Well, it will be a combination. The developer will have some requirements that they will have to do and then the homeowners will be allowed to do more if they want to do that.

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**Jack Gentry** – It just seems reasonable that...

**Moe Davenport** – You have 50 feet of reforestation shown along Mr. Gentry's at the top corner where it says lot 7.

**Rowan Glidden** – Well, ok there is some landscaping and reforestation across the back of these lots at the top as well.

**Citizen** – What does that consist of?

**Rowan Glidden** – It can consist of a variety of things. Sometimes it is several hundred small trees that will grow up over time, some may be bigger. It can be a variety of things. Eventually, the idea is that over time you will have a solid woods across the back of those lots.

**Citizen** - But, nothing coming around the corner?

**Rowan Glidden** - It is down to the corner but, it doesn't extend along the sides. But, all of the vegetation along the property line right now is not being touched. The trees and shrubs that are on the lots we are not doing anything with those at this time.

**Jack Gentry** – There is not a lot there now. My property has none because we have the vista of the corn and I just think the developer should extend the wooded area around the sides at a minimum so I'm not looking into someone's bedroom window. At least some pine trees.

**Rowan Glidden** – I'll share that with them and see if we can work something out.

**Teresa Gentry** – I wanted to ask about the well. How do you know? Because, over the last 3 or 4 years three wells have been re-dug one in our neighborhood and two on Arabian. So, I was curious as to how do you know if the wells are going to affect other wells? I mean, I don't know if you know.

**Len Walinski** – Of course, we will have them drilled ahead of time and we will yield test them. Every lot here meets the state minimum of one acre per lot for a development of a well in the absence of public water. They meet the MDE Maryland Department of the Environment's regulations for minimum lot size. The wells are pretty far away from adjacent properties it is fractured bed rock, water comes in from all different angles so it is hard to predict where water comes from. We seldom if ever encounter a property where someone intercepting someone else's water from a fractured bed rock. All of the wells are drilled at different depths so they can be 100', 200', 300' it all depends where the water comes in. The deeper you go there is more storage space you get in the well casing which prevents drying up of the well. We don't encounter too many problems with dry wells in the County. A lot of time it can be inferior wells, hand dug wells, drilled wells and pits that aren't drilled to deep. Normally, a deep modern well

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dug to code usually has no problem because they keep pumping it for hours. If it below a certain level it will pump for 6 hours to make sure they maintain that water level. If it does not meet that minimum 1 gallon per minute then they will need to look for another spot. That is why we are asking to have the wells drilled prior to record plat so we make sure everything is ok. So, just in case we would have to move some wells around if we should hit dry holes. Because some of the lots like 6 and 7 they are a little limited with their well sites and we may need to tweak it a little bit to find another well location. That is the reason we drill the wells ahead of time and we will keep three wells off the agriculture property just in case it is still farmed the farmer still has access to his property and the wells are not infected with the spread of pesticides and herbicides. So, we make sure when the permit is applied for we make sure we check all of the surrounding areas and make sure they meet all setbacks and requirements of the separation of septic systems and neighboring properties and they drill a well, we do a grout inspection and make sure everything is grouted correctly and we do require water samples and at that point they would get a Certificate of Potability and that means the water is adequate, it's safe and meets all of the minimum state requirements for yield, bacteria, nitrates, sand and turbidity. So, we keep following up with it and the same with the septic system too. We did a perc test, I was out there doing a perc test with Rowan. Percs are very good. We hit some wet areas and clay more like a swale there was an overburden of clay. We got to higher ground and got down most percs at 14 feet. The perc was within 2-10 minutes. This will make these systems very small. Rowan has shown some trench requirements for some lots and we can easily get an initial and three replacement systems. The system in this type of soil conditions may last 30 or 40 years before you would need to go to a second system. The soils are good. Good perc. We shouldn't encounter any problems with the well but we are going to monitor everything just to make sure.

**Teresa Gentry** – Are you saying when they first dig the wells you ask them to dig at different depths.

**Len Walinski** – Well, it all depends on when they start hitting water. The well driller makes a log and where he hits water, fractured rock, fractured water coming in and he will just keep a log and just keep going down further and further until he is confident he has enough water. Then we do the yield test.

**Teresa Gentry** – Thank you.

**Anthony Esposito** – Question for Len, with regard to the well, the various tests will be done on the wells.

**Len Walinski** – Yes

**Anthony Esposito** – Is any kind of impact study going to be done on the existing houses?

**Len Walinski** – No

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**Anthony Esposito** – If you are able to get enough water flow for these 7 houses. Do you do an impact study to see how it is affecting the houses along Pearl Stone and Folk Stone.

**Len Walinski** – Maryland Department of the Environment used to make us or the developer get a form called a Notice of Exemption. They would look at the ground water in the area and determine that everything is ok. They told us recently that Harford County has no problems with water, wells effecting neighboring properties and they said the Notice of Exemption requirement does not kick in until after 11 lots now. So, the MDE is pretty confident that these areas are not affected by these new well or wells in Harford County in general. When we have a well adjacent to another well, wells have to be at least 10 feet from the property line so the closest two wells can be is 20 feet. If we two houses with wells very close together we would make them do simultaneous yield tests. Even if they were 20 feet apart we have never had a problem with intercepting each others water.

**Anthony Esposito** – What would the distance be say between lot 6 and 7, the Gentry's house and the other houses on the other corner.

**Len Walinski** – Minimum requirement is to stay 10 feet from the property line. Even lots 6 and 7; that is not considered a problem with adjacent wells being that close.

**Moe Davenport** – But, to answer your question they are about 100' or over 100'.

**Anthony Esposito** – I think if I'm reading this right #7 it looks like the well is kind of on the left hand side of the plot. And, that is about 100' from...

**Moe Davenport** – It is actually 200' from the nearest well.

**Anthony Esposito** – I'm sorry.

**Moe Davenport** – 200 feet. They show 100 foot well radius on there for both the existing wells and the proposed wells.

**Anthony Esposito** – Ok, maybe I'm not reading it right. I'm looking at the proposed well for #6 and the proposed well for #7 and it is about 100 feet.

**Rowan Glidden** - These two are a little more than 100 feet apart. I think what Mr. Davenport is referring to is the wells that are existing. That is more than 200 feet, because there is a 100' arc here and 100' arc there and there is space between them.

**Anthony Esposito** – One last question that I have is; when construction starts where will the construction trucks be coming in and out of?

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**Rowan Glidden** – That has not been determined yet. That is something we will talk to public works about and how to configure that. We just haven't made a decision on that yet.

**Anthony Esposito** – Once again, that would be a lot of traffic, now granted it is for a limited amount of time but that is also a lot of traffic on Arden, early in the day, kids are going to school, folks are going to work. If there is a way of having them go in and out of Fallston Road or something. Another way other than Arden. I'm concerned about that.

**Rowan Glidden** – I understand.

**Judy Burns** – Did you say that there will be a walkway from some point to the school? Did you say there is a path or something? Can you show me where that would be?

**Moe Davenport** – We haven't figured. We do recognize that some children in the neighborhood utilize the end of Arden Drive to access the Parks & Rec Facilities there. We just want to make sure that that stays in place and that is identified on the plan so that they can continue to walk to school or walk to the ball field.

**Judy Burns** – I thought you said it was going to be paved.

**Moe Davenport** – We may ask them to pave it from the road right of way to the park site or the school site.

**Jean Schleich** – My question is; we own the farm next door. How close are those trees going to be? Because we have combines that are going to come in, they rent our farm out. That they won't come over on us.

**Rowan Glidden** – They have to stay on this property. They cannot plant on your property without your permission.

**Jean Schleich** - Not plant but as they grow. Trees get bigger.

**Rowan Glidden** – We will try to look at the species to make sure that they do not overhand.

**Jean Schleich** - Ok, that is our biggest concern.

**Rowan Glidden** – I understand that. I appreciate that.

**Jack Gentry** – That is in the plan.

**Rowan Glidden** – It will be on the Forest Conservation Plan.

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**Jack Gentry** – The part I was talking about separating from my property you said maybe the developer will do something.

**Rowan Glidden** – That will probably be on the Forest Conservation Plan or on the Landscape Plan or a combination thereof.

**Teresa Gentry** – All of these plans will be on the website like they already are? Because, that was very helpful.

**Moe Davenport** – They should be on there if not you can contact myself or Jen Wilson.

**Teresa Gentry** – So, as they revise them they keep posting them?

**Moe Davenport** – Yes

**Tracey Sloutter** – I have more of a general comment not specific to this but I feel I should speak on it anyway. I understand that this is a decision of private land owners and a developer and just an issue of underlying zoning here but I grew up in Harford County, I went to Youths Benefit and it is a disappointment that this is the example that we give to children as they look out their school window that the priority is high end, luxury homes on land and that the land is more valuable for that than it is for agriculture or open space. And, it is happening all across the County. I just wanted to say that.

**Moe Davenport** – Are there any other questions or comments? If not, I would like to thank everyone for their attendance. There are no other plans on the agenda so if anyone has any additional questions I'll be here for a little bit. Thank you.

**Meeting adjourned at 9:50 am.**