

## DEVELOPMENT ADVISORY COMMITTEE MINUTES

The Development Advisory Committee (DAC) met on June 19, 2019 at 9:00 a.m. in the Harford County Administration Building, first floor conference room at 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 for Bill Snyder	Volunteer Fire & EMS
Robin Wales	Department of Emergency Services
Len Walinski	Health Department
Mike Rist	DPW Engineering
PFC Dan Buchler	Sheriff's Office
Paul Magness	Parks & Recreation
Rich Zeller	State Highway Administration
Jenni Daniels	Planner, Development Review
Lori Pietrowski	Administrative Specialist

Also in attendance:

Gregory Collins	Richard Nichols
Robert Holweck	Jake Adler
Bob Ward	Janet Schaub
Nicholas Griffin	Mitch Ensor
Joseph Thompson	

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.

### **POND VIEW FARM MARKET**

Located on the south western corner of Jolly Acres Road & Norrisville Road (Route 23). Tax Map 8; Parcel 12; Lot 1. Fourth Election District. Council District D. Planner Jenni.

Plan No.	S220-2019	Construct two story 12,290 sf building for Pond View Farm Market/2.89 acres/B3.
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Received	05-22-2019	Pond View Farm Market/Joseph Thompson Associates, LLC
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**Verbatim Transcript**

**Joseph Thompson – Thompson & Associates, LLC.**

My name is Joseph Thompson and I represent Thompson & Associates. We are taking a B3 piece of property, getting rid of some old buildings and putting in a restaurant and a butcher shop that is going to be a farm to table type. We have adequate parking. We are putting in a turn lane to get into Norrisville Road here. It is on well and septic. That's about it.

**Robin Wales Bill Snyder – Volunteer Fire & EMS**

Building shall have a Knox Key Box installed if it has an automatic sprinkler system or a supervised, automatic fire detection system per NFPA 1, Part III, 3-6. Key Box shall be keyed for the Norrisville Volunteer Fire Company: 410-638-3644.

Recommend the use of non-combustible landscaping directly next to the building. Traditional, wooden-mulch increases likelihood of nuisance fires from outdoor smoking.

**Robin Wales – Department of Emergency Services**

Since there will be no access from Norrisville Rd (MD 23), the proposed farm market will be address #5185 Jolly Acres Rd.

The building must display 8" –10" address numbers and letters or on a sign that must be clearly visible from Jolly Acres Rd.

Emergency Services must have a list of at least 3 (three) emergency contacts for notification, response, and securing purposes if the facility is not in operation 24 hours a day.

**Len Walinski – Health Department**

The site plan, as submitted by the consultant on May 28, 2019, contained incomplete information to allow for the comprehensive review of this proposal and cannot be approved at this time. In order for HCHD to continue our review of this plan, the items listed below must be completed as appropriate and the pertinent information submitted on a revised print to this office.

1. The consultant previously provided to the HCHD information on the proposed uses at the farm market. Because of that information, the farm market is seen as potentially generating 3,250 gallons of wastewater per day based upon a potential restaurant occupancy of 25 seats and banquet hall potential occupancy of 100 seats. Pretreatment will be required in the septic system design according to Code of Maryland Regulations

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(COMAR) 26.04.02.05K in order to achieve a Biological Oxygen Demand (BOD) and Suspended Solids level not to exceed 300 mg/L for either parameter.

2. Based on the flow of 3,250 gallons of wastewater per day, the amount of septic trench shown on the plan is only sufficient for the initial septic system. As a result, the plan has not demonstrated that adequate septic area is available on the property to support this proposal. Two (2) additional repair septic systems will need to be established prior to approval.
3. Provide a legend on the plan that clearly differentiates between satisfactory and unsatisfactory soil tests. Perc hole 105 was unsatisfactory and should be appropriately identified.

**Mike Rist – DPW Engineering**

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 Standards for Erosion and Sediment Control, latest edition.
2. Stormwater Management must 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. 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 lot owner(s).
6. 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.
7. The commercial entrance width shall be a minimum of 35' with 25' minimum radii. The westerly curb radii shall be offset 12' from the edge of existing paving and taper to the existing roadway. The relocated driveway shall meet residential driveway standards.
8. All pavement striping and traffic control signs shall conform to the Manual on Uniform Traffic Devices and State Highway Administration Supplement.

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**PFC Dan Buchler – Sheriff’s Office**

The Harford County Sheriff’s Office has no comments.

**Rich Zeller – State Highway Administration**

The MDOT SHA has no comment regarding the proposed access to this site as it is proposed from a county road.

All grading taking place within the MDOT SHA right-of-way along MD 23 will be subject to the terms of a District Office (DO) Permit that may be obtained by contacting Mr. Michael Pasquariello, Utility Engineer at 410-229-2341. A copy of the plan is being forwarded to his office.

The existing right-of-way along the MD 23 property frontage extends to the centerline of MD 23. The MDOT SHA is requesting that this entire property frontage, 30’ from the centerline of MD 23, be dedicated to the MDOT SHA for future widening. The MDOT SHA requires that any right-of-way or easement donation (dedication) be platted to MDOT SHA standards. These standards may be found at <http://www.roads.maryland.gov>; - Business Center; - Surveyors Center; then follow the link to Developer Donation Plat Standards. Please contact Mr. Robert Hammond-Bey, Chief, Records & Research Section, Office of Real Estate at 410-545-0358 or [rhammondbey@mdot.maryland.gov](mailto:rhammondbey@mdot.maryland.gov) for existing right-of-way information. Note that any plats produced for the MDOT SHA shall be on NAD83/91 datum. Please contact Mr. Erik Donald, Geodetic Area Engineer, Plats and Surveys Division (PSD) at 410-545-8976 or [edonald@mdot.maryland.gov](mailto:edonald@mdot.maryland.gov) for SHA-GPS control location and information. All plats must be submitted in hard copy format for review, checking and final issuance. All subdivision plats that will be showing donated area must be approved by PSD prior to recordation at the County level.

The first plat submission must include two (2) copies of the plat reflecting the proposed dedication of property frontage, and a CD containing the plat to be sent to Ms. Wendy Wolcott, at 320 West Warren Road, Hunt Valley, MD 21030 to the attention of Mr. Richard Zeller. Please utilize the above SHA tracking number when making this submission. Subsequent plat submissions shall be made directly to the Plats and Surveys Division. Please contact Mr. Matt Bloedorn, Acting Assistant Division Chief, Plats and Surveys Division (PSD) at 410-545-8516 or [mbloedorn@mdot.maryland.gov](mailto:mbloedorn@mdot.maryland.gov) for additional information about the Donation Plat review process.

Additionally, contact Mr. Robertallen Webb, Chief, District 4 Right-of-Way at 410-229-2401 or by email [rwebb@mdot.maryland.gov](mailto:rwebb@mdot.maryland.gov) for information about the Donation Deed requirements and procedures. The deed, description, plats and appropriate title documentation must be

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approved by the MDOT SHA, and evidence of the deed recordation shall be provided prior to the issuance of the Access Permit.

**Jenni Daniels – Planner**

1. A new series of the plan is required to provide specific parking requirements and the square footage of the proposed building with parking calculations.
2. A new series of the Landscape Plan is required to include the signed protective measures statement.
3. A photometric plan has been submitted to the Department of Planning and Zoning for review.
4. This project subject to the Harford County Forest Conservation Regulations. A Forest Stand Delineation (FSD193-2019) has been approved by the department. A Forest Conservation Plan (FCP291-2019) has been submitted and is currently under review. The plan proposes 0.434+/- acres of offsite afforestation on Jolly Acres Farm. On-site reforestation opportunities must be exhausted before offsite reforestation will be approved.
5. Disturbance to the NRD buffer for the proposed driveway shall be minimized to the maximum extent.
6. All proposed signage shall conform to the Sign Code. Permits shall be obtained from the Department of Planning and Zoning.
7. The Department of Natural Resources has notified the County concerning potential impacts to Bog Turtles. The consultant and the owner shall work with the appropriate state and federal agencies to comply with conservation requirements.

**Public Comments –**

There were no public comments.

**GARDEN GLEN**

Located on the west side of Laurel Bush Road; north of Hookers Mill Road. Tax Map 61; Parcels 202 & 259. First Election District. Council District B. Planner Jenni.

Plan No. P227-2019 Create 30 lot townhouse subdivision/6.795 acres/R2.

Received 05-22-2019 William C. Mason/Joseph Rosel Jr/Bob Ward Development LLC  
Bay State Land Services, Inc.

**Mitch Ensor – Bay State Land Services, Inc.**

My name is Mitch Ensor with Bay State Land Services and I'm here on behalf of Bob Ward Companies, who is the contract purchaser for the properties. The project is named Garden Glen and it proposes 30, 24 foot wide townhouse units on a combined parcel size of 6.79 acres. We'd like to note that 4.1 of those 6.79 acres will be in the form of open space. The site will provide 0.4 acres of active open space in support of the units in the community. The site will be served by a public road, public water and public sewer. We have had communication with the transportation department for the Board of Education and the cul-de-sac size has been sized appropriate for the community. They did say that they would offer school pick up at Laurel Bush Drive and not drive into the community. Stormwater management concept plan has been submitted for the project. That was submitted several weeks ago along with this subdivision plan came a landscaping plan and a forest conservation plan which I am sure are under review. It does have an approved forest stand delineation for the project. We have a road crossing that would perpendicularly cross the existing stream that runs through the center of the property. We have conducted an on-site meeting with the Maryland Department of the Environment to review that crossing and, so that we can address any comments that would come up at the permitting process and so that they would be aware of this plan coming in to Harford County for review. I'd like to state that out front we will have mailbox pickup in accordance with the post office requirements of a common area for mailbox pickup. In that same area will be a proposed pavilion for the community use and it will be landscaped and part of the landscaping plan. I will address any comments that come through and look forward to getting this project approved as quickly as possible. Thank you.

**Robin Wales Bill Snyder – Volunteer Fire & EMS**

No Comment

**Robin Wales – Department of Emergency Services**

Snapdragon Ct will be addressed in the 600 block.

I will work with the planner.

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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.

**Len Walinski – Health Department**

Prior to final plat approval, the following are required:

- Any buildings listed to be razed will require a demolition permit that is secured through the Department of Planning and Zoning. All aspects of the demolition work must be reviewed, approved, and completed to the satisfaction of the Health Department. This includes, but is not limited to, the abandonment of any wells and septic systems, the management of asbestos, hazardous materials, and solid wastes, and the removal of underground storage tanks. All documentation concerning the demolition work must be forwarded to this office. If the owner/developer has any questions concerning the demolition work, they may contact Samantha Peternel at the HCHD at 410-877-2328.

The owner/developer is reminded that during the development of this project when soil moisture conditions are low, measures must be implemented to prevent the generation of dust until a permanent vegetative cover is established and all paving is completed.

The final plat must bear the master plan conformance statement. In addition, a statement signed by the owner must state a community water supply and community sewerage system will be available to all lots offered for sale.

**Mike Rist – DPW Engineering**

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 Standards for Erosion and Sediment Control, latest edition.
2. Stormwater Management must 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 must be approved prior to preliminary plan approval. 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.

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5. Maintenance of the stormwater management facility (facilities) is (are) the responsibility of the lot owner(s) and shall be stipulated in the association documents.
6. A perpetual easement dated May 7, 2002 (attached) was granted to Harford County for stream bank repairs constructed on the property. The easement shall be shown on the plan and all requirements of the agreement shall be incorporated into the plan.
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. Snapdragon Court shall be constructed in accordance with 24' wide townhouse access street standard.
9. It is recommended that a concrete culvert be constructed at the stream crossing under Snapdragon Court. A hydraulic analysis shall be conducted for the culvert and shall extend from the upstream property line to Laurel Bush Road to ensure adjacent properties are not impacted by changes to the 100-year water surface elevations.
10. The site entrance at Laurel Bush Road shall have adequate stopping sight distance for a 35 mph design speed.
11. Laurel Bush Road shall be widened to one-half of a 36' wide road section outside of the NRD and then taper to the existing road width.
12. Sidewalks shall be constructed along the property frontage.
13. A 30' right-of-way dedication is required along Laurel Bush Road and shall extend an additional 10' upstream at the existing culvert crossing.
14. A utility permit will be required for the construction of the water line within the Laurel Bush Road right-of-way.

**PFC Dan Buchler – Sheriff's Office**

The Harford County Sheriff's Office has no comments.

**Paul Magness – Parks & Recreation**

This preliminary plan proposed 30 townhouse lots on a 6.8 acre parcel. The open space required for the project is .679 acres, with .34 acres of active open space. The plan proposed



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4.11 acres of open space with .4 acres of active open space. The proposed active open space across from units 28, 29, and 30 includes a pavilion and is acceptable as long as the area is under a 5% grade. The proposed area at the end of Snapdragon Court beside unit 15 is too small to be considered part of the active open space requirement. Active open space areas must be a minimum of 10,000 square feet. A new plan will need to be submitted for review.

**Rich Zeller – State Highway Administration**

The MDOT SHA has no objection to approval of the Preliminary Plan as the proposed access to this site is from a county road and there are no right-of-way impacts to the MDOT SHA.

**Jenni Daniels – Planner**

1. This property was part of the Box Hill South Stream Restoration Project. A perpetual easement was placed on this property that shall be shown on a revised plan. No permanent buildings or structures of any kind shall be erected in or over the said easement. The area within the easement are subject to the terms and conditions of the easement.
2. Area defined as active open space must be a minimum of 10,000 contiguous square feet. The active open space on the western area of the property is currently only 5,000 square feet.
3. Portions of the proposed stormwater management facilities next to Lot 5 are within the flood protection setback 50' from the top of the bank of the stream. Stormwater management is not permitted in this setback.
4. For plans using NRD adjustment, housing types and design requirements of the next most dense residential district shall apply, provided that sensitive environmental features on the site are protected. The plan proposes significant impact to the Natural Resources District. To qualify for this adjustment, the plan must be revised to reduce the impacts to the Natural Resources District.
5. The proposed parking is over 130% of the required parking. The number of spaces proposed shall be reduced or be constructed utilizing permeable paving as specified in Section 267-26C(2) of the Harford County Zoning Code.
6. This project subject to the Harford County Forest Conservation Regulations. A Forest Stand Delineation (FSD173-2019) has been approved by the department.
7. A Forest Conservation Plan (FCP228-2019) has been submitted but cannot be

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approved at this time. A new plan shall be submitted showing the proposed grading. Onsite reforestation opportunities must be exhausted to the maximum extent before offsite reforestation is approved.

8. A landscape plan (L229-2019) has been submitted for review by the Department of Planning and Zoning. In accordance with the COS requirements, a buffer yard will be required to facilitate the transition between the existing neighborhoods and the proposed COS development. The landscaping plan shall be revised accordingly.
9. Disturbance to the NRD for the proposed roadway shall be minimized to the maximum extent.

**Public Comments –**

**Janet Schaub** – My name is Janet Schaub and I own the property adjacent to the Mason property. I have only owned this property since 2016 which was inherited after the death of my mother; however, this property has been in my family for over 60 years. While I do not reside at this property, my brother needs to reside there. I do not begrudge Mr. Mason or Mr. Rosel for pursuing the development of their properties. As a property owner, that is their right and their choice. However, as a property owner, my choice and preference is to not have a development next to my property and I think most property owners would feel the same. I have several reasons for this. My first reason is noise. After reviewing the plans, I see that there are 30 townhouses in the proposal with 2 parking spots for each and an additional 25 parking spaces for a total of 85 parking spaces. Also, I see that there is only one road proposed which is Snapdragon Court. This is a relatively quiet area with the exception of the traffic. I cannot imagine the possibility of up to 85 or more cars in and out of that property on a daily basis. In addition, you will probably have at the minimum 60 people living in the development and they themselves will create noise. I do see a proposed privacy fence along my property and I do appreciate that; however, the noise will still exist. Secondly is the wildlife, serenity and beauty. You will no longer be able to enjoy this while sitting in the back yard if these properties are developed. While I know there are no animals that are considered endangered species that are on the properties, there are deer, foxes, rabbits, birds, etc. and it is a shame that they may be forced to relocate. Lastly and most importantly is traffic and safety. This road has enough traffic on it as it is and does not need anymore. At times, it can take me up to 10 minutes to get out of the driveway. When possibly up to 85 or more vehicles are added to the property next door, good luck getting safely out of the driveway and good luck to the new residents getting out of the proposed road safely as it sits right on top of the hill. The speed limit on the section of this road is 30 and if the speed limit was obeyed that would be one thing but that is not reality. Reality is that this section of the road is used as a speedway by many and they fly up and down. The Sheriff's office has set up radar at the top of the hill many times and pulled over many; however, they cannot be there all of the time and I am sure it is not safe for them to sit at the top of the hill and pull people

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over. My property has suffered major damage due to vehicles speeding on this road, flying up the hill losing control and flying into the property. You would think that the traffic circle at Box Hill and Laurel Ridge would slow the traffic down and it does for the moment but then after going through the circle some floor it up the hill. In September 2018, the house on my property was hit by a vehicle causing major damage. Almost 9 months later and the construction management company handling repairs has lined up contractors, gotten all estimates approved by insurance company, and is ready to move forward and get the necessary permits and hopefully the work to repair the house will be able to begin in August. This has been a very stressful event and nobody knows what it feels like to get a phone call that a vehicle has hit your house, until it happens to you. It is gut wrenching and traumatizing for the person in the house when it is hit. This is the first time the house has been hit since I have owned the property; however, prior to me owning it, it was hit two other times with major damage and there have been at least 6 to 8 times that a vehicle has come plowing through the front yard missing the house but causing damage to the yard. The most recent event was December 2018 when a car flew up the road, lost control, went through the yard, side swiped the utility pole, went through the neighbor's yard and wiped out all of their azalea bushes and ended up at the end of their property between a utility pole and guide wires. Unfortunately, what I have described to you is reality at 3010 Laurel Bush Road and you never know when it may happen and unfortunately fear that it will happen again. My greatest fear is that one day someone will be killed. The house and property were there for over 50 years with no incidents. What has changed, well the house has not moved, the road is the same but the demographics, population and traffic has certainly changed. I would point out that 2 of the 3 people who have hit the house lived in developed property on or right off of Laurel Bush. I do not know the County rules and regulations as to what constitutes installing a guard rail but, I think this should be a consideration along this stretch of road. I believe this road has enough development and traffic and certainly needs no more. I have stated my reasons for opposing development of these properties. I hope that you will give them serious consideration. Thank you for your time and consideration.

**Gregory Collins** – My name is Greg Collins. I live at 211 Kenningston Parkway which borders the stream. If I can, can I point and, ask some questions? If this is all going to be developed how much of this tree line, from the stream up is going to be taken down? Is it all going to be taken down and new trees put in?

**Mitch Ensor** – What is in green is proposed to be retained.

**Gregory Collins** – Ok, so all of that is going to stay?

**Mitch Ensor** – And, qualifies as far as conservation. There is a portion of woods line here that is also staying but, because of its narrowness it does not qualify for forest conservation so, it is not included but, it would not be cleared.

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**Gregory Collins** – My other concern is I hear a lot about the waste management, the stormwater. Right now, when we have a steady rain it does not have to be a lot of rain it just has to be a steady rain this whole stream fills up. Now, I have about 4-5 feet before it actually comes into my yard but, it has already come into the yard. The yards down here have had water all the way up to their houses. My concern is I don't want to become another Ellicott City where we get massive amount of rain going into this stream that is going to start flooding all of my neighbor's yards as well as ours. That is a concern. From what I am hearing, new plans still have to be developed because this has to be modified.

**Moe Davenport** – We have asked that, yes.

**Gregory Collins** – So, if that is the case will we as homeowners be notified of those changes?

**Moe Davenport** – You can contact Jenni Daniels or myself at any time to get any information or updates to the plan.

**Gregory Collins** – But, I don't know when the plans come in.

**Moe Davenport** – Right and, we don't know either.

**Gregory Collins** – So, is there a way that we can request that the homeowners find out. Maybe because there is going to be major changes to this.

**Moe Davenport** – If there were major changes we would re-do the meeting.

**Gregory Collins** – If there are going to be changes than there is no reason for us to be here until we see the final. I've lived in enough new developments to know that things change on a whim and that's my concern. I noticed down here. I think it is number 18. It says there is no 100 year FEMA flood plan located on this site however, we are and my deed and both of my neighbor's deeds say we are in the 100 year flood plain. So, if these are not in the flood plan and there is water coming down and we are in the 100 year flood plan how much more flooding are we going to have? How is that going to affect our insurance? Who do we contact? Do we contact the builder and say hey, I've got 2 feet of water in my basement or my neighbor has 2 feet of water in his basement. Who takes care of that? I just want to make sure. I'm not opposed to this at all. I get it and just like this lady here this is his property and lucky him that he gets to sell it and make this kind of money. Good for him. But, I just want to make sure that our properties and our land are not going to be damaged. I don't want to end up in fear of Ellicott City just passed through my head. When they built all of that up there in Ellicott City nobody took all of this into consideration. That is my question. How is that going to change because you have to submit more? Now, from over here there is 5,000 open sf and he needs 10,000. Do you guys know where that other 5,000 is going to come from? Are you going to make less houses here?

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**Mitch Ensor** – What is obligated by the plan is 0.34 acres of active open space. So, there are other mechanisms of active open space that can be proposed to get to the 0.34.

**Gregory Collins** – Are you aware of what kind of townhouses are going to be built here? Is it going to be like the ones across the street?

**Mitch Ensor** – We did bring an exhibit of the townhouses. It is a rendering of the homes that we brought to share if the question arose and this is what the townhouses will look like. They do have two car garages and are three stories.

**Gregory Collins** – Again, my other concern is what this lady had right here because, we did have the exact same thing a car from the neighborhood adjacent to us that was just built coming through the neighborhood, came down the road, she lost control, flipped her car, hit the house just missing her gas line and ended up in the back yard and died. She came from the new neighborhood. Our neighborhood is a cut through. Again, this whole stormwater management area is a concern for me. If that is majorly changed we will be notified of that?

**Moe Davenport** – If there are major changes to the plan we will revise the plan and come back to this committee. If they are reducing say two homes, we would not. I would suggest before you leave here today you receive my contact information or Ms. Daniels contact information. You can contact us every week and ask are there any updates on the plan. We share your concerns with the stormwater. The Department of Public Works is well aware of the stormwater situation that they have had years and years of detailed engineering work that they have actually done.

**Gregory Collins** – They do a beautiful job back there.

**Moe Davenport** – We have our own interest in this to protect the work that we have done. We are going to do everything we can to ensure that the work that we have done is not going to be compromised by the engineering that goes on here. We are going to have specific scrutiny on the stormwater and the design of the stormwater management facility and the roads in particular on this project. We share those concerns and those comments have been submitted to the consultant at this point in time.

**Gregory Collins** – Do you guys have any idea of how long it will take you to revise what they are asking?

**Mitch Ensor** – We will sit down with our client after the meeting and go through proposals. Then we will have to have conversations with several of the departments. It could take several weeks just to formulate a revised plan to accommodate all of the comments. Stormwater for your information is a three step submittal process. You have to have a concept plan that has already been submitted and has to be approved before we can go into

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the next step and it has to be approved before this plan can be approved. If any changes warrant that the stormwater management plan has to change we will receive the comments from the Department of Public Works and incorporate those changes into the concept plan and resubmit that. After that, there are two more submittals for stormwater each requiring additional detail as we proceed. It is a lengthy process set up with three separate proposals.

**Gregory Collins** – Is there a proposed start date?

**Mitch Ensor** – For construction it could be sometime next year.

**Gregory Collins** – Thank you.

**Moe Davenport** – Does anyone else have any questions or comments on this plan? If not, that concludes our meeting for today.

**Meeting adjourned at 9:40 am.**