

## DEVELOPMENT ADVISORY COMMITTEE MINUTES

The Development Advisory Committee (DAC) met on August 21, 2019 at 9:00 a.m. in the Harford County Council Chambers, 212 S. Bond 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 and EMS           |
| Robin Wales     | Department of Emergency Services |
| Patrick Jones   | Soil Conservation District       |
| Ashley McMahan  | Health Department                |
| Keith Dolan     | Health Department                |
| Darryl Ivins    | DPW Water & Sewer                |
| Mike Rist       | DPW Engineering                  |
| PFC Dan Buchler | Sheriff's Office                 |
| Missy Valentino | Board of Education               |
| Paul Magness    | Park & Recreation                |
| Rich Zeller     | State Highway Administration     |
| Jenni Daniels   | Planner, Development Review      |
| Jen Wilson      | Planner, Development Review      |
| Eric Vacek      | Planner, Development Review      |
| Lori Pietrowski | Administrative Specialist        |

Also in attendance:

|                   |                 |
|-------------------|-----------------|
| Chris Mink        | Leroy Lochary   |
| Chuck Dell'Uomo   | Anthony Tabasco |
| Kathy Sukiennik   | Cheryl Aiken    |
| Michael Kroblauch | D. Townsend     |
| Jake Adler        | Frank Gostomski |
| Kaitlyn Castillo  | Jackie Delisle  |

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.

**HARLAN’S GLANCE – LOT 12**

Located at the end of Peery Drive; west side of Goucher Way. Tax Map 42; Parcel 49. Third Election District. Council District D. Planner Jenni

Plan No. P309-2019 Subdivide residential lot 12 from remaining lands/2.068 Acres/AG.

Received 07-17-2019 Harlan’s Glance, LLC/Wilson Deegan & Associates, Inc.

**Verbatim Transcript**

**Bob Wilson – Wilson Deegan & Associates, Inc.**

Hi, my name is Bob Wilson with Wilson Deegan & Associates. On the plan we are presenting this morning is the addition of Lot 12 to the existing Harlan’s Glance subdivision. It is a pretty typical lot, well and septic. In conjunction with the creation of this lot we are also going to be required to construct a cul-de-sac at the existing t-turnaround. With that I’ll turn it over to DAC.

**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. Two (2) examples below:





**Robin Wales – Department of Emergency Services**

Lot 12 will be addressed #2649 Peery Dr. This address 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 control plan must be integrated with the SWM strategy at the design phase. The new 2011 Maryland Standard and Specification for Soil Erosion and Sediment Control must be utilized. If the disturbance is less than 30,000 sq ft a standard plan may be utilized.

**Ashley McMahan – Health Department**

The Harford County Health Department (HCHD) has extended its approval for the above-referenced preliminary plan. The site is located on the west side of Goucher Way south of Medical Hall Road.

This plan proposes to create a residential lot from the remaining lands. Lot 12 is unimproved and will be serviced by a well and an on-site sewage disposal system (OSDS). Soil tests were conducted on December 17, 2018.

The consultant provided this office with a print on August 2, 2019 showing satisfactory trench layouts.

**Development Advisory Committee Minutes**  
**August 21, 2019**  
**Page 4 of 35**

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. A grading permit or standard sediment control plan will be required for the development of this lot. 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 quantity and quality management has been provided in the existing facility. The plans were updated and approved on February 25, 2019.
3. Additional management must be provided for lot 12 in accordance with the 2000 Design Manual as amended by Supplement 1.
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. Stormwater management practices designed for and located on the individual lot shall be constructed and inspected prior to the issuance of the use and occupancy permit. Practices located on the individual lot are the maintenance responsibility of the owner.
6. The existing stormwater management facility shall be completed upon final build-out and an as-built plan shall be submitted for approval. Upon approval, the maintenance of the facility is the responsibility of the lot owner(s) and shall be stipulated in the association documents.
7. An access permit is required for the proposed driveway. The road plans shall be revised to show the proposed driveway.
8. The cul-de-sac and driveway must be paved within the County right-of-way prior to issuance of a use and occupancy permit. A public works agreement will need to be executed prior to the issuance of a building permit.

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

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

**Development Advisory Committee Minutes**  
**August 21, 2019**  
**Page 5 of 35**

**Missy Valentino – Board of Education**

The attendance areas are Churchville Elementary School which is currently at 96% capacity. Southampton Middle School which is currently at 84% capacity and C. Milton Wright High School which is currently at 88% capacity.

**Rich Zeller – State Highway Administration**

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

**Jenni Daniels – Planner**

1. The property is zoned AG (Agricultural) and totals 2.068+/- acres. This plan proposes to subdivide residential lot 12 from remaining lands totaling 48.70+/- acres.
2. The Agriculturally zoned (AG) portion of the property consisted of approximately 63.33+/- acres as of February 8, 1977 and carried six (6) development rights. Lots 1 through 3 were created from the RR portion of the property in 2002. Lots 4, 5, and 6 were created from the AG lands in 2002 and utilized three (3) development rights. In 2003, Lot 7 was created from the RR portion and was then subdivided again to create Lot 8. Lots 9 and 10 were created utilizing two (2) development rights. In 2017, Lot 11 was created in the AG zoned portion of the property using one of two development rights transferred from Tax Map 42, Parcel 113. Lot 12 will use the second development right from this transfer, leaving one (1) development right with the remaining lands.
3. This property is subject to the Harford County Forest and Tree Conservation Regulations. A Forest Conservation Plan (FCP02-177-3) has previously been approved by the Department of Planning and Zoning. This plan shall be updated to show Lot 12 and the location of offsite reforestation completed for the development of the Ann's Meadow subdivision.
4. No disturbance shall occur within the forest retention areas of the proposed Lot 12 and the remaining lands. This includes, but is not limited to, no stockpiling and no parking of construction vehicles within the retention areas.
5. This property is located within a Tier II watershed. The applicant will be forwarded the required MDE checklist. Questions regarding the checklist may be forwarded to Matt Kropp of the Department of Planning and Zoning.

**Development Advisory Committee Minutes**  
**August 21, 2019**  
**Page 6 of 35**

6. Lot 12 contains part of a Natural Resource District buffer on the southwest corner. Additionally, the remaining lands contain 100-year floodplain, streams, a pond, non-tidal wetlands, and their associated buffers. All streams, wetlands and buffers shall be labeled as "Natural Resource District" (NRD) on the final plat. No development activities other than the construction of stormwater management facilities and utilities shall be permitted within the NRD.

**Moe Davenport** – Mike, I just want to recognize that we just got a letter forwarded to you from the HOA with some questions.

**Mike Rist** – I will look at that.

**Public Comments –**

**Kathy Sukiennik** – I live on Peery Drive. I just want to reiterate some of Mr. Lazarro's concerns and some of the concerns of the other homeowners, regarding the condition of the stormwater management area. We want to make sure that there is no cost incurred by the homeowners for any studies or bringing it up to plan before it is turned over to our HOA. We also had questions regarding the cul-de-sac whether there would be curbing and what that would entail.

**Moe Davenport** – Thanks Kathy. Do we know?

**Bob Wilson** – The cul-de-sac portion would be curbed. As far as the stormwater management facility goes that is the responsibility of the developers. An as built has to be submitted to Harford County and ultimately once that is approved, the bond will be released and it will then be turned over to the HOA. It should be in full compliance before it is turned over to the HOA.

**Kathy Sukiennik** – Ok, because as of now it just doesn't look like it has been maintained property and that is what we are really concerned about.

**Moe Davenport** – Mike, you can address that real quick.

**Mike Rist** – We wait until the development is built out because otherwise it will keep silting in. When everything is built out and stabilized they are going to do a survey of that facility and make sure that if there is still silt in there it may need to be pumped out. It will be removed and eventually it will be put up and it will need to be mowed. When it gets turned over to the HOA it will be in good shape.

**Kathy Sukiennik** – Also, about the curbing would it run the length of Peery Drive or just in that circle at the end?

**Development Advisory Committee Minutes**  
**August 21, 2019**  
**Page 7 of 35**

**Bob Wilson** – Just in that cul-de-sac portion.

**Kathy Sukiennik** – Ok, thank you.

**Moe Davenport** – Thank you, Kathy. Any other comments or questions on this plan? If not, we will move onto the next plan on the agenda which is for Bel Air Overlook.

**BEL AIR OVERLOOK - PRELIMINARY**

Located on the east side of Bel Air Road (Route 1); south of Tollgate Road. Tax Map 48; Parcels 253, 256 & 116; Tax Map 49; Parcels 249, 27, 30, 31, 219, 658 & 29. Third Election District. Council District C. Planner Jen

|          |            |   |
|----------|------------|---|
| Plan No. | P319-2019  | Subdivide to create four lots/43.798 acres/B3/R1.   |
| Received | 07-24-2019 | G & N Properties LLC/ G & N LLC/Nichols Bel Air Properties LLC.<br>Cohen Siegel Investors/Morris & Ritchie Associates, Inc. |

**BEL AIR OVERLOOK – SITE – LOTS 1 & 2**

Located on the east side of Bel Air Road (Route 1); south of Tollgate Road. Tax Map 48; Parcels 253, 256 & 116; Tax Map 49; Parcels 249, 27, 30, 31, 219, 658 & 29. Third Election District. Council District C. Planner Jen.

|          |            |  |
|----------|------------|--|
| Plan No. | S321-2019  | Lot 1 construct 5,500 of convenience store w/gas pumps & 12,000 sf retail –restaurant; Lot 2 construct 42,000 sf retail over Office/5.45 acres/B3. |
| Received | 07-24-2019 | G & N Properties LLC/ G & N LLC/Nichols Bel Air Properties LLC.<br>Cohen Siegel Investors/Morris & Ritchie Associates, Inc.                        |

**Jeff Matthai – Morris & Ritchie Associates, Inc.**

Good morning, I'm Jeff Matthai with Morris & Ritchie Associates with me today is Paul Muddiman, Morris & Ritchie and Alan Cohen, Cohen Siegel Investors. We submitted two plans a preliminary plan and a site plan. The preliminary plan is to prepare four lots and the site plan is for the commercial portion. The county process, just to start with is about a 16 month process. We had a CIM in October which is a Community Input Meeting. Then we had a DAC concept plan meeting in November and that was approved by the county in February and now we are here for the next part of the process which is the site/preliminary plan DAC meeting. Then we will go onto final construction plans and final plat recordation. So, that is about a 16 month process. The existing conditions here; the site is zoned B3, which is a general business district and R1. All of the development is occurring within the B3. The R1 is over here the wooded area and that won't be developed. The site is the former Bel Air Auto Auction. It is located on Route 1, about 500 feet south of Tollgate which is up here. The site is about 43.8 acres. The submitted plans so far include a Concept Stormwater Plan which was approved. The Forest Stand Delineation Plan was approved which shows existing

**Development Advisory Committee Minutes**  
**August 21, 2019**  
**Page 8 of 35**

woods and an FCP plan which is a Forest Conservation Plan. Also, with the Preliminary Plan calls out and creates four lots. Lot 1 is a two acre commercial, here. Lot 2 is about 3 ½ acres of retail and restaurants. Lot 3 is a future lot, which is right here and lot 4 is the remainder which is going to be housing for the elderly, approximately 201 units. We are proposing two access points off of Route 1. The main access is here and we are proposing a traffic signal and then 500 feet south, here would be a right in and a right out. A traffic study was prepared and submitted to the county and state for review and we are awaiting on the review comments. We have not received them yet. The proposed conditions of the site will have a large amount of open space, about 22 ½ acres will be remaining; reserving significant natural features. There will be walk ways, a club house in the middle of the site, with buffer yards provided along the perimeter of the site. As I mentioned, lot 1 is commercial it will be a 5,500 sf convenience store with gas pumps. Lot 2 is a restaurant and office. Two buildings; a 6,000 sf retail and a 150 seat restaurant here. 12,000 sf retail and over 12,000 sf office here. The residential will be on lot 4. We are proposing 131 townhouse condos, 28 feet wide and a mid-rise apartment here which is 70 units and that is all the residential is under the special development housing for the elderly. The site will be served by public water and sewer. All roads will be private and stormwater management is to be provided per the 2007 MDE requirements. That concludes my presentation.

**Moe Davenport** – DAC members if you have separate comments on the Preliminary or Site Plan please indicate so when giving your comments. We will review then simultaneous.

**Bill Snyder – Volunteer Fire and EMS**

Just for clarification will the other lots need to be re-submitted? I know you were just talking about the lots 3 and 4. Will they need to come back to DAC?

**Moe Davenport** – Lot 3 has no plans on it and it will need to come back here but, lot 4 will be the housing for the elderly.

**Bill Snyder** – For the Preliminary I have a document with dimensions and various things that don't need to be read out loud.

For the Site Plan:

- Lot 1: The Retail/Restaurant 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 Bel Air Fire Company: 410-638-4400.



**Development Advisory Committee Minutes**  
**August 21, 2019**  
**Page 9 of 35**

- Lot 2: The Retail over Office 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 Bel Air Fire Company: 410-638-4400.

**Robin Wales – Department of Emergency Services**

On the preliminary plan, the road names have been approved and locked in.

On the site plan if the facility maintains in inventory a hazardous material in amounts over 10,000 lbs. or the Threshold Planning Quantity of 500 lbs. of an extremely hazardous substance, they must submit reports as required by the Emergency Planning and Community Right to Know Act (EPCRA). Reports are due by March 1<sup>st</sup> and cover the inventory for the previous year. Federal requirements for retail service stations are 75,000 gallons of gasoline, 100,000 gallons of diesel fuel, and 10,000 lbs. of propane or LNG (Liquid Nitrate Gas). If the retail service stations exceed that amount then they must report to the State, LEPC and the Local Volunteer Fire Department. Reports for the Local Emergency Planning Committee should be sent to Harford County Local Emergency Planning Committee Attn: Forney Buchanan (SARA Title III Coordinator) 2220 Ady Road Forest Hill, MD 21050.

“Public safety wireless radio communications inside a building is essential to the safety of those occupying the structure as well as fire, law enforcement and emergency medical providers responding to a call for help. Buildings that are greater than 5,000 square feet, higher than 50 feet, contain underground storage or parking and are constructed of materials that impede wireless radio signals that may adversely affect the response of public safety providers. Please consider including wiring, electrical connections and other infrastructure that may be needed for an in-building 700-800 MHz amplifier. Department of Emergency Services will test coverage in your facility once construction is finished. Call 410-638-4900 for this assistance.”

For the retail building, please label the rear doors with the business name & suite number/letter so correct access can be gained during an emergency. Businesses not open on a 24-hour operation, Emergency Services must have a list of 3 (three) emergency contacts for notification, response, and securing purposes.

The proposed buildings must display 8” – 10”/10” – 12” address numbers and letters. The addresses must be clearly visible from Saline Dr.

This plan has been addressed and I will work with the planner.

**Patrick Jones – Soil Conservation District**

For the Preliminary Plan:

**Development Advisory Committee Minutes**  
**August 21, 2019**  
**Page 10 of 35**

For lot 4 we do have a concern about the ultimate stabilization as the compacting material under the asphalt is not going to be suitable for growing grass, etc. We will need to definitely work with you on that when those plans come around.

For the Site Plan:

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. The new 2011 Maryland Standard and Specifications for Soil Erosion and Sediment Control must be utilized.

We recommend, as per the new 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control, that the Tier II watershed buffers are utilized for this site.

If any proposed Storm Water Management Facility meets the Small Pond Standard (practice 378), the pond design will have to be approved by the Harford SCD. Also, the pond design must be approved prior to the sediment control plan being signed. Outfall location will be reviewed during design reviews and must safely convey over steep slopes.

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

**Keith Dolan – Health Department**

The Harford County Health Department (HCHD) has extended its approval for the above referenced preliminary plan. The site is located on the east side of Bel Air Road (U.S. Route 1), south of Tollgate Road.

This plan proposes subdivide existing parcels to create four (4) lots. The site is serviced by public water and sewer.

Prior to final plat approval, the following is required:

1. The consultant must provide a print that clearly indicates what structures need to be razed.
2. Any buildings 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

**Development Advisory Committee Minutes**  
**August 21, 2019**  
**Page 11 of 35**

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.

Additional comments will be forthcoming upon review of the site plan.

**Darryl Ivins – Water and Sewer**

Jeff, I have a couple of questions for you before I give my comments. The townhouses that are proposed on Lot 4; are these for sale or for rent?

**Jeff Matthai** – For sale.

**Darryl Ivins** – For sale. The apartment building shown there are those apartments/condominiums for sale or for rent?

**Jeff Matthai** – For rent.

**Darryl Ivins** – Will the condominium association for the apartments be the same as for the townhouses?

**Jeff Matthai** – That I'm not certain yet, but probably not.

**Darryl Ivins** – Moe, wouldn't there be separate lots created if the apartments are separate from the townhouses association or not? Is that a subdivision requirement?

**Moe Davenport** – I don't know whether that is going to be required or not. It could have a separate regime, I imagine.

**Darryl Ivins** – My line of question is because of the fact that how the services will be provided on both of those are questioned internally in my office and I want to make sure of that.

**Moe Davenport** – I think they are going to do condo plats for the townhouses and whether the apartments need to be on a separate lot or not we will have to make that determination.

**Darryl Ivins** – But, the apartments are for rent and the townhouses are for sale?

**Jeff Matthai** - Yes

**Darryl Ivins** – Ok, thank you.

**Development Advisory Committee Minutes**  
**August 21, 2019**  
**Page 12 of 35**

The proposed senior apartment building and any storm drains in this area must be shifted as necessary so that a gravity sewer main may be constructed to serve the rear of future Lot 3. The sewer main that serves Lot 3 must be the main that eventually connects into the Grady Lane sewer. The aforementioned sewer main and the sewer service to Lot 3 must be shown on the next series of the plan. Easements must be provided through the buffer yard to allow the adjacent properties to the north have access to the sewer main. The easement must be sized to allow construction of the gravity sewer. The development of Lot 3 may require additional construction of public sewer main in the future.

The easement for the water main between Lots 122 and 123 must be 30 feet wide. Adjust the easement on the next series of the plan.

Although a portion of this proposed development will be within the Maryland American Water Service Area, it is subject to the Adequate Public Facilities requirements for fire flow. The required fire flow for the commercial portion of this project is 1500 gallons per minute for two hours during maximum day demand. Written verification is required by the MAWC on the ability of their system to achieve the required fire flow to meet the Adequate Public Facilities requirements. This must be provided before the Division of Water and Sewer can recommend approval of the Preliminary Plan.

Fire hydrants in addition to those that already exist must be installed as part of the development of the commercial portion of the project. Fire hydrants shall be located as required by the Harford County Division of Water and Sewer Design Guidelines. For commercial development, fire hydrants must be installed no more than every 300 feet along the public right of way. There are two options for obtaining the required hydrants from the Maryland American water system. The first option is for the developer to enter into a private fire hydrant agreement with Maryland-American Water and pay all up front and yearly costs for said fire hydrants. The second option is for the developer to petition the County to have the hydrants installed. This will require a petition request to be sent to the Division of Water and Sewer. The petition legislation must then be prepared and submitted to the County Council for consideration and adoption. The commercial lots created by this project will be required to pay the fire hydrant rental charge assessed by the MAWC against the County. If this option is chosen, the Developer shall provide notice to all purchasers of property within the commercial development of the annual fire hydrant rental charge from the County. The rental charge is subject to change upon approval by the Maryland Public Service Commission of an increase in the MAWC's hydrant rental charge. This Preliminary Plan may not be approved until either the petition has been approved or a copy of the executed fire hydrant agreement is submitted to the Division of Water and Sewer, Permits Review Supervisor at [wspermits@harfordcountymd.gov](mailto:wspermits@harfordcountymd.gov).

**Development Advisory Committee Minutes**  
**August 21, 2019**  
**Page 13 of 35**

There are active Water and Sewer Benefit Assessments for Parcels within this proposed development. These must be paid in full before the Division of Water and Sewer can recommend approval of the Preliminary or Site Plans for this project. Contact the Division of Water and Sewer, Permits Review Supervisor at 410-638-3300 for additional information.

**After the above issues have been addressed, the following comments shall be included as conditions of Preliminary Plan approval:**

Since the roads in this subdivision will be privately owned, the Division of Water and Sewer will require an indemnification agreement for the maintenance of the public utilities. This agreement must be prepared by the developer and reviewed by the County before record plats may be approved. The agreement must be recorded concurrent with the record plats.

The compaction effort for the soil over the existing sanitary sewer main that crosses this property is unknown. It shall be the Developer's responsibility to perform any tests necessary to verify that the soil will support the proposed improvements to the site. Harford County will not be responsible for any structural failures as a result of inadequate soil compaction.

A portion of the existing sanitary sewer main traverses some of the proposed lots. Subdivision plats for lots 20-25, 74-77, the clubhouse and the commercial Lot 2 may not be recorded until the sewer line has been relocated and declared operational. Building permits for these lots may not be approved until the easements for the sewer lines that are being abandoned have been released by the County.

The contract numbers for the first contract in this project are 20008 for water and 20009 for sewer. The numbers shall be placed on the utility construction drawings before their initial submittal to the county for review.

Lots 1 and 2 are within the Maryland American Water Company (MAWC) water service area. The Harford County public sewer design drawings that serve these lots may not be approved until the water design drawings are approved by MAWC and the approved water main design is added to the County sewer contract drawings.

A Public Works Utility Agreement (PWUA) is required for the construction of the public water and/or sewer mains associated with this project prior to the issuance of a building permit. It is the developer's/owner's or their representative's responsibility to contact the Division of Water and Sewer, Permits Review Supervisor at 410-638-3300 to request the preparation of the PWUA concurrent or following the submittal of the water and sewer contract drawings for this project.

**Development Advisory Committee Minutes**  
**August 21, 2019**  
**Page 14 of 35**

Commercial Service Applications must be completed by the owner and approved by Harford County before building permits will be issued for the clubhouse or the apartment building. Contact the Division of Water and Sewer Administration and Permitting Section at 410-638-3300 for additional information.

**Mike Rist – DPW Engineering**

1. A sediment control plan and a grading permit will be required for the development of this lot. Sediment controls are to be designed to the specifications as set forth in the Maryland Standards for Erosion and Sediment Control, latest edition.
2. Suitable outfalls must be provided for the stormdrain and stormwater management facilities and shall be approved at the final design. Special attention must be given to outfalls down existing steep slopes, which may require piping or stabilization to the toe of the slope.
3. Stormwater management shall be provided and designed to the redevelopment criteria of the Harford County Code and 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.
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.
6. Maintenance of the stormwater management facility (facilities) is (are) the responsibility of the owner (s) and shall be stipulated in the association documents.
7. An agreement shall be recorded for the stormwater management facilities which are shared by both the residential and commercial properties. The agreement shall define the maintenance responsibilities between the entities and shall be recorded at the time of plat recordation.
8. Harford County does not maintain private roads. Private roads shall be designed to meet all requirements of the Harford County Road Code and the designation of such shall be shown on the plats and further identified on the plats that the roads shall remain private in perpetuity.

**Development Advisory Committee Minutes**  
**August 21, 2019**  
**Page 15 of 35**

9. A permanent turn-around shall be constructed at the end of West McPhail Road and Bankeford Road.
10. Road plans for the construction of the turn-a-rounds 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.
11. It is recommended that pedestrian access be provided, where possible to the adjacent communities via West McPhail Road, Bankeford Road and Grady Lane.
12. All pavement striping and traffic control signs shall conform to the Manual on Uniform Traffic Control Devices and State Highway Administration Supplement.
13. A traffic impact analysis was submitted for review. Comments are being forwarded to Planning and Zoning.

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

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

**Missy Valentino – Board of Education**

It is a fully elderly development but, I will provide the attendance areas. Homestead Wakefield is the elementary school which is currently at 109% capacity. Bel Air Middle School is 110% capacity and Bel Air High School 87% capacity. I just have a question the elderly homes when the property is sold is that matched by HOA.

**Moe Davenport** – The restriction stays with the property for perpetuity. If that is what you are asking?

**Missy Valentino** – Yes

**Jeff Matthai** – It cannot ever change.

**Paul Magness – Parks & Recreation**

These plans propose a mixed-use development on four lots. The plan proposes 131 townhouses and 70, 1-bedroom, mid-rise apartments for the elderly on Lot 4 of the property. The total open space required for Lot 4 is 16.15 acres with .50 acres of active open space. The total open space proposed for the Lot is 22.51 acres, with .65 acres of active open space. The proposed active open space includes a clubhouse and a 6’ wide walking

**Development Advisory Committee Minutes**  
**August 21, 2019**  
**Page 16 of 35**

path. Information about the space use in the clubhouse is needed to determine what portion qualifies as active open space. The walking path should be a minimum 6' wide and be asphalt or concrete. Fencing should be used for the proposed active open space area with the clubhouse, patio, and gazebo, to separate the area from the parking spots and roads.

**Rich Zeller – State Highway Administration**

**Preliminary Plan**

The MDOT SHA has no objection to Preliminary Plan approval as the existing right-of-way along this property frontage on US 1 BUS is enough to allow for an additional lane widening along US 1 BUS northbound for this development.

**Site Plan Lots 1 & 2**

The MDOT SHA reiterates that an access permit for entrance and road/frontage improvements on US 1 BUS will be required for this development. The MDOT SHA is currently reviewing the traffic impact study (TIS) prepared for this development. When comments become available, they will be forwarded to all interested parties. The MDOT SHA will defer specific comments regarding these entrance and road/frontage improvements until our review of the TIS has been completed.

**Jen Wilson – Planner**

**Preliminary plan- new series required**

Additional details on how the active open space has been calculated are required. Dimensions of the proposed trail, gazebo area and uses within the proposed clubhouse shall be forwarded to the Department for further review. Parking spaces at the community center and required sidewalks shall not be counted toward open space.

The parking on Lot 4 shall be reduced to below 130% of the required amount, or any spaces over that limit shall be constructed utilizing pervious paving.

Sidewalks shall be provided along the U.S. Route 1 road frontage, and pedestrian access shall be provided to Barkeford Road.

Grading for home construction encroaches into the NRD behind units 48-51. This disturbance shall be removed from the NRD.

A new series of the Lot 4 Landscape Plan shall be submitted. The plan shall provide the required



**Development Advisory Committee Minutes**  
**August 21, 2019**  
**Page 17 of 35**

street trees for the proposed interior roadways and additional parking spaces on Lot 4.

**Site Plan:**

It appears the overall commercial parking is short by 4 spaces. In that case, a waiver request must be submitted to the Department for review.

A new series of the Lot 1 & 2 Landscape Plan shall be submitted. Additional foundation plantings shall be provided.

Foundation plantings are also required at the base of the proposed retaining walls.

**Forest Conservation Plan- new series required**

A new series of the Forest Conservation Plan is required showing the removal of the proposed clearing and grading from the NRD behind units 48-51

**Moe Davenport** – Are there any other questions or comments from DAC members?

**Bill Snyder** – When you get to the hydrant placement if you could contact me just so we can go over that. We have a little gap in the system when Maryland American builds outside the town limits. We don't really have a process for that so, thank you.

**Moe Davenport** – Thanks, Bill. At this time I will open it up to anyone in attendance that has any questions or comments on this plan.

**Public Comments –**

**Peggy G** – I wonder what is the purpose of the pedestrian access to Barkeford?

**Moe Davenport** – Pedestrian circulation for the communities to get back and forth so they don't have to go on MacPhail Road to get to any of the retail office shopping areas here.

**Peggy G** – So, people in that development will go on Barkeford and then enter?

**Moe Davenport** – The people within Ponderosa Estates and all of the developments south of Tollgate Road don't have to go onto Tollgate Road to get to the services here.

**Peggy G** – Are you anticipating that?

**Moe Davenport** – We don't want to prohibit that. We don't want to prohibit them from public access. Correct.

**Development Advisory Committee Minutes**  
**August 21, 2019**  
**Page 18 of 35**

**Chuck Dell'Uomo** – I've been on Barkeford Road for forty years. I have a big concern with this pathway. You are only talking about I think 11 houses on that road. It doesn't really lead to anything except Fox Bow. I think you open it up to questionable people walking through the neighborhood. I don't understand the purpose of it.

**Moe Davenport** – Well, some people in the community might enjoy walking as an exercise. It is public access, it is a public road and we have chosen not to introduce vehicular traffic...

**Chuck Dell'Uomo** – Now, the road in that development you said are private. So, how, why would our road have to be linked to that.

**Moe Davenport** – We are not asking that your road connect...

**Chuck Dell'Uomo** – Not the road but, our development being connected to it.

**Moe Davenport** – We feel connectivity is a positive thing for the overall community.

**Chuck Dell'Uomo** - Well it is not positive on our street.

**Moe Davenport** – Ok, thank you Chuck.

**Chuck Dell'Uomo** – I'm sure it is not positive not only for our street but, the general area.

**Moe Davenport** – Walking is not positive?

**Chuck Dell'Uomo** – No, walking is positive.

**Moe Davenport** – Walking is positive.

**Chuck Dell'Uomo** – But...

**Moe Davenport** – Circulation is positive.

**Chuck Dell'Uomo** – We can definitely walk where we want to walk. If you want to walk around Tollgate, through Tollgate to that, you can do that. But, why go through the quiet road.

**Moe Davenport** – Ok. So, put the children on Tollgate rather than here.

**Chuck Dell'Uomo** – That's ridiculous.

**Development Advisory Committee Minutes**  
**August 21, 2019**  
**Page 19 of 35**

**Moe Davenport** – That is what you are suggesting that people have to walk on Tollgate to get their slurpee here. So, that is all we are asking is for an option to be available.

**Chuck Dell’Uomo** - You don’t know who is going to be walking down that road.

**Moe Davenport** – The community.

**Chuck Dell’Uomo** – Well, we hope. But, you don’t know. I’m just saying.

**Moe Davenport** – You are opposed to the connection, correct?

**Chuck Dell’Uomo** – Well, yes.

**Moe Davenport** – I will share that with the Department Director.

**Chuck Dell’Uomo** – Ok

**Moe Davenport** – Thank you, Chuck.

**Anthony Tobasco** – 503 Barkeford. This is a closed community. It has been closed since 1979. My concerns is if you want to make an access path why don’t you wait until the development actually exists there and get with the residents within that community, the residents of Fox Bow and see in fact that they do want that. Why don’t you have the developer put a bond in place to provide that kind of access if in fact those residents deem that necessary? Why are we pushing something through, that obviously the people of Barkeford are not interested in having? We have a closed community. We have had it that way since 1979. BSC put a fence up. They put trees up to provide a buffer. Now all of a sudden planning commission or whomever want to intrude on our neighborhood that we don’t wish to have that. If the community of Bel Air Overlook wants to have it why don’t we negotiate at that point when those people actually move in? Why are you going to have people going down Barkeford into that community where there are townhouses that are at the bottom of that. They many not want that intrusion of additional residents walking behind their home. You are making decisions for people that aren’t even there yet and you are saying that this is the right thing to do for the community. We don’t know if it is the right thing. You are making the decision for us. We live there, you don’t. We are not interested in that access point. I don’t know what else we need to say. We said this at the November meeting and you continue to push through your process and it is like we have no say. We are the community. We are the voters. We are saying we don’t want it. Why do you keep pushing things down our throat that we are not interested in? I’m just confused by that.

**Moe Davenport** – I will just say we will re-evaluate that.

**Development Advisory Committee Minutes**  
**August 21, 2019**  
**Page 20 of 35**

**Anthony Tobasco** – You said that before. Moe, you said that before. You said you were going to go out there and take a look at the community. Is that correct? Did you actually do that?

**Moe Davenport** – Yes, I did.

**Anthony Tobasco** – And, what did you see. You saw a nice quiet development that's divided from that environment, that's been that way since the 70's and now all of a sudden you want to open it up. We don't what kind of traffic is going to be at that convenience store. We don't know what kind of people are going to stop there and say hey let's go on this other access road or area and see what's up there. We don't have any crime right now and we'd like to leave it that way. You are opening up another Pandora's Box that we don't know what is going to happen. Are we the only access point? Are you putting one on Ponderosa? Where else are you putting these access points?

**Moe Davenport** – We have asked them to look at all of the access points.

**Anthony Tobasco** – Again, we at Barkeford. All of the residents in that neighborhood do not want that. I'm just trying to express. They asked me to speak for them and they are saying they do not want that. They said, Anthony please express to this planning commission we are not interested in an access opening there. If we want to get to the convenience store or gas station we will drive around and do it. If people want to get to Upper Chesapeake, they have busses that will take people there. You are not going to see any people walking through that development to get to Upper Chesapeake. You have a mile walk up a hill to get to the access point.

**Moe Davenport** – Thank you, Anthony.

**Anthony Tobasco** – Your welcome, Moe. I appreciate you letting me speak my peace.

**Moe Davenport** – Certainly, I appreciate it.

**Cheryl Aiken** – I live on MacPhail very close to Tollgate. I have no idea where this road is in my community because I really haven't investigated the entire community. My concern is someone mentioned the turn-around at the end of MacPhail. I'm assuming that is down at the very bottom of MacPhail Road.

**Moe Davenport** – It is at the end of West MacPhail. It is a turn-around now and we are asking that it be constructed as a permanent T turn-around. It was built in the 70's as a temporary turn-around.

**Development Advisory Committee Minutes**  
**August 21, 2019**  
**Page 21 of 35**

**Cheryl Aiken** – My other question and I know the concerns that were back in October of having a road connecting Ponderosa Estates with that community. Is that true?

**Moe Davenport** – There are no road connections. West MacPhail, Barkeford were designed to connect to this community.

**Cheryl Aiken** – When?

**Moe Davenport** – In the 70's.

**Cheryl Aiken** – Well, this is 2019.

**Anthony Tobasco** – Well, how are they going to connect to the Auto Auction?

**Moe Davenport** – I'm just saying that initially all stub road were designed to continue and that is the way they were constructed in the 70's.

**Cheryl Aiken** – Ok, I understand.

**Moe Davenport** – And, a temporary T turn-around was built until an adjacent property was developed so that they can serve that development. That property has been zoned commercially for years and it is developed commercially so, it was not appropriate to bring that commercial traffic to these communities. So, what we are asking now is to create a permanent T turn-around to permanently close those so they won't be connected.

**Cheryl Aiken** – There is a huge traffic issue within the community itself where I almost called Sheriff's department numerous times and said please park in my driveway and catch the speeders going up and down the road. That's my main concern and whether there is connection of roadway.

**Moe Davenport** - There is no vehicular connection. The only question now is that we have asked that there be potential pedestrian connection so that they will serve both neighborhoods since it is being developed residentially now.

**Cheryl Aiken** – Because, I don't live down where these folks live. I would really appreciate everybody's thought completely to their point of view. Just give it a chance to see what these folks are really talking about before decisions are made.

**Moe Davenport** – I will go back out there as well. I live and work here so I'll go back out.

**Anthony Tobasco** – Just for clarification. You mentioned the connection at Barkeford there are other roads in that neighborhood that bump up to this property. You talk about

**Development Advisory Committee Minutes**  
**August 21, 2019**  
**Page 22 of 35**

consideration of other connections. Are those also going to be considered for connection, like West MacPhail?

**Moe Davenport** – Pedestrian connection, yes.

**Anthony Tobasco** – They are?

**Moe Davenport** – Yes, sir.

**Anthony Tobasco** – Why haven't they been addressed?

**Moe Davenport** – We have addressed them.

**Anthony Tobasco** – I didn't hear that. The only thing we talked about was Barkeford.

**Moe Davenport** – There are pedestrian connections identified on the plan at West MacPhail.

**Anthony Tobasco** – So, there are at least two?

**Moe Davenport** – That is correct.

**Anthony Tobasco** – There are three. Ponderosa, Barkeford and Grady Lane, correct?

**Moe Davenport** – They have the potential to connect, yes sir.

**Anthony Tobasco** – Relative to the convenience store what's the necessity of putting another convenience store 3-400 yards away from the existing WaWa when gas tanks are already in the ground and now you are going to put another 100,000 gallons plus gas tank in the ground. You know, haven't you seen what happened in Four Corners in that area relative to leaks of these tanks and affecting the water supply? What safe guards are going to be in place to prevent that from happening? I don't want to have to drink out of bottled water to get my water. You have American Water Works that's a half a mile from this establishment and yet you continue to proceed with this. I'm a little confused by that.

**Moe Davenport** – The property is zoned B3. We can't prohibit and control the market of how many and often there are...

**Anthony Tobasco** – The catastrophe that could happen if a gas tank explodes and you have another gas tank about 300 yards away. God forbid you have a major catastrophe in this environment. I mean, we have seen what can happen like in Philadelphia with these refineries that went up and, now you are going to have 100,000 gallons gas tanks, in the ground, 300 yards from our main water supply, Winters Run. Correct? Do you live in that

**Development Advisory Committee Minutes**  
**August 21, 2019**  
**Page 23 of 35**

area sir? I'm just curious. Are you going to be affected by that or do you live somewhere else? I'm just curious, cause it seems like we are getting all of the brunt of this and everybody else is making all of the decisions for the folks in that neighborhood. I'm a little confused by that.

**Moe Davenport** – I cannot control the market of how many...

**Anthony Tobasco** – You can control what is built there.

**Moe Davenport** – You have to get a law that says there has to be so many feet from one station to another station.

**Anthony Tobasco** – Oh, there is no law then. They can put one right next to each other.

**Moe Davenport** – They can put six in a row there if they wanted to.

**Anthony Tobasco** – Oh my God.

**Moe Davenport** – I have no control over that.

**Anthony Tobasco** – I don't understand what our representatives are doing.

**Moe Davenport** – So, if you want to produce or have a law you need to go to your lawmakers. We are here to defend those laws.

**Anthony Tobasco** - I appreciate that.

**Moe Davenport** - We don't make those laws.

**Anthony Tobasco** – Ok, so now I understand. I thought there would be some kind or restriction about 100,000 gallon facility at WaWa and then you have something 300 yards away like a Royal Farms or whatever it is going to be.

**Moe Davenport** – When the Four Corners issue happened we created laws that prevent us from approving gas dispensing when there is a well adjacent to any property. You haven't seen another gas dispensary outside of the Master Water and Sewer service area.

**Anthony Tobasco** – We have a water supply, Winters Run that is one of our main water supplies for the Town of Bel Air that could be impacted with leaks in the ground from these tanks going into that and we won't know about this for 10-15 years from now and all of a sudden people start getting like the Love Canal where we have issues with people getting cancer. MTDE drifted into our water supply. I'm just baffled by that. Thank you.

**Development Advisory Committee Minutes**  
**August 21, 2019**  
**Page 24 of 35**

**Frank Gostomski** – I’m a resident at 908 Lakeside Terrace in Bel Air Acres which is a development just south and across the road from this site. I’ve been a lifetime resident of Harford County for 40 years, living in the same house in Bel Air Acres. I’m the guy that shows up to rail against the whole situation on behalf of his fellow residents of the neighborhood, who are kind of worn down by the whole thing and by their lack of attendance I’m assuming they are kind of giving up so, I was elected to come here and represent them because I’m too stubborn to know when to quit. You have already heard all of the concerns, the environmental, the traffic, the congestion so I’m not going to hold you up with that. It’s the same thing we have been saying every time we have the opportunity to say something. So we show up and we say it and then the process goes on. It all boils down to what they want me to say is basically common sense tells you that you know when it is time to stop. You know when it is time to stop. Just look around you and say this just doesn’t make any sense which is how they feel about the whole thing. I just wanted to put it on the record for that and that we appreciate your time and whatever you can do to minimize this whole thing for our sake. I’ve had my car wrecked on Lake Fanny Hill. I try for 15 minutes to get out of my development to go into Bel Air or anywhere. As someone who has lived here his whole life it’s just an awful situation we let develop and at some point people just say you can’t undo what has been done but, you know when it is time to stop. Thank you very much for your time.

**Moe Davenport** – Thank you, Frank. Any other comments or questions on this plan? If not we will move to our next plan on the agenda which is for Aumar Village Residential.

**AUMAR VILLAGE RESIDENTIAL**

Located between Bel Air Road (Route 1) & Harford Road (Route 147); west side of Mountain Road (Route 152); Tax Map 55; Parcel 741; Lots 48 & 49. Third Election District. Council District B. Planner Eric.

Plan No. P322-2019 Create 25 single family lots & 61 townhouse lots/35.22 acres/B3 & R2.

Received 07-24-2019 Aumar Village, LLC/CNA/EN Engineering, LLC.

**Christopher Mink – CNA**

Good Morning. My name is Christopher Mink with CNA and I’m here for Aumar Village. This is the residential sub-division to develop the remaining portion of the Aumar Village property. The property is currently zoned B3 & R2. This residential sub-division will be in the R2 section and consist of 86 units, 25 single families which are down here and 61 townhouses here. The plan proposes private roads, storm drain, stormwater management, stormwater management will be around this section. The Forest Conservation & NRD areas will be through here with a private road network around here. The project also proposes



**Development Advisory Committee Minutes**  
**August 21, 2019**  
**Page 25 of 35**

public water and sewer connecting into the existing end of the lines here in the commercial section with a sewer service extensions to the surrounding residential lots and will loop around there. The plan proposes access to State Highway MD 152 here and into the existing private networking commercial section. We will accept any comments from DAC members.

**Bill Snyder – Volunteer Fire and EMS**

Is the Gatehouse still planned at the entrance closest to the traffic center?

**Christopher Mink** - The Gatehouse is proposed along the access off of 152. And, you are correct there is a 2<sup>nd</sup> one.

**Bill Snyder** - The Gatehouse at the shopping center we need to make sure it sits back far enough so the larger emergency apparatus can make that 90 degree turn.

**Christopher Mink** – Understood.

**Bill Snyder** – We have had problems at other places where it sits to close.

- Fire/EMS should have access to walking trail in at least one place. A pick-up sized truck should be able to enter.
- Speed Control Devices: Speed bump or humps can greatly impact fire apparatus access. Due to their suspension, the apparatus must come to a nearly complete stop to pass over these bumps, delaying arrival to an emergency scene. (Please see pictures below) Some special speed hump designs allow for fire apparatus to straddle humps, while passenger vehicles cannot do so. The Harford County Fire Service recommends the type shown below in which the area where there is no “hump” is the wheel spacing of the apparatus:



**Robin Wales – Department of Emergency Services**

Department of Emergency Services will not except the road names of Eulers Way, Jacqueline Ct, and Rosebud Ct. The National Emergency Number Association (NENA) recommends avoiding family names, especially living persons and politicians. We have experienced problems with personnel road names with relatives and neighbors. We also avoid names that children and the elderly will have problems pronouncing and spelling. There are 13 roads that begin with Rose. The National Emergency Number Association (NENA) recommends “When a road name sounds too much like another road name or if it is a direct duplicate it **must** be renamed. A road that has the same name as another road, but a different suffix or prefix is still considered to be a duplicate name.

**Development Advisory Committee Minutes**  
**August 21, 2019**  
**Page 27 of 35**

The lots off Easy St, which are panhandle lots, the addresses 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.

This plan is addressed and I will work with the planner.

**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 control plan must be integrated with the SWM strategy at the design phase. The new 2011 Maryland Standard and Specifications for Soil Erosion and Sediment Control must be utilized.

We recommend, as per the new 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control, that the Tier II watershed buffers are utilized for this site.

If any proposed Storm Water Management Facility meets the Small Pond Standard (practice 378), the pond design will have to be approved by the Harford SCD. Also, the pond design must be approved prior to the sediment control plan being signed. Outfall location will be reviewed during design reviews and must safely convey over steep slopes.

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

**Ashley McMahan– Health Department**

- The consultant must provide on a print to this office the locations of the wells and the on-site sewage disposal systems (OSDS) servicing Lots 48 and 49 Aumar Heights.
- Once the public water and sewer system is constructed and becomes operational, Lots 48 and 49 must connect to the public facilities within 6 months and documentation must be provided to this office that the connections have been completed. Future building permits for these dwellings will be withheld until public utility connection has occurred.
- After connection to the public facilities, the wells must be properly abandoned by a Maryland licensed well driller and abandonment report submitted to this office. The septic tank must be pumped by a licensed liquid waste hauler and the pump receipt submitted to this office. The tank may then be abandoned on-site by collapsing the lid, filling the void space with clean fill, and submitting a report to this office detailing the abandonment procedure.

**Development Advisory Committee Minutes**  
**August 21, 2019**  
**Page 28 of 35**

- At the discretion of the Department of Public Works, Division of Water and Sewer, drainage and utility easements should be platted along appropriate tract boundaries to facilitate the connection of neighboring properties to public utilities.
- 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/or a community sewerage system will be available to all lots offered for sale.

**Darryl Ivins – Water and Sewer**

A new series of this plan is required to address the following comments, concerns and/or requirements of the Department of Public Works, Division of Water and Sewer, on the above described project:

The configuration of the water and sewer mains in the common drive for Lots 12-15 is not approved. Lots 12-15 may not utilize a common low pressure force main as shown. They must connect to gravity clean-outs at the edge of the easement for the public sewer main. The engineer must provide a detail of the water and sewer services showing individual services to each of the aforementioned lots. The separation of two water services or two sewer services may not be less than five feet; and the separation between a water service and a sewer service may not be less than seven feet within the public drainage and utility easement. The privately owned portion of the water and sewer services as well as the private ejector pumps may not be placed any closer to the retaining wall than allowed by the plumbing department. The detail drawing must be provided to the Division of Water and Sewer for review and approval prior to submission of the next series of the plan.

Both typical lot layouts shown on the Preliminary Plan must be revised on the next series of the plan. They must show clearly that the drainage and utility easement includes all of the roadway, curb, sidewalks and two feet behind the sidewalk wherever services will be installed. The dimensions on these layouts must also reflect this requirement.

**After the above comments have been addressed on another series of the plan, the following comments shall be included as conditions of Preliminary Plan approval:**

The public water services between Lots 53 and 54, 57 and 58, and 61 and 62 must terminate at the edge of the easement for Eulers Way. The remainder of the proposed water services at these locations between the townhouses will be privately owned. The easements

**Development Advisory Committee Minutes**  
**August 21, 2019**  
**Page 29 of 35**

between the townhouses will be private easements for the water services. The following note shall be added to the record plat for the private easements:

“The Owner hereby grants the private drainage and utility easements shown on this plat for the construction, maintenance, repair and replacement of the water services benefitting the owners of the adjacent properties as shown on this plat.”

---

Owner’s Name

Date

Each of the private easements should be labeled on the plat as “Private drainage and utility easement to the owners of Parcel \_\_ Lots \_\_ and \_\_.”

The private water services between the aforementioned lots shall be placed five feet apart, centered within the twenty-foot wide easement.

The public easements for the water and sewer mains that will serve the parcels adjacent to the proposed subdivision must be obtained prior to, or concurrent with the approval of the water and sewer construction drawings that will utilize these easements. The format of the easements must be approved by the Division of Water and Sewer before they have been signed by the property owners. The record plats for the subdivision may not be approved until the construction drawings are approved.

Since the roads in this subdivision will be privately owned, the Division of Water and Sewer will require an indemnification agreement for the maintenance of the public utilities. This agreement must be prepared by the developer and reviewed by the County before record plats may be approved. The agreement must be recorded concurrent with the record plats.

A thirty-foot wide easement must be placed near the southern edge of the active open space area between the cul de sac of Jacqueline Court and the adjacent property to the west. On the final construction drawings, the storm drain inlet for the cul de sac may not be placed within the easement.

On the final construction drawings, valves shall be placed on the water main in the cul de sacs of Rose Bud Court and Easy Street so that the water main through the open space can be isolated if there is a break.

The Division of Water and Sewer personnel must have the same access codes to the gates as emergency vehicles. This information must be provided to our office in writing when it is given to Emergency Services.

All proposed retaining walls may not be located within any drainage and utility easements.

**Development Advisory Committee Minutes**  
**August 21, 2019**  
**Page 30 of 35**

The contract numbers for this project are 20035 for water and 20036 for sewer. The numbers shall be placed on the utility construction drawings before their initial submittal to the county for review.

When the water and sewer construction drawings are approved for the townhomes in this subdivision, they will be approved for only the building footprint and driveway locations shown on this plan. The architectural drawings and driveway layout shall be provided with the water and sewer contract drawings. Any revisions to the shape of the building footprint will require that the utility drawings be revised to show the new configuration of the unit. Additionally, if a group or block of buildings is shifted, revised construction drawings must be approved for the change. The Developer hereby agrees to relocate at his expense any services that are incorrectly placed within a driveway or sidewalk.

The property on which this project is proposed is currently in the W-5/S-5 category in the Water and Sewer Master Plan. It is the property owner/developer's responsibility to request in writing to the Division of Water and Sewer to have the category designation revised to the W-3/S-3 category. The category designation may not be revised until the Preliminary Plan has been approved by the Department of Planning and Zoning. To effect this change, a public hearing must be held in front of the Harford County Council, and the council must decide to approve this request. The water and sewer category designation must be revised to W-3/S-3 before water and sewer construction drawings for the project may be approved. The water and sewer construction drawings must be approved before a subdivision plat may be recorded for the project.

A Public Works Utility Agreement (PWUA) is required for the construction of the public water and/or sewer mains associated with this project prior to the issuance of a building permit. It is the developer's/owner's or their representative's responsibility to contact the Division of Water and Sewer, W&S Administration Section at [wspemits@harfordcountymd.gov](mailto:wspemits@harfordcountymd.gov) to request the preparation of the PWUA concurrent or following the submittal of the water and sewer contract drawings for this project.

**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. The facilities shall be designed to control the 100 year storm.

**Development Advisory Committee Minutes**  
**August 21, 2019**  
**Page 31 of 35**

3. A stormwater management concept plan has been submitted for review and must be approved prior to the preliminary plan approval.
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. A suitable outfall must be provided for the stormwater management facilities and shall be approved at the time of final design.
6. Maintenance of the stormwater management facility (facilities) is (are) the responsibility of the lot owner (s) and shall be stipulated in the association documents.
7. Stormwater management practices designed for and located on individual lots shall be constructed and inspected prior to the issuance of a certificate of occupancy. Practices located on individual lots are the maintenance responsibility of the owner.
8. Deeded stormwater management easements shall be provided for the access and maintenance of the facilities which serve the commercial properties and which are located within the open space. The easement shall be recorded with the plat.
9. An agreement shall be recorded for the stormwater management facilities which are shared by both the residential and commercial properties. The agreement shall define the maintenance responsibilities between the entities and shall be recorded at the time of plat recordation.
10. Harford County does not maintain private roads. It is recommended that they be constructed as public roads. Public or private roads shall be designed to meet all requirements of the Harford County Road Code. If the developer chooses to construct the roads as private, the designation of such shall be shown on the plats and further identified on the plats that the roads shall remain private in perpetuity. Additionally, the new homeowners shall be fully made aware that the roads are private and will remain that way, by signing a disclosure statement at settlement – the wording of which shall be approved by Harford County.

**Development Advisory Committee Minutes**  
**August 21, 2019**  
**Page 32 of 35**

11. The site plan shows an access into the adjacent commercial subdivision. If this access is identified as a means of ingress / egress from the site in the traffic impact study, an agreement shall be completed between the development and the commercial site to verify that the road will remain open to all traffic. The agreement shall be in place prior to approval of the Preliminary Plan Approval Letter. Furthermore, the agreement shall specify that it shall be in full force and effect through the lifetime of both properties or until another means of egress is approved (by both SHA and Harford County Gov't).
12. All pavement striping and traffic control signs shall conform to the Manual on Uniform Traffic Control Devices and State Highway Administration Supplement.
13. A traffic impact analysis was submitted for review. Comments are being forwarded to Planning and Zoning.

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

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

**Missy Valentino – Board of Education**

The attendance areas for elementary is Youth's Benefit Elementary which is at 91% capacity. Fallston Middle School which is at 89% capacity and Fallston High School which is at 63% capacity.

**Paul Magness – Parks & Recreation**

This preliminary plan proposed 25 single family lots and 61 townhouse lots on a 35.22 acre parcel. The open space required for the project is 2.67 acres, with 1.34 acres of active open space. The plan proposed 6.3 acres of open space with 1.34 acres of active open space. Proposed active open space amenities include 2 pocket park areas and proposed trails on the property. The trail system for the property should be asphalt or concrete and a minimum of 6' wide. The proposed active open space area along Jacqueline Court needs some recreation amenity and/or signage clearly identifying the area as open space for the community. The active open space behind townhouses 66 to 69 also needs some recreation amenity and/or signage clearly identifying the area as open space for the community. Additionally, a walking trail should be constructed between townhouse 69 and townhouse 70 to provide access to the community active open space.



**Development Advisory Committee Minutes**  
**August 21, 2019**  
**Page 33 of 35**

**Rich Zeller – State Highway Administration**

The MDOT SHA reiterates that an access permit will be required for entrance and road improvements on MD 152 for this development. The MDOT SHA is currently reviewing the traffic impact study (TIS) prepared for this development. When comments become available, they will be forwarded to all interested parties. The MDOT SHA will defer specific comments regarding these entrance and road improvements until our review of the TIS has been completed.

**Eric Vacek – Planner**

As noted, the site is split-zoned R-2 & B3. This plan proposes to create eighty-six single family and townhouse dwelling units, respectively. These lots will be developed utilizing Conventional with Open Space standards. The lots must meet the minimum lot size requirements as noted in those standards. Maximum density is 4.5 dwelling units per gross acre. The developer has proposed adding two existing lots as shown on plat 140-6 to the overall subdivision.

To follow up with Parks & Recs comments. The areas of active open space should be clearly accessible to the community, clearly noted and disclosed to the owners of the adjacent lots which abut some of that active open space.

The plan appears to propose five panhandle lots in a single row located on the southern portion of the site. A maximum of four panhandles are permitted to be grouped together.

All applicable plats and plans affected by this plan shall be revised to include easement and associated documents prior to final plat approval.

Forest Conservation Plan approval is required prior to preliminary plan approval. There is existing Forest retention delineated on recorded Plat 104-7. This plan proposes to develop areas of existing forest retention. The SWM areas must be planted in coordination with the Department of Public Works requirements. The Department of Planning & Zoning shall review those planting plans for those required plantings. A total of 2.19 acres of required reforestation planting has been proposed to be located at 2000 Connelly Road. All efforts to reforest onsite shall be exhausted before off-site reforestation can be approved.

A Landscaping plan was submitted to the Department of Planning & Zoning. Buffer yard 'E' is required between those areas zoned R2 and Agricultural which are located to the south and west of the subject property. The landscaping plan need to be revised to reflect the required landscaping criteria, including species, minimum planting stock and variety. The areas to the northern portion of the property where detailed on the landscaping plan you have some additional plantings which are required. On the southern portion and the western portion of

**Development Advisory Committee Minutes**  
**August 21, 2019**  
**Page 34 of 35**

the property that is shown as Reforestation but they also need to meet those landscaping requirements as well. So, they will have to be detailed similarly.

There are streams, slopes, wetlands and 100 year floodplain located on the proposed site. All of the NRD buffers should be delineated on the plan. There is a Flood Protection Setback which is 50' from the watercourse that has to be shown on the plans. It appears as if one of the stormwater management facilities is partially located in the flood protection setback. It is also located on the southern portion just to the east of the proposed panhandle lots. That 50' flood protection appears to impact that. I know that these are not necessarily how they will be engineered but that specific facility can't be located in the Flood Protection Setback. The property is located within a Tier 2 watershed so impacts to the NRD should be minimized.

NRD is not permitted on the proposed lots. No forest clearing is permitted within the natural resource district for actual home construction.

Minimum parking requirements must be met for each dwelling type proposed. Stacked parking is not permitted to meet the off-street parking requirement.

I didn't see any details, maybe I missed them of the Gatehouses and what they are made of.

**Christopher Mink** – That has not been determined.

**Eric Vacek** – Ok, we will need to take a look of those as well.

**Christopher Mink** – As part of the landscape plan?

**Eric Vacek** - We would like to see some details. How they will be constructed and what they will look like?

**Moe Davenport** – Chris, also active open space behind 66 through 69 has a storm drain in the center of it. That should be moved to at least one side or the other.

**Christopher Mink** – We can adjust that.

**Moe Davenport** – Because, that would not be permitted in an active play area. Are there any other questions or comments on this plan? At this time we will open it up to anyone in attendance who has questions or comments on this plan.

**Development Advisory Committee Minutes**  
**August 21, 2019**  
**Page 35 of 35**

**Public Comments –**

There were no public comments.

**Moe Davenport** - If not, I want to thank everyone for their attendance today. That concludes our meeting.

**Meeting adjourned at 10:20 am.**