

DEVELOPMENT ADVISORY COMMITTEE MINUTES

The Development Advisory Committee (DAC) met on October 2, 2019 at 9:00 a.m. in the Harford County Government Administration Building, 1st Floor Conference Room, 220 S. Main Street, Bel Air, Maryland. The meeting was chaired by Moe Davenport, Department of Planning and Zoning.

The following members were in attendance:

Moe Davenport	Chairman, DAC
Robin Wales	Department of Emergency Services
Patrick Jones	Soil Conservation District
Cari Biscoe	Health Department
Mike Rist	DPW Engineering
PFC Dan Buchler	Sheriff's Office
Rich Zeller	State Highway Administration
Jen Wilson	Planner, Development Review
Lori Pietrowski	Administrative Specialist

Also in attendance:

Jim Bachmann	Adam Letke
Tony Letke	Len Walinski
Keith Dolan	Joe Thompson
Ben Gugliuzza	Angie Gugliuzza
Jake Adler	

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 on the back table. If a correct email address is given, a copy of the minutes will be e-mailed to you. The minutes are recorded and will also be published to the Department of Planning and Zoning's website.

STARR'S ADDITION TO FALLSTON GLEN LOTS 4 & 5 & ELBOW BROOK LOTS 6-11

Located at the south side of Watervale Road; east of Monte Avenue. Tax Map 48; Parcels 63 & 66. Third Election District. Council District B. Planner Jen.

Plan No.	P367-2019	Revise 1 lot & create 7 new residential lots./110.168 acres/AG.
Received	09-04-2019	David & Linda Hoffman/Elbow Brook LLC/Walter & Aubrey Starr/Thompson Associates LLC.

Verbatim Transcript

**Development Advisory Committee Minutes
October 2, 2019
Page 2 of 7**

Joe Thompson – Thompson Associates LLC.

Good morning. My name is Joe Thompson with Thompson Associates. I have a plan here for some lots on Watervale from an old farm. Here is the plan and, I will answer any questions.

Robin Wales for Bill Snyder – Volunteer Fire & EMS

1. Bridge over stream must be able to support weights of 35 tons (70,000lbs).
2. Recommend constructing a small access point for fire apparatus to access stream (near bridge) so water can be obtained from stream for fire suppression. Contact Chief of Fallston Fire Company (410-638-4890).
3. Dwellings/Buildings on panhandle-lots shall have the addresses marked at any point the driveways split to identify each dwelling's/business address number. Signs with directional arrows are recommended. Example below:



Robin Wales – Department of Emergency Services

The houses on these common drives & panhandle lots are getting more & more difficult to locate. Emergency Services is requesting when there are 2 or more lots are on a common drive, then it should be named a private road and addressed accordingly. Private road names must be checked with Emergency Services so duplication and sound a-like does not take place.

Lot-4 will be addressed #2084 Stewart Dr, lot-5 #2080. Lot-6 will be addressed #2061 Watervale Rd, lot-7 #2049, lot-8 #2053, lot-9 #2037, lot-10 #2031 and lot-11 #2025. These addresses will work if displayed properly, available, and approved by planning & zoning.

Development Advisory Committee Minutes
October 2, 2019
Page 3 of 7

The addresses of panhandle/common drive lots shall be displayed at the entrance within 10' of the public roadway, at least 3 feet high, & at each driveway to indicate the proper lane of access for each property.

Patrick Jones – Soil Conservation District

A concept SWM plan has been submitted and reviewed.

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

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

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

Cari Biscoe – Health Department

This plan proposes to revise Plat 69-86 and create Lots 4-11. Lots 4 through 9 are unimproved and will be serviced by individual wells and on-site sewage disposal systems (OSDS). Lot 10 indicates two (2) structures on the property and will be serviced by an individual well and OSDS. Soil tests were conducted on April 26, 2018, April 10, 2018, April 19, 2017, April 18, 2017, September 1, 2016, and July 27, 2010.

The preliminary plan, as submitted by the consultant on September 6, 2019, contained incomplete information to allow for the comprehensive review of this proposal. In order for the HCHD to continue the review of this plan, the items listed below must be submitted on a revised plan to this office.

- The type of well construction for the well servicing Lot 9 must be indicated. Well construction may include such descriptions as a drilled well, pit drilled well, buried well, or hand dug well. If the well is drilled, the consultant and/or developer needs to indicate if a well tag is present and, if present, the tag number must be provided on a print to this office.
- Two (2) structures are indicated on Lot 10. The consultant must state what type of structures they are, if serviced by a well and OSDS, and indicate if the structures will remain or be razed.
- The percolation test hole is unlabeled next to the septic reserve area (SRA) for Lot 10.

Development Advisory Committee Minutes
October 2, 2019
Page 4 of 7

- The percolation test hole 505 is not shown. The location is in the vicinity of the SRA for Lot 7.
- Trench length for percolation tests holes 201 and 202 on Lot 4 must be adjusted to be 105' length X 2' wide, 12' on center.
- The purpose of the 15' utility easement located on Lot 6 must be indicated.
- Provide a layout indicating a tank, pump tank and force main from the proposed dwelling located on Lot 7 to the SRA.
- Provide a legend on the plan that clearly differentiates between satisfactory and unsatisfactory soil tests.

Upon receipt of the above information, this office will update its comments.

This plan must meet all requirements of COMAR 26.04.03 (Subdivision Regulations), COMAR 26.04.04 (Well Construction Regulations), and all local codes and regulations.

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 shall be provided in accordance with the 2000 Design Manual as amended by Supplement 1.
3. A stormwater management concept plan has been submitted for review. 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. 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.
6. An access permit is required for the site entrance on to Watervale Road.
7. The entrance shall have adequate intersection sight distance for a 40mph design speed.
8. The entrance width shall be 25' with 35' minimum curb radii.

Development Advisory Committee Minutes
October 2, 2019
Page 5 of 7

9. Access permits are required for the proposed driveways from Stewart Drive. The entrance width shall be 25'.
10. The driveways must be paved within the County right-of-way prior to issuance of a certificate of occupancy.
11. Road plans will need to be approved and a public works agreement will need to be executed for the extension of Stewart Drive prior to the issuance of building permits for lots 4 & 5.
12. Harford County will not maintain the private common driveway or bridge for the lots which access onto Watervale Road. It is recommended that access be provided utilizing a public road.
13. Monumental masonry mailboxes or structures shall not be constructed with the right-of-way.
14. A 30' right-of-way dedication is required along Watervale Road if not already dedicated. Additional right-of-way shall be provided at the culvert crossings and shall extend one additional 20' from the centerline of the road.

PFC Dan Buchler – Sheriff's Office

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

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.

Jen Wilson – Planner

This project is subject to the Harford County Forest Conservation Regulations. A revised Forest Stand Delineation has been requested. Elbow Brook, which has a drainage area of more than 400 acres, requires the NRD buffer be expanded to 150 feet from the top of stream bank, or 50 feet beyond the 100-year floodplain, whichever is greater. The expanded NRD area shall be shown on all future plans. All existing buildings shall also be labeled.

A Revised Forest Conservation Plan shall be submitted to include the updated NRD boundary. The FCP calculations shall also be revised. The existing underground utility right-

Development Advisory Committee Minutes
October 2, 2019
Page 6 of 7

of-way may be subtracted from the Net Tract Area, but the smaller areas noted as land to remain in agricultural production may not be deducted. The proposed disturbance within the NRD on Lot 11 for proposed micro-bio-retention #3 shall be removed if an alternative SWM design is possible.

A new series of the Preliminary Plan shall also be submitted to incorporate the changes listed above. The new series shall also provide detailed clarification on the acreage of land and number of development rights being transferred between the existing parcels.

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

Patrick Jones – Yes, the existing pond that is on the site. Who will take charge of that?

Joe Thompson – The owner of lot 8.

Patrick Jones – The owner of lot 8. Ok, so that does not change hands than?

Joe Thompson – No.

Patrick Jones – Thank you.

Public Comments:

Ben Gugliuzza – Along Watervale Road is that a flood zone all along that frontage.

Moe Davenport – There is a significant flood zone associated with Elbow Branch which is the stream that runs through the property. I'm not seeing where that flood plain intersects with Watervale Road. But, potentially, yes sir.

Ben Gugliuzza – Are building sites going to be there also?

Moe Davenport – No sir. They are included in the buffer and we have a 50' buffer additional to the flood plain.

Ben Gugliuzza – And, if there is no building there who is going to maintain that property?

Moe Davenport – There will be separate lots and each lot owner will be responsible for each individual; their own personal property. Some lots range from 30 acres down to 4-5 acres.

Ben Gugliuzza – Ok. I mean down to the road will anybody maintain that?

Moe Davenport – There are two lots that make up the main road frontage. One is a 25 acre lot, #8 and the other lot is lot #11 and it is a 20 acre lot.

Development Advisory Committee Minutes
October 2, 2019
Page 7 of 7

Ben Gugliuzza – Ok

Moe Davenport – They make up most of the Watervale frontage.

Ben Gugliuzza – Thank you.

Moe Davenport – Your welcome. This is the only plan on the agenda so we will be glad to show you anything that we can.

Ben Gugliuzza – So, just those six homes are going to be up on that hill. Is that correct?

Moe Davenport – That is the plan in front of us, yes sir.

Jim Bachmann – Is this essentially two owners now combining to make one larger?

Moe Davenport – It is two properties. The Starr property and a large lot off of the Lands of Fallston Glen which was a previous sub-division of a large farm that was sub-divided. The development rights are coming from the farm, the Starr Farm. There is only one right with Fallston Glen. They are swapping the land and rights and using the rights from the Starr property.

Jim Bachmann – Are all of the lots going to be on the far side of the Brook? Is that how it is?

Moe Davenport – There are some lots on the Starr property on the other side of the power line that are on the Watervale Road side but, everything else is beyond the Elbow Brook that comes off of Watervale Road. I hope that answers your question?

Jim Bachmann – It does.

Moe Davenport – Any other questions or comments on this plan? If not, I want to thank everyone for their attendance. This completes our meeting for today.

Meeting adjourned at 9:15 am.