

Memo

Date: December 20, 2007

To: Harford County Planning & Zoning

From: Wayne Newton

cc: Attendees
Adjoining Property Owners
County Council Representative Dion Guthrie

Re: **Pre-Submission Community Meeting Minutes
High's @ Joppa 1105 S. Mountain Road Joppa, MD 21085
Harford County Tax Map 65 Grid 2C Parcel(s) 198**

A pre-submission community meeting was held at the Joppa Branch Library at 655 Towne Center Drive Joppa, MD 21085 on Wednesday, December 19, 2007. Four people attended the meeting. Councilman Dion Guthrie attended the meeting to see what concerns the community has, offer business cards for contact information, etc. The following is a summary of discussions held at the meeting:

1. Mr. Darnell explained the purpose of the meeting and then gave an overview of the project. He informed the group that for now this store will be in addition to the existing store at Route 152 & Route 7. He explained location and reviewed the overall layout of the proposed conditions including the fact that High's intends to build a 3500 s.f prototype on this site with 3 pump islands for fuel. He explained the access point from Mountain Road is intended to be a right-in right-out configuration due to the presence of the existing median island and other access will be gained to the site from Clayton Road. SHA governs the approval of the access point onto MD 152 Mountain Road and the access point is therefore subject to change. Mr. Darnell pointed out the location of the shared loading and dumpster pad and reviewed the conceptual landscape plan. Mr. Darnell informed the group the landscape plan will be detailed during the design process in accordance with code requirements.
2. Mr. Darnell then described the store appearance as changing since the store at 152 & 7 was built and is now designed to fit more into the surrounding neighborhood appearance with asphalt shingled hip roofs, all brick facades, etc. Mr. Darnell also informed the group the store will close at 11:00 p.m and the only lighting will be security lighting until the store opened the next morning. He described the lighting of the sight as down lighting intended to light the necessary areas of the site for function and security and that mass lighting of the site that create a large glow of light pollution off the site is not the High's goal. Again, the lighting like the building is designed to fit in the neighborhood concept.

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3. The meeting was then opened to questions. The following questions were asked and answers given:

Q. – So access will be allowable from southbound 152?

A. – Yes. The other access point for northbound 152 and the community off Clayton will be via Clayton Road.

Q. – Can this project utilize the state's storm-water pond?

A. – Possibly. We are investigating that possibility. The concern may be the change in regulations since the original pond was constructed, causing the pond to be re-built to today's standards which may not be able to be met.

Q. – What pond maintenance is required?

A. – Inspections are to be done annually and the clean up/repair of any concerns should be done on an as needed basis.

Q. – When will you start building?

A. – We expect in roughly 6-9 months.

The meeting adjourned at approximately 6:45 pm. Any discrepancies or questions concerning the above are to be reported to the writer at (410) 266-3212.

~~Respectfully submitted,~~

Wayne A. Newton, P.E
Messick Group, Inc.
T/A Messick & Associates