

Community Input Meeting Minutes
For the Proposed
Beechtree Estates, Stepney Rd & Rt. 7
Aberdeen, Harford County, Maryland

The following is a summary of the Community Input Meeting for the above-referenced project, which meeting was held on Tuesday, January 29, 2008, at 6:00 p.m. in the 2nd Floor Conference Room at the Department of Planning & Zoning, County Administrative Building at 220 South Main Street in Bel Air, Maryland 21014.

In attendance: Joseph F. Snee, Jr., Esquire
Gessner, Snee, Mahoney & Lutche, PA
Suzanne M. Turner, Paralegal
Gessner, Snee, Mahoney & Lutche, PA
Megan Virts, RLA, Morris & Ritchie Associates
Frank Hertsch, President, Morris & Ritchie Associates
James F. Knott, Jr., Owner
Robert Hamilton, Developer
Penny Comeau, Court Reporter from Bel Air Reporting
See attached sign-in sheets for attendees

Meeting opened at 6:00 p.m.

Mr. Snee introduced himself and the other participants to the attendees and briefly summarized the CIM process, including the requirements for same. Ms. Virts and Mr. Hertsch then gave summaries of the proposed development. The meeting was then opened to the public for questions. The following items were noted from the discussion:

- The issue of where water runoff would be directed was addressed and Mr. Hertsch explained that he did not have the specifics of that at this time, but that they had every intention to put very little impact on Stepney Road. They will have stormwater management facilities that will be designed in conjunction with this development to deal with this issue. There are also regulations that deal with stormwater management that they will fully comply with.
- The issue was raised of where the development would obtain its water and sewage supply from. Mr. Hertsch explained that their intent at this time is to connect to the County water and sewer system which is nearby. The specific plans for same were not yet available at the time of the meeting.
- Traffic was also addressed by the attendees and the volume of same currently on Stepney Road. Mr. Hertsch advised that they have engaged the services of a traffic engineer who has measured the current traffic flow as well as the anticipated increase due to

the development. His findings will be put in a report and submitted to the County for review as part of their final development approval process. The traffic report, once submitted to the County, will be a matter of public record and available for review by anyone who wants to see it.

- The attendees were very interested in being able to connect to any public water and/or sewer system that may be brought into the proposed development. Mr. Gruber, an attendee, specifically advised of having contacted the County, although he did not write down the name of who he spoke with, to inquire as to whether the lines going up through the golf course would be made available to the public. She advised him that the County did a survey and most people they spoke with advised they did not want it – a statement which he and most of the other attendees did not believe. Most, if not all, of the attendees attended the meeting specifically to find out if they would be given the opportunity to connect to the public water/sewer systems being brought in for the proposed development, with the understanding that they would likely have to pay something in order to do so. Mr. Hertsch explained that, at this time, there were no specific details as to how the water/sewer system would be designed, but due to the concern raised by a major portion of the attendees, it would be an issue they would look into.
- Ms. Montalvo, an attendee, addressed that she has been unable to obtain approval to put in a new septic system and without the approval to do so, or the ability to connect to the public system, they, as homeowners, will be unable to compete with the brand-new homes being offered right across the street with public systems. Mr. Hertsch did raise the issue that their lots would be significantly larger than the ones being offered in the proposed development and that would be a large selling point for them.
- The attendees inquired as to the expected sales prices for the homes within the proposed development and were advised they would range from apx. \$250,000 for the smallest townhouse to maybe \$600,000 for the largest single family home.
- The capacity of the local schools was also raised and whether they would be able to take on all the new children that would be attending due to this development. Mr. Snee addressed this issue by reading figures from the most recently issued annual growth report from the County which indicated that Church Creek Elementary, Aberdeen Middle and Aberdeen High are all below capacity and able to handle more students.
- Ms. Green inquired as to the status of the timeframe for construction and Mr. Hertsch advised that with all the reviews and approvals yet to be concluded, if this project occurs, nothing would likely happen before 2010. And depending on how the current real estate market is at that time, it could take a long time before all the homes are actually sold. Unfortunately, that is a question that is dependent on the future market and, therefore, unanswerable at this time.

- The issue was raised as to whether property taxes would increase due to this development. Mr. Hertsch explained that property taxes are going up one way or another. It is based upon the fair market value of property and if the value of the attendees' homes increases because of this development, then their property taxes very likely will as well.
- An issue was raised as to why the subject meeting was held at Planning & Zoning in Bel Air and not closer to the subject property, such as in a school. Mr. Hertsch explained that the location was chosen out of convenience to everyone involved, also due to availability, ease of parking, presence of guards and not having to be dependent on the very specific rules set forth by the schools as to time requirements, janitorial staff, etc.
- An issue was raised with regard to the original number of homes that was proposed (apx. 975) and what was being shown at the meeting (apx. 743). Mr. Hertsch explained that this was simply due to a refining of the plan, nothing to do with any issues raised by the County or other individuals. The first plans created are generally more broad and once actual measurements are taken, etc., the plans become more refined.
- The issue of how environmentally friendly this development would be was also raised. Mr. Hertsch explained that they have done a pretty good job in preserving a lot of the land's natural environment with minimal impact to the wetlands and retaining a substantial amount of the forest area.
- There are no plans to make any of the housing age-specific. Mr. Hertsch expressed that the County has an abundant supply of age-restricted housing.
- In summary, most of the attendees voiced their support for the proposed development. Their major concerns were with traffic control and being able to hook up to public water and/or sewer.

A copy of the transcript will be filed with this summary with the Department of Planning & Zoning.

The meeting was adjourned at apx. 7:30 pm