

Minutes of the
COMMUNITY INPUT MEETING
RIVERWALK PHASE II
SEPTEMBER 21, 2009
6:00 PM

Ken Colbert, Colbert, Matz , Rosenfelt

Ed VonLange, Development Liason

Mary Ann Lisanti, Council Member- District F

Questions/Comments:

1. When was first meeting?

Answer: April, 2004 - then February, 2008

2. I saw original plan of 42 homes.

Answer: That was the plan at the '08 meeting

3. What area will be wooded?

Answer: All areas outside the lots stay wooded

4. Size of lots?

Answer: 2400 sq. ft.

5. Acreage around SWM ponds, how much will be disturbed, could you outline it?

Answer: Yes, Ken Colbert outlined the grading required for SWM

6. SWM currently all residences at the top right now are wooded, is there a way to keep the area wooded for the current home sight lines?

Answer: Area around pond 110' to 88' will remain undisturbed. We will keep as much undisturbed as possible. Since there is cost to grade, we will minimize grading.

7. How far is the closest townhouse to the nearest house?

Answer: 150' – have to have 40' from the property line

8. Only entrance and exit into the development?

Answer: Yes, that is the only entrance

9. It's at the bottom of hill?

Answer: Yes, it is at the bottom.

10. You are looking at another 100-150 cars.

Answer: We will do a study and the county will make recommendations

11. Does county assess loads on school and sewer?

Answer: Yes, they do.

12. Shaded area future development?

Answer: No, that is wetland.

13. Any relocation of wetlands?

Answer: None at this time – no.

14. Ed VonLange, are you part of the development?

Answer: No.

15. Is GVL Development the developer?

Answer: No.

16. What about the plans that show lots

Answer: We don't understand the question

17. Who is the developer?

Answer: Bill Green

18. Could you explain how you got the bump up?

Answer: Code allows you to bump up as part of the code.

19. As I understand 30% or more 13 in the natural reservoir district lines, these wetlands seem to be growing.

Answer: The County worked with the Army Corp of Engineers to come up with current regulations, we suspect

20. Not a loophole in the code?

Answer: It always has been a provision in the code. It Allows county to cluster homes to preserve more open space.

21. Basements?

Answer: No. We are proposing garages.

22. What height?

Answer: 3 stories.

23. If this gets to DAC, we want to stop the water flow into the front homes, can there be a design that does that?

24. Forest green is looking at making a walking path for an easement to get to a lake area.

25. Forest conservation plan being done?

Answer: Yes.

26. Mitchell Dr. not at county standards, concern is elevation change, bill accidents with grade change – Can emergency vehicles get in and out?

27. Notice road moved a little.

Answer: County was concerned about the SWM line location.

28. Have you talked to trailer park about road access?

Answer: Not at this time, but we plan on it.

29. Will the county allow a connection through the trailer park?

Answer: Do not know at this time. The trailer park roads are private and the issue of maintenance and ownership will be of concern

30. Who is responsible for SWM?

Answer: The Home Owners Association and before them, the developer

31. Is a discharge permit required?

Answer: yes

32. When will the development began?

Answer: Spring of next year

33. Has soil borings been done?

Answer: Not completely

34. Are borings required?

Answer: yes

35. There were several concerns regarding the change from SFH to Townhouses. No questions, just comments.

36. There were several questions and discussions regarding what the lines meant on the plans, etc. No specific or pertinent questions about the design but instead about how to read the plans.

37. How much area would be disturbed for the SWM?

Answer: Could be 20 feet or more. That depends on the contractor.

All disturbed areas will be restored.

38. Is there anything to stop section 8?

Answer: The homes will be individually owned and are for sale, not rent.

39. Could apartments be put in if the homes were not sold?

Answer: The current zoning does not allow this

40. Will there be a model? If so it will be burned!

Answer: Yes and arson is a crime.

41. Would the developer consider selling the property to the Harford Land Trust?

Answer: The Harford Land Trust has not expressed an interest in purchasing the land.

42. How deep will the foundations be?

Answer: We don't know at this time