



**Woodlawn Concept Plan Community Input Meeting Minutes**

**Location: 3445-a Box Hill Corporate Center Drive, Abingdon, MD 21009**

**Date: November 2, 2009, 6:00 p.m.**

**Presenters/Design & Development Team:**

Megan Maffeo, Morris & Ritchie Associates, Inc. (MRA)

Fred Shekells, Clark Turner Communities

Dan Whitehurst, Clark Turner Communities

**Meeting Summary:**

An overview of project history and current proposal for development was presented to the community.

**Public Comment / Question & Answer:**

**Taylor Spencer (Hollywood Partners LLC), 15 W. Aylesbury Road, Suite 700  
Timonium, MD 21093:**

Will the project be developed under current stormwater management requirements or new regulations to take effect May 2010? Requested the locations of SWM be identified on the plan.

**Response:**

MRA stated the intention is to have the stormwater management approved based on current regulations, which will require approval prior to May 2010. The two proposed SWM facilities were identified and noted to be located as previously designed. The proposed limit of disturbance is similar to the previous design.

**Taylor Spencer (Hollywood Partners LLC), 15 W. Aylesbury Road, Suite 700  
Timonium, MD 21093:**

What is the proposed density and how does it compare to previously approved plan?

**Response:**

MRA stated the allowed density is 7.0 units / acre. The proposed density is 2.75 units / acre, which is similar to the previously approved plan at about 2 units / acre.

**Jerry Amedoro, 4700 Philadelphia Road, Aberdeen, MD 21001:**

Will a round-about be required at the Burnt Hill Trail and MD Route 7 intersection?

**Response:**

It was stated that a round-about at this location is not likely as current SHA plans are to build a round-about at the Seven Trails Drive and MD Route 7 intersection.



**Grace Hiter, 4800 Old Philadelphia Road, Aberdeen, MD 21001:**

When will Trails End Road be constructed? What road improvements are likely?

**Response:**

It was estimated, by representatives of the Hollywood development present at the meeting that construction of Trails End Road will be within the next month.

The Traffic Impact Study is in progress, conclusions and suggested improvements to intersections have not been determined. However, it is likely that the left turn from MD Route 7 onto Burnt Hill Trail will need to be extended. Additional intersections that are being studied include MD Route 7 / Brass Mill Road, MD Route 7 / MD Route 543, MD Route 7 / Stepney Road, and MD Route 7 / U.S. Route 40.

**Jerry Amedoro, 4700 Philadelphia Road, Aberdeen, MD 21001:**

Is a proponent of traffic calming; slowing down the thru traffic is desired. Will the project be sewerred via gravity sewer?

**Response:**

The project will be served by gravity sewer that will traverse through the adjacent Hollywoods development to the Grays Run sewer.

**Grace Hiter, 4800 Old Philadelphia Road, Aberdeen, MD 21001:**

Will the project be phased?

**Response:**

It was stated that the project would be constructed in several phases. Construction for the first phase to include both single-family and townhome units is planned to begin fall 2010.

**Taylor Spencer (Hollywood Partners LLC), 15 W. Aylesbury Road, Suite 700  
Timonium, MD 21093:**

What is the proposed size of the townhome units?

**Response:**

The townhomes are proposed at 20 feet wide with both garage and non-garage units shown.

It was announced that this project will be submitted for Development Advisory Committee review and will be on the December 2, 2009 DAC agenda.

