1 COMMUNITY INPUT MEETING

2 CONCEPT PLAN FOR FOSTER'S BRANCH

3 (f/k/a OAK GROVE)

4 * * *

5 Thursday, June 27, 2019

6 (6:00 p.m.)

7 * * *

8 Held at:

9 Joppa Public Library

10 655 Towne Center Drive

11 Joppa, Maryland 21085

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JUL 10 2019
Harford County Planning & Zoning

IN ATTENDANCE:

BOARD MEMBERS:
AMY DiPIETRO
Morris & Ritchie Associates, Inc.

PAUL MUDDIMAN
Morris & Ritchie Associates, Inc.
FRED SHECKELLS
KT Magnolia, L.L.C.

ATTENDEES:
KAREN BROOKS
M. OTENG
JIMMY CLARK
LINDA ACORD
JOHN KUTA
DEBBIE FISCHER
BRIAN FISCHER
ELLEN KORTESOJA
STUART SIMMS
TOM OATES
STEVE HUBB
BOB LYNCH
THEAUX LE GARDEUR
LEE CRUSH
GLORIA MOON
JUDY ROSE
AMANDA ASHE
BENJAMIN PYCHA
TOM BAVAS
DONALD MERRITT
JEANETTE BOOKER
JOHN BOOKER
SHARON YOUMANS
BILL KLUTTZ
BILL TEMMINK

M-E-E-T-I-N-G
(6:00 p.m.)

MS. DiPIETRO: Good evening. Welcome to the Community Input Meeting for Foster's Branch, formerly known as Oak Grove.

The purpose of this meeting is to present a draft plan of the community and to allow citizens to give input and suggestions as required in Section 268-20 of the Harford County Code.

Welcome. My name is Amy DiPietro. I'm with Morris & Ritchie Associates. We will be the Engineers and Planners for the project. Also with me this evening, Paul Muddiman, also with Morris & Ritchie Associates, and Fred Sheckells, with KT Magnolia, L.L.C. They are the Contract Purchaser-Developer for the project.

Just a brief agenda of what we're going to go through: The team introduction;

I'm going to run through the development, brief overview of the development process; show you the plan, the different components of the plan; and then open it up for any questions, comments, or otherwise.

You are sitting in the very first step of what is an 18-month entitlement process here in Harford County, the Community Input Meeting.

Just for your knowledge, all of the comments made tonight will be part of the public record. They are being recorded, so when you do make comments, if you could state your name and address for the public record, that would be great. It will help our stenographer take better minutes of tonight's meeting.

So, following the Community Input Meeting, we do what's called a Concept Plan Submittal. It's basically the plan, if you've looked online and seen, is the level

of detail that will be submitted to the County. Then that goes before the Development Advisory Committee, where there's various agencies within Harford County and at the State level that review the plan and provide comments.

Once that's approved, then we go back in for a preliminary plan that shows more details: Grading, utilities, some more specifics. Really nails down the density of the project. And that, again, goes back before the DAC, and they provide comments.

Once all of those comments are addressed, then we get what's called a Preliminary Plan Approval Letter. That outlines the requirements for the project. At that point, and only at that point, can we start actual design of the construction documents for the project.

Good evening. If you all could sign in, please?

Page 6

1 FEMALE SPEAKER: Hey, Bob. How
2 you doing?
3 MALE SPEAKER: Good. How are
4 you?
5 MS. DiPIETRO: Ma'am? Ma'am?
6 FEMALE SPEAKER: Yes?
7 MS. DiPIETRO: Could you please
8 sign in? There's a sign-in sheet right
9 there.
10 FEMALE SPEAKER: Okay, okay.
11 MS. DiPIETRO: Thank you.
12 FEMALE SPEAKER: Sign me in.
13 MS. DiPIETRO: Once the
14 construction documents are approved, then we
15 pull permits, post sureties, go into
16 agreements with the County and State, and
17 then commence construction.
18 We're anticipating at this point
19 that that would be sometime in the spring of
20 2021. And the buildout for a project of
21 this size would be somewhere in the five- to

Page 7

1 seven-year range.
2 The property is located along and
3 west of 152, which is located here. The
4 property is outlined in this faint red
5 color. It consists of just under 200 acres.
6 It's zoned Urban Residential, R1.
7 Hi, folks. Could you please sign
8 in? Okay. Great. Thank you.
9 The property is currently platted
10 as 270 lots. Previous plan that was
11 approved over 10 years ago proposes two
12 accesses onto 152, here and here, south of
13 Route 40. These entrances are about a half
14 mile south of 152 and about a mile and a
15 half away from the interchange.
16 The existing site is
17 predominantly wooded, with some areas of
18 previous mining activities.
19 Our plan proposes the creation of
20 a Residential Conventional with Open Space
21 community with 396 single-family attached

Page 8

1 and detached homes. The permitted density
2 is 399 units. 198 of those units will be
3 traditional single-family detached homes.
4 They're shown in this kind of tan color,
5 here and here. And then 198 villa homes.
6 Those would be about 26 feet wide, first
7 floor master bath, bedrooms, two-car
8 garages, and those are shown in this cluster
9 here.
10 Overall, our design goal with
11 this project was to create an entrance
12 sequence with landscaping and tree-lined
13 streets. So, if you can see, this is the
14 main entrance. The boulevard comes in
15 through the property with a lot of --
16 there's a lot of area paralleling this side
17 of the road for landscaping and trails. As
18 you'll notice, there's no lots that front
19 this boulevard coming in.
20 By clustering the development,
21 we're respecting the property's natural

Page 9

1 characteristics and using these areas for
2 buffers. There's a fair amount of wooded
3 areas, environmentally sensitive areas,
4 that, by clustering the development in these
5 pods, we're able to keep a lot of trees and
6 natural areas in place within and around the
7 perimeter of the project.
8 We wanted to create a sense of
9 community, a pedestrian-friendly
10 environment, and encourage social
11 interaction, so we've incorporated pocket
12 parks, village greens, and dog parks
13 throughout the property as places where
14 people can gather and interact.
15 We're also proposing a large
16 trail system: 8,500 linear feet of trails
17 are located in and around the property, as
18 well as passive open spaces.
19 We strove to maintain a physical
20 and visual separation by preserving the
21 mature fir forest, as you can see by this

Page 10

1 dark green that surrounds the property even
2 along 152. We're keeping a lot of the
3 mature forest in place.
4 This concept plan, out of the 200
5 acres, is showing 130 acres of open space.
6 That's about 64 percent of the project
7 that's going to remain open. Active open
8 space will be about 10 acres. Of the
9 existing forest, we're keeping about 100
10 acres of the existing forest in place.
11 Children from this community will
12 attend Riverside Elementary, Magnolia
13 Middle, and Joppatowne High.
14 The site will be served by public
15 water and sewer. All of that infrastructure
16 will be installed by the Developer with no
17 tax incentives. Stormwater management will
18 be designed to the latest environmental site
19 design standards.
20 As part of our requirements, a
21 Traffic Impact Study has been prepared.

Page 11

1 It's currently under review by the State and
2 the County. The County has outlined nine
3 intersections that they would like us to
4 study and to determine if there's any
5 improvements necessary.
6 FEMALE SPEAKER: Can you back up
7 just one, please?
8 MS. DiPIETRO: Good?
9 FEMALE SPEAKER: Okay.
10 MS. DiPIETRO: Those
11 intersections are also shown graphically on
12 this aerial so you can see how they're
13 spaced out in relation to the project. It's
14 a little dark, but the project is right
15 here.
16 The improvements that could be
17 included could be road widening, lane
18 lengthening, signal upgrades or
19 modifications, and restriping.
20 Finally, the Developers
21 anticipate paying about $23,000 in water and

Page 12

1 sewer connection fees per lot, and $6,000
2 per lot for the single-family detached home
3 school impact fees, and $4,200 a lot for the
4 attached product in school impact fees.
5 We anticipate the single-family
6 detached homes starting around $299,000.
7 The expected average price of these homes
8 would be around $350,000, selling at
9 $425,000. The 26-foot-wide age-targeted
10 villas will start at around $339,000.
11 MALE SPEAKER: What --
12 MS. DiPIETRO: Hold on just a
13 second.
14 Do you have anything to add?
15 MR. MUDDIMAN: You could mention
16 that the DAC meetings are open to the
17 public.
18 MS. DiPIETRO: Oh, yeah. The DAC
19 meetings that I mentioned as part of the
20 entitlement process are open to the public.
21 They're held on the first and third

Page 13

1 Wednesdays of the month at the County
2 Administration Building.
3 FEMALE SPEAKER: Where is that
4 at, if you don't mind us asking?
5 MS. DiPIETRO: I don't know
6 the --
7 MR. MUDDIMAN: 220 South Main
8 Street in Bel Air, and that will be posted
9 on the property. It will be advertised in
10 the newspaper and on the County's website.
11 MS. BROOKS: So, what exactly is
12 the DAC meeting?
13 MR. MUDDIMAN: That's where we
14 will get comment from the County agencies,
15 State agencies, and it's also open to the
16 public and you can make comment there as
17 well.
18 MS. BROOKS: Okay. Great. Thank
19 you.
20 MR. MERRITT: So, one of the
21 entrances is "1" up there?

Page 14

1 MS. DiPIETRO: I'm sorry?
2 MR. MERRITT: "1" is one of the
3 entrances you're showing?
4 MS. DiPIETRO: No.
5 MALE SPEAKER: Traffic study.
6 MR. MERRITT: Traffic study?
7 MS. DiPIETRO: 8 and 9.
8 MR. MERRITT: Okay. 8 and 9?
9 MS. DiPIETRO: Are the
10 entrance --
11 MR. MERRITT: So, that's --
12 you're putting that in $350,000 homes,
13 right? Right behind where they're changing
14 the Super 8 Motel to a drug treatment
15 center?
16 MS. DiPIETRO: If you could, for
17 the stenographer's purposes, give us your
18 name so we can make sure it goes in the
19 public comment?
20 MR. MERRITT: Donald Merritt.
21 MS. DiPIETRO: Thank you.

Page 15

1 MS. BROOKS: Karen Brooks.
2 MALE SPEAKER: If you're not
3 going to answer questions, what did we show
4 up for?
5 MR. MUDDIMAN: Now we'll open up
6 to comments and questions.
7 MS. DiPIETRO: Yes, ma'am?
8 MALE SPEAKER: Can I walk up and
9 look closer so I can see?
10 MS. BROOKS: My name is Karen
11 Brooks, and I live at 620 Dembytown Road.
12 And obviously, you've already got this in
13 the works. You've already got the
14 development named, streets named, correct?
15 So, I don't know if it's too late to oppose
16 it or not?
17 MS. DiPIETRO: You are at the
18 very beginning of this process. We have --
19 this is the very first step in the process.
20 MS. BROOKS: So, I personally
21 oppose the creation of the 396 homes that

Page 16

1 you're proposing and the stormwater runoff
2 in our small community of Joppa.
3 MS. DiPIETRO: Folks, could we do
4 one person --
5 MS. BROOKS: Along with many
6 others here.
7 MS. DiPIETRO: Sorry, ma'am.
8 Could we do one person at a time so, that
9 way, everybody's comments are heard, please?
10 Thank you.
11 MALE SPEAKER: Go ahead. I'm
12 done. One of you two can go.
13 MS. BROOKS: Along with many
14 others here in the community, we feel this
15 would be devastating to our small community,
16 the impact to the environment pertaining to
17 the natural water runoff and the ground
18 absorption to the community.
19 For instance, when you built
20 Rogers Ford with only 400 -- or, I'm sorry,
21 only 100 homes, there are three stormwater

Page 17

1 management ponds in that small community.
2 How many stormwater management ponds are you
3 proposing for almost 400 homes? Nine, 10,
4 11, 12, what? I used to be a Community
5 Manager, so that's why I'm asking.
6 MS. DiPIETRO: It'll be quite a
7 bit more than that. There'll be --
8 MS. BROOKS: Oh, wow.
9 MS. DiPIETRO: -- a lot of
10 quantity management facilities. But the new
11 environment site design regulations
12 basically require that we have a
13 micro-facility every half acre or so. So,
14 there will be quite a few.
15 MS. BROOKS: Okay. Well, my
16 problem with this is: When you built Rogers
17 Ford, since that community has been built,
18 the water runoff and the water flow at the
19 end of Dembytown and Sugar Hill Road is
20 flooding constantly. Our driveways, the
21 roadway, and our properties are getting

Page 18

1 washed out, and nothing has been done.
2 Now, I personally have complained
3 to the County, and nothing has been done. I
4 pay hundreds of dollars in stone to be
5 delivered for my driveway, and it just gets
6 washed down, and it's gotten worse since
7 Rogers Ford was built. I'm almost done.
8 So, my concern is for the water
9 runoff and the natural water flow at the end
10 of Dembytown and Sugar Hill.
11 How will it affect the ecological
12 impact on the wildlife and nature in our
13 area as well? So many of us love it,
14 treasure it, and enjoy it back there. Have
15 you considered there might be wildlife that
16 needs to be protected back there? How can
17 we find out?
18 And look at the Chesapeake Bay
19 with the water runoff. The bay is already
20 struggling as well.
21 It will have a huge impact on

Page 19

1 traffic congestion and noise to the area.
2 For instance, and I'm just rounding out the
3 math, I'm going to say 400 homes and just
4 say two vehicles per home. That is an extra
5 800 vehicles in this small community. This,
6 added to the Kohl's traffic and the increase
7 in tractor-trailer traffic and noise due to
8 Adco, imagine trying to get to work in the
9 morning and then trying to get home to your
10 families in the evening.
11 I don't know why you're trying to
12 overpopulate a very small community. The
13 school systems; have you considered this,
14 the effect that it will have? Student --
15 or, teacher-per-student ratio and classroom
16 size. Look at the added stress it will put
17 on our teachers, students, and families.
18 That's an extra 400 families. You say two
19 children per family, that's 800 more
20 children. And that's just rounding it out
21 because the statistic was 2.5 per family.

Page 20

1 And again, let's just say the
2 average family consists of four. That's an
3 added 1,600 people just to our small area.
4 The added pressure on public
5 municipal services, police, fire, and
6 rescue. Are they prepared to handle that
7 influx in this small area? I would probably
8 say not.
9 Most people move to rural
10 areas -- at least I know for myself, I
11 did -- for better schools for their
12 children, the environment, to have a sense
13 of community and safety with less crime, and
14 a relaxed lifestyle, which we love and enjoy
15 back there. This project is putting all
16 this in jeopardy. And to me, the only
17 people that would benefit from this is the
18 Builder financially-wise and the County for
19 taxes.
20 And everybody in this room, I
21 recommend that you Google overpopulation and

Page 21

1 building in a small rural area and the
2 effects it has on the community.
3 THE REPORTER: You guys have to
4 come up between this and my recorder, so you
5 have to come up here.
6 MS. DiPIETRO: Okay. If you
7 don't mind just stepping forward.
8 MR. MERRITT: Sure.
9 MS. DiPIETRO: And that way, she
10 can --
11 MR. MERRITT: I'm Donald Merritt.
12 I have a couple questions:
13 When they did the Rogers Ford,
14 I'm pretty sure the runoff issue cost
15 taxpayers I think in the millions to restore
16 that streambed. Theaux, remember that one?
17 Have you considered the complete impact of
18 this downstream?
19 MS. DiPIETRO: That will be part
20 of our --
21 MR. MERRITT: And do you have any

Page 22

1 excess money in your bonds for that? You
2 know, so taxpayers don't have to pick it up.
3 MS. DiPIETRO: Well, the final
4 stormwater management design is pretty far
5 down the road, but that will be taken into
6 account as we're --
7 MR. MERRITT: I'm talking after
8 the fact. Once it's in and the impacts
9 happen --
10 MS. DiPIETRO: Right. And then
11 the --
12 MR. MERRITT: -- is there any
13 funds available?
14 MS. DiPIETRO: The Developers are
15 required to bond the cost of the stormwater
16 management and then the County keeps a
17 maintenance portion for a number of years
18 afterwards, until they feel that --
19 MR. MERRITT: All right. Well,
20 the last one, Harford County Stream
21 Restoration picked it up. So, you got

Page 23

1 nothing?
2 MS. DiPIETRO: Well, we're not
3 that far along in this project. They're
4 going to bond it.
5 MR. MERRITT: Okay. All right.
6 Fine.
7 MS. DiPIETRO: Yes, sir?
8 MR. SIMMS: Yeah, my name is
9 Stuart Simms. I live at Sugar Hill Road,
10 the end of it.
11 I've got a paper and all that
12 said the Developer before -- am I correct in
13 saying that you bought the property from the
14 other developer?
15 MALE SPEAKER: The County owns
16 the land, right?
17 MS. DiPIETRO: No, the County
18 does not own the land.
19 MR. SIMMS: I've got a map that
20 shows all the roads and everything, the name
21 of the roads and all that. They sent me

Page 24

1 because they wanted to buy the back of my
2 property.
3 MS. DiPIETRO: Who wanted to buy
4 the back of your property?
5 MR. SIMMS: It was Medley --
6 FEMALE SPEAKER: Was it Krause?
7 MALE SPEAKER: Krause.
8 MALE SPEAKER: Krause.
9 MR. SIMMS: Yeah, it's Krause.
10 Krause.
11 MS. DiPIETRO: Okay. Well, just
12 for the record, I'm the Engineer. I
13 didn't -- I don't own the property or have
14 any rights to the property.
15 MALE SPEAKER: Who does own the
16 rights?
17 MR. SHECKELLS: Mr. Krause still
18 owns the property.
19 MR. SIMMS: So, the plans that
20 you had before that I've gotten before, is
21 all new?

Page 25

1 MR. SHECKELLS: Correct. Even
2 though they're platted lots, they're of
3 record at the County, going to stormwater
4 management, they were designed using the old
5 stormwater management code. It's impossible
6 to build the plan that was approved.
7 MR. SIMMS: Okay.
8 MR. SHECKELLS: So, it has to be
9 redesigned. And there is a new stormwater
10 management code since it was originally
11 designed. And, for that matter, since
12 Rogers Ford was designed, it's a new code as
13 well.
14 MR. SIMMS: Corps of Engineers
15 with extreme -- my property line. They sent
16 me all these papers on how they're going to
17 put the bridges in and all that. So, that's
18 all -- throw it all away?
19 MR. SHECKELLS: I'm only speaking
20 for this property. I know there's another
21 adjacent property to you. I don't know

Page 26

1 about that one.
2 MR. SIMMS: Thank you very much.
3 MS. DiPIETRO: Thank you.
4 Yes, ma'am?
5 MS. ROSE: My name is Judy Rose.
6 At a recent community meeting, we were
7 discussing this upcoming project and it
8 was --
9 THE REPORTER: She's going to
10 have to -- they have to come up. They have
11 to come up.
12 MS. DiPIETRO: Thank you. I
13 apologize for the inconvenience, but thank
14 you.
15 MS. ROSE: Okay. I understood at
16 a recent community meeting that there was a
17 moratorium on one of the schools, I think
18 Magnolia Elementary, because it exceeded the
19 APF (phonetic). So, how would that impact
20 this project?
21 MS. DiPIETRO: So, this project's

Page 27

1 actually in the Riverside District, and that
2 school is well under capacity.
3 But, you know, any project that
4 were going to be in the Magnolia District,
5 they would not be able to proceed. There
6 would be --
7 MS. ROSE: Well, the schools are
8 side by side.
9 FEMALE SPEAKER: Yeah, they're
10 the same school.
11 MS. ROSE: I mean, they're right
12 across -- next to each other.
13 MS. MOON: So, you're saying this
14 feeds to Riverside Elementary and not
15 Magnolia?
16 MS. DiPIETRO: It does. It does.
17 MS. MOON: All right. I'm Gloria
18 Moon. I want you to know that each house in
19 this development will yield 10 car trips per
20 day. That's what Planning and Zoning tells
21 us. So, that's a lot more than just two

Page 28

1 cars per unit.
2 Now, I just want you also to be
3 aware that this is in the Magnolia
4 Neighborhood Overlay District. And
5 according to the Director of Planning and
6 Zoning, they have decided not to use that
7 with its various protections for, I don't
8 know, whatever reason.
9 The other thing I want you to
10 know is that, adjacent to this, is Foster
11 Run, which may or may not use Magnolia.
12 That is approved for 236 houses right next
13 door to that. So, it's a lot to think
14 about, and we'll have to check that traffic
15 study when it's done.
16 MS. DiPIETRO: Yes, sir?
17 MR. PYCHA: Hi. My name is
18 Benjamin Pycha. I'm resident at 1010 Hanson
19 Road, on the extended part. A couple things
20 in direct questions:
21 Has there been -- I know you're

Page 29

1 doing the traffic study -- any ecological or
2 environmental studies done or plan to be
3 done prior to approval?
4 MS. DiPIETRO: Yes, there's a lot
5 of that required. Wetland delineation has
6 already been done. A forest stand
7 delineation has already been done.
8 MR. PYCHA: What about endangered
9 and protected species?
10 MS. DiPIETRO: That's part of the
11 wetland permitting process, so we're
12 required to go through DNR. It's called the
13 Trilogy Letters, where you submit, you know,
14 inquiries to all the different agencies and
15 they have the opportunity to comment on the
16 project.
17 MR. PYCHA: Are we able to get
18 the contact information for those folks who
19 may be completing that study or whatever
20 it's going to be that they're going through
21 on that? As far as, you know, reporting

Page 30

1 possible sightings of endangered or
2 protected species.
3 MS. DiPIETRO: Well, I think that
4 you could just go -- DNR covers rare and
5 threatened and endangered species.
6 MR. PYCHA: I understand. But I
7 mean, are you guys dealing directly with
8 someone on that?
9 MR. SHECKELLS: Not yet.
10 MR. PYCHA: Okay. So, would that
11 be prior to approval?
12 MS. DiPIETRO: Yes, yes.
13 MR. PYCHA: Okay. So, and then
14 also, so my other concerns are related to
15 traffic. Who would be paying for a possible
16 road expansion?
17 MS. DiPIETRO: The Developer.
18 MR. SHECKELLS: We would.
19 MR. PYCHA: The Developer incurs
20 all costs associated with maintenance
21 throughout the whole tenure of however long

Page 31

1 that road is there? How does that work?
2 Does that ever see the taxpayer?
3 MS. DiPIETRO: No. I mean, it
4 depends on who owns the road, whether it's
5 the State or the County. But either way,
6 it's bonded through the State or the County.
7 MR. PYCHA: Well, I'm not talking
8 about the roads in the development. I'm
9 talking about if we need to widen Magnolia
10 Road or --
11 MS. DiPIETRO: Right.
12 MR. PYCHA: -- you know, possibly
13 do something somewhere else in one of your
14 traffic studies. Who incurs that cost?
15 MS. DiPIETRO: So, if Magnolia
16 Road requires improvements in conjunction
17 with this project, the Developer is
18 responsible for those costs. They will bond
19 that construction cost with the State as
20 well. And then, once the project is
21 complete, the State takes ownership of it.

Page 32

1 MR. PYCHA: Thank you.
2 And then, as far as the -- it
3 looks like you're keeping a little bit of
4 trees behind my house. But outside of that,
5 it looks like, from what I -- I don't have
6 the resources of the development company,
7 but that you get approval for a five-year
8 plan. But as far as revisions to that plan,
9 you can make them after approval; is that
10 correct?
11 So, you can get approval for your
12 plan and then pay, what, $250, $500 to
13 submit a revision, and then we have no say
14 as far as how those revisions are processed?
15 That would be up to the County to determine
16 that?
17 MS. DiPIETRO: If it's a
18 substantial change from what has been
19 presented to the public, we are required to
20 go back through the preliminary plan and DAC
21 process.

Page 33

1 MR. PYCHA: What's considered a
2 substantial change?
3 MS. DiPIETRO: Changing the road
4 network, large increase in density.
5 MR. PYCHA: So, what's -- can we
6 be more defined on that? What's a large
7 increase? Is that three more houses? Is
8 that 20 more houses? Is that, you know, two
9 roads?
10 MS. DiPIETRO: By code, this is
11 only allowed 399 units on it.
12 MR. PYCHA: Okay.
13 MS. DiPIETRO: So, it can't --
14 MR. PYCHA: So, you're already at
15 the max at this point?
16 MS. DiPIETRO: Nearly.
17 MR. PYCHA: Okay. And then, are
18 we going to be able to have public access to
19 the environmental studies that you guys --
20 that DNR yields? Is that going to be
21 something we're going to be able to find at

Page 34

1 these Wednesday meetings?
2 MS. DiPIETRO: They'll be posted
3 on the County's website. All of the public
4 information will be available on the
5 County's website once it's submitted.
6 MR. PYCHA: Okay. But no one's
7 going to be -- as far as the Developer, you
8 guys aren't going to be providing this as a
9 transparency type thing?
10 MS. DiPIETRO: We could provide
11 whatever you want to see. Unfortunately,
12 where do you stop? You know, just adjacent
13 property owners or the people across the
14 right-of-way?
15 So, the best way to really get
16 the latest and greatest information is to go
17 to the County because they will have the
18 latest and greatest information for the
19 project.
20 MR. PYCHA: Okay. And then as
21 far as crimes goes, so I know when I turn

Page 35

1 right onto Route 40 from Magnolia Road, I
2 see a sign frequently that says, you know,
3 the Harford County Sheriff Department is
4 offering X amount of dollars, you know, if
5 you can give tips on murder and things like
6 that.
7 Do we think this will have any
8 impact as far as Harford County Sheriff's
9 Office to control not only the preexisting
10 crime but potential -- people that may be
11 affected that live in these households? And
12 then, you know, not to say that any of these
13 may be members that commit crime, but it's
14 not unreasonable to expect that maybe some
15 of them are. But it may create a burden on
16 Harford County, not only our schools but the
17 Sheriff's Department?
18 MS. DiPIETRO: I can't speak to
19 whether it's going to create a burden on the
20 Sheriff's Department. However --
21 MR. PYCHA: Do you consult them

Page 36

1 in any manner?
2 MS. DiPIETRO: Yes, they are part
3 of the Development Advisory Committee. They
4 have a representative come, and they give us
5 comments on the project.
6 MR. PYCHA: And is the Advisory
7 Committee, when you guys have that, I guess
8 that final vote, are we -- is that public
9 access?
10 MS. DiPIETRO: It's a public
11 meeting. It's held the first and third
12 Wednesday of each month --
13 MR. PYCHA: Well, when is the
14 official vote? Like, how do we determine
15 approval?
16 MS. DiPIETRO: There's not an
17 official vote. It's --
18 MR. PYCHA: Well, there has to be
19 some type of approval process to where
20 you're -- the delegates of the County on
21 their each independent department say yes,

Page 37

1 yes, nay, nay, whatever it is. There's
2 nothing like that?
3 MS. DiPIETRO: Well --
4 MR. SHECKELLS: Well, we're
5 following the zoning regulations.
6 MR. PYCHA: Yeah, I'm unfamiliar
7 with all that stuff.
8 MR. SHECKELLS: Yeah. And so,
9 it's a prescriptive process. And if you're
10 following it, you can get to approval.
11 MR. PYCHA: Okay. But I'm
12 saying; so, do they each vote -- do they
13 each make their decision independently
14 themselves? Do they get into a room
15 together? Because it looks like multiple
16 agencies make up the ultimate say on how
17 this is going to move forward. Does that
18 sound right?
19 MS. DiPIETRO: Yeah, it's a
20 public meeting, much like this, where the
21 Consultant is going to do a quick

Page 38

1 presentation. Each agency will give us
2 comments, and then the Development Team is
3 responsible for addressing those comments to
4 achieve approvals.
5 MR. PYCHA: So, that's between
6 the Development Agent, your development --
7 your company, and those agency heads or
8 whoever is going to be representing, not the
9 public?
10 MS. DiPIETRO: Correct.
11 MR. PYCHA: Okay. Is that
12 accessible to public? Is there any law or
13 statute or anything that says that the
14 public can't be there for that meeting?
15 MS. DiPIETRO: That is a public
16 meeting. Anyone can attend.
17 MR. PYCHA: Okay. That's what
18 I'm trying to get to. So, and that -- is
19 that the first or the third Wednesday? When
20 is that meeting?
21 MS. DiPIETRO: It'll depend on

Page 39

1 when we submit. You have to submit 30 days
2 in advance. So, right now, if we were to
3 submit next Wednesday, we would be on the
4 July --
5 MR. PYCHA: That would be the
6 following -- whenever you submit, it'll be
7 the following --
8 MR. MUDDIMAN: It'll be 30 days
9 thereafter.
10 MR. PYCHA: Thirty days after?
11 MS. DiPIETRO: Yeah.
12 MR. PYCHA: Is that going to be
13 on your website or on the County website?
14 MR. MUDDIMAN: It'll be on the
15 County's website.
16 MR. PYCHA: Okay. All right.
17 That's all I've got. Thank you.
18 MS. MOON: Can I answer some more
19 of his questions?
20 The DAC meeting you are talking
21 about is only one meeting. It is the

Page 40

1 permitting agencies, all the State, the
2 Federal -- well, not the Federal -- the
3 Sheriff, the schools. They all come
4 together, sit around, and say, well, this is
5 what you need to do to make this development
6 happen. That's it. That's the only public
7 input you get. The rest happens, all the
8 permitting for every single agency, is
9 behind the scenes.
10 It's up to you to go on the
11 website and see if you can find what it is
12 they're doing. And they do have the forest
13 stand, the traffic study, as approved or not
14 approved as they come down the line.
15 But it's up to you. You only
16 have the one meeting, and that's it.
17 MR. PYCHA: Is there appeals
18 process to those studies? Or to those
19 approvals?
20 MS. MOON: You don't know when
21 they happen.

Page 41

1 MR. PYCHA: But if something has
2 been approved, can you appeal it?
3 MR. MUDDIMAN: I'm not aware of
4 that.
5 FEMALE SPEAKER: You can try.
6 MS. MOON: Yeah, you can try.
7 MALE SPEAKER: How much money do
8 you have?
9 MS. DiPIETRO: Ma'am, just to
10 correct you, in this case, we will have two
11 DAC meetings because we're required to do a
12 concept plan and a preliminary plan. So,
13 there will be two DAC meetings in this case.
14 MS. MOON: But that's it. That's
15 all you get.
16 MS. DiPIETRO: Yes, ma'am?
17 MS. FISCHER: Debbie Fischer, 714
18 Magnolia Road. I'm wondering how the trees
19 that are going to stay behind our house, how
20 far is that? How many feet?
21 MS. DiPIETRO: It depends. It

Page 42

1 varies. Where is your -- want to show me
2 your --
3 MS. FISCHER: It's right here.
4 MS. DiPIETRO: So, yeah, it's
5 about 100 feet.
6 MR. MUDDIMAN: There's a required
7 buffer along the property line, and this is
8 just a schematic plan. As we go to the
9 concept and preliminary plans, they will
10 have further detail and we'll have that
11 buffer more defined.
12 MS. FISCHER: Do they put like a
13 berm there? Will it just be trees?
14 MR. MUDDIMAN: It really depends.
15 If the trees that are there are in good
16 shape, we'll try to keep those trees in
17 place.
18 MS. FISCHER: Okay.
19 MR. PYCHA: I just have one more
20 question.
21 MS. DiPIETRO: Sure.

Page 43

1 MR. PYCHA: Benjamin Pycha,
2 Hanson Road. What was the reason why it was
3 unsuccessful the prior times they tried to
4 develop this land? Does anybody have the
5 answer to that, whether you were the
6 consultant?
7 MS. DiPIETRO: I was not involved
8 with the project at that point. I don't
9 know if --
10 MR. PYCHA: Anybody have the
11 answer to that?
12 MR. SHECKELLS: Yeah, I can
13 answer it. It was approved about the time
14 of the worst downturn ever.
15 FEMALE SPEAKER: Yeah, the big
16 crash.
17 MR. PYCHA: So, they did approve
18 it?
19 MR. SHECKELLS: They did approve
20 it, and it was shovel-ready, ready to go.
21 And the lot values, they dropped in half.

Page 44

1 MR. PYCHA: So, are we worried
2 about that potentially happening again? And
3 would you guys abandon the property if that
4 were to happen?
5 MR. SHECKELLS: Yeah, yeah.
6 MR. PYCHA: So, is that something
7 that should be on record and be --
8 MR. SHECKELLS: I don't
9 understand what --
10 MR. PYCHA: Well, because I don't
11 want you to come in and dig out land -- I
12 mean, have you been there?
13 MR. SHECKELLS: Yeah.
14 MR. PYCHA: Okay. So, if you've
15 been there, I'm sure you can imagine. I
16 mean have you been there when it rains?
17 MR. SHECKELLS: Not when it
18 rains.
19 MR. PYCHA: Okay. So, go there
20 when it rains. Let me know how it looks to
21 you. And it's not stable ground whatsoever.

Page 45

1 So, if you come in there and you develop and
2 you decide the economy is taking a downturn,
3 these property values -- or, these
4 properties aren't going to well, we're going
5 to abandon this land again for another five
6 years, and that water comes down my property
7 and then hits my foundation or disturbs my
8 property, that's a concern to me.
9 So, I know it may not be a
10 concern to you because, you know, the
11 dollars aren't right. But it's a major
12 concern to me, and I can imagine it's a
13 major concern to the rest of the people in
14 here.
15 MR. SHECKELLS: Well, we have a
16 bond that we'll place --
17 MR. PYCHA: So, your commitment
18 doesn't sound strong enough to be in a
19 position where you can really go all in.
20 You know, I have a 30-year mortgage on the
21 house. What -- you don't even own the damn

Page 46

1 property.
2 MR. SHECKELLS: We have a
3 performance bond, though. So, if I
4 disappear five years from now, there's a
5 performance bond that's posted.
6 MR. PYCHA: To pay who? To pay
7 to who?
8 MR. SHECKELLS: To pay to the
9 County. We post it to the County.
10 MR. PYCHA: What does that do for
11 me?
12 MR. SHECKELLS: It completes the
13 work. It completes the subdivision work
14 that was started and not finished.
15 MR. PYCHA: No, what happens when
16 that needs to be subsidized by the County?
17 Like every other project that the County
18 takes on.
19 MR. SHECKELLS: That's a
20 hypothetical. I'm not sure if I can answer
21 that. But that's what the performance bond

Page 47

1 is for.
2 MR. PYCHA: I understand that.
3 But it just seems like the commitment is not
4 there. Obviously, I understand; I'm a very
5 firm believer in capitalism and I'm a very
6 firm believer in developing and doing things
7 when it's needed. It just seems unnecessary
8 overall, especially with the other
9 development going up right to the left of
10 this on 40. We've got a couple new houses
11 down in this region that's off the screen.
12 And it doesn't seem that the commitment is
13 there.
14 And my main concern is that the
15 variations -- you know, it looks really nice
16 now. But your ability to get approval and
17 then either not build or vary from what your
18 original plan was with little public input
19 is extremely concerning to me. And I'm not
20 much of a -- you know, I like to conserve
21 the environment, but the whole ecological

Page 48

1 aspect of it concerns me too, as I know for
2 a matter of fact that there are endangered
3 and protected species back there.
4 So, I think that these things
5 have to be considered, and I'm mostly
6 worried that the input of the public is not
7 going to be weighted as heavily as the
8 bureaucratic input of Harford County and the
9 development that you guys are a part of.
10 MALE SPEAKER: I live at 911 Pine
11 Road.
12 FEMALE SPEAKER: We have the --
13 we're trying to find out what --
14 MALE SPEAKER: How are you going
15 to disturb the lake? And then how much is
16 it going to cost me when you build all these
17 houses? I've got to put an eight-foot fence
18 up around our pond.
19 FEMALE SPEAKER: How far is them
20 houses going to be from our lake?
21 MS. DiPIETRO: Where is your --

Page 49

1 FEMALE SPEAKER: Because you're
2 talking about --
3 MALE SPEAKER: -- pull up Pine
4 Road and you'll be able to see it.
5 FEMALE SPEAKER: It's 911 Pine
6 Road. It's got a brick rancher --
7 MALE SPEAKER: It's about a
8 two-acre lake back there.
9 MR. SHECKELLS: We're not coming
10 anywhere close to that.
11 MS. DiPIETRO: Yeah, I mean,
12 there's 1,000 feet --
13 MALE SPEAKER: So, how much woods
14 are you going to leave in between you all's
15 development and that lake?
16 FEMALE SPEAKER: You're going to
17 have kids coming through there, try and get
18 in that lake all the time.
19 MS. DiPIETRO: It's over --
20 MALE SPEAKER: So, how much is
21 that going to cost --

Page 50

1 FEMALE SPEAKER: And our lake
2 goes through there, down to there, so.
3 MALE SPEAKER: So, how much money
4 is that going to cost me to put a eight-foot
5 chain link fence around it to --
6 FEMALE SPEAKER: And somebody
7 needs to put something up for --
8 MALE SPEAKER: -- keep from them
9 suing us when one of the kids fall in there?
10 Because many years ago, there was a kid
11 drowned it.
12 FEMALE SPEAKER: Shouldn't be
13 there be a wall or something put across
14 there from our property to the -- because
15 that's dangerous.
16 MR. SHECKELLS: Look, I don't
17 think so. It's a trespassing law. We've
18 got great resources on site for recreation.
19 FEMALE SPEAKER: If them kids can
20 see that lake, they're going to be coming
21 over there.

Page 51

1 FEMALE SPEAKER: Yeah, that's
2 kids.
3 MR. SHECKELLS: I'll note the
4 comment.
5 FEMALE SPEAKER: And our
6 environmental will have a say in that, too.
7 MALE SPEAKER: You know, you all
8 are doing fine. You're making your money.
9 But it's just going to cost --
10 FEMALE SPEAKER: Yeah, we don't
11 care what you do.
12 MALE SPEAKER: -- the homeowners
13 money to --
14 FEMALE SPEAKER: -- destroy our
15 property.
16 MALE SPEAKER: -- let you all
17 make your money.
18 FEMALE SPEAKER: Because that's
19 the environmental factor. That water runs
20 over the dam, our lake, down through there.
21 You've got to conserve that. You can't just

Page 52

1 cover it up.
2 MALE SPEAKER: Because you have
3 all the geese and the ducks flying in there,
4 having their babies.
5 FEMALE SPEAKER: I'm sure
6 environmental would --
7 MS. DiPIETRO: Yes?
8 MS. BROOKS: 620 Dembytown Road,
9 Karen Brooks.
10 MALE SPEAKER: So, you say this
11 is the first stage? What's happening on
12 Pine Road in the second stage? Or you
13 haven't got that far yet?
14 FEMALE SPEAKER: Yeah, what's
15 behind our lake? What actually is back
16 right behind it?
17 MS. DiPIETRO: Trees. I believe
18 that this --
19 FEMALE SPEAKER: How much trees?
20 MS. DiPIETRO: -- is what you're
21 talking about, is this lake here?

Page 53

1 MALE SPEAKER: Right.
2 MS. DiPIETRO: This is over 1,000
3 feet.
4 MALE SPEAKER: A thousand feet?
5 MS. DiPIETRO: It's quite a
6 distance.
7 MALE SPEAKER: But only 1,000
8 feet?
9 MS. DiPIETRO: Yes.
10 MALE SPEAKER: You was talking
11 acres before. Now you're dropping it down
12 to feet.
13 MR. SHECKELLS: Well, it's 100
14 acres total that we're conserving of the
15 trees, and in that particular case, it's
16 1,000 feet of trees between the property
17 line and the houses.
18 MALE SPEAKER: And you don't
19 think the kids can see 1,000 feet when the
20 leaves are not on the trees?
21 FEMALE SPEAKER: How far back is

Page 54

1 the first house?
2 MALE SPEAKER: To that 1,000
3 feet?
4 MR. SHECKELLS: That's to the
5 house -- to the property line. And the --
6 MALE SPEAKER: Of the house
7 you're building?
8 MR. SHECKELLS: That's right.
9 MALE SPEAKER: A thousand feet
10 from your property line to the property line
11 that we pay for?
12 MR. SHECKELLS: And then, I
13 imagine, another certain distance to the
14 pond.
15 MALE SPEAKER: Oh, now it's a
16 certain distance?
17 MR. SHECKELLS: Well --
18 MALE SPEAKER: Well, you say --
19 we come here to the meeting to get answers,
20 but the only thing you give us is what
21 you're going to do --

Page 55

1 MR. MUDDIMAN: No, no, no.
2 MS. DiPIETRO: No, you're not --
3 MR. MUDDIMAN: We're here to get
4 your comments and your feedback. We can't
5 answer every question that you present to
6 us.
7 MALE SPEAKER: You ain't answered
8 one yet.
9 FEMALE SPEAKER: Yeah, but you
10 guys know there's a lake there and
11 everything and the runoff that you haven't
12 even checked out.
13 MR. MUDDIMAN: And we're going to
14 look into that and see if it's a safety
15 concern --
16 FEMALE SPEAKER: This was tried
17 20 years ago.
18 MR. PYCHA: So, my whole thing
19 is, prior to approval, we expect answers to
20 these questions. This is almost the only
21 opportunity we're probably going to get,

Page 56

1 though, and we're not finding that we're
2 getting those answers.
3 MR. MUDDIMAN: We did not come up
4 with this process. We're following a
5 process. This is the very --
6 MR. PYCHA: I understand. I'm
7 not saying I agree with that, either.
8 MR. MUDDIMAN: This is the very
9 beginning of the process. So, we're getting
10 your feedback. We'll take whatever -- we'll
11 take the feedback, look at the plan, see
12 what adjustments we have to make to the
13 plan, and when we submit the concept plan,
14 you'll have another opportunity to make
15 comments at the DAC meetings.
16 MALE SPEAKER: Are they going to
17 have answers then?
18 MR. MUDDIMAN: Excuse me. Let me
19 finish, please.
20 And then that'll be a second
21 chance you'll get to comment. Then you'll

Page 57

1 have a third when we submit a preliminary
2 plan. And that preliminary plan will have
3 further detail, as Amy explained. And
4 that's another DAC meeting, and you can make
5 your comments there as well.
6 MR. PYCHA: Okay. But the only
7 thing is that, you know, you have the
8 resources of, I would imagine, a very
9 prominent company to do these things and we
10 do not. And we're, you know, scourging
11 through the County websites, which are
12 already cumbersome as they are.
13 MR. MUDDIMAN: Right.
14 MR. PYCHA: Which for whatever
15 reason. I mean, I pay plenty of taxes and
16 they're still cumbersome.
17 So, I mean, that's what's
18 concerning, is that it seems to be that
19 we're asking questions that we don't have
20 definitive answers to. I know we can wait
21 till the next meeting when they're a little

Page 58

more refined, and I'm eager to see what you guys have there.

I'm not -- I'm open to hearing anything, but I'm just not hearing the definitive -- your answers or statements to what -- a lot of these --

MR. MUDDIMAN: We can only give you answers on the questions we know answers to.

FEMALE SPEAKER: Can we get a copy of that?

MR. MUDDIMAN: But we can hear your feedback. So, we're hearing about the safety of the lake. We'll look into that. The lady talked about a buffer behind her house, the landscaping behind her house. We'll take that into consideration. There's 18 months or more to get through this process, so it's not going to happen overnight.

MR. PYCHA: Right.

Page 59

MR. MUDDIMAN: And I believe this lady was next.

MS. DiPIETRO: Oh, yes, sorry.

MS. BROOKS: Again, my concerns are the stormwater runoff. You said there's actually going to be more than nine, 10, 11, 12 stormwater management ponds for 400 homes. How are you going to -- how would you redirect the water flow that's already coming down Dembytown onto Sugar Hill that's already a problem? Because you're talking about water absorption, and it's just -- it's so clay back there, it's just -- the water does not absorb into the ground.

So, when you build this community, it's going to affect Dembytown and Sugar Hill in a grave way. So, it's a major concern. Have you looked into that at all?

MS. DiPIETRO: That will be part of our stormwater management design. We are

Page 60

required by Maryland and County code to reduce the amount of runoff that comes off of our site from the current condition to the proposed condition. So, we have to put enough structural practices in place that there should be less stormwater runoff coming off the site once this project is done.

MR. MUDDIMAN: So, we have rules to follow, policies to follow. But it's good to hear that specific issue, and now we can follow up on that in our design.

MS. BROOKS: Okay.

MALE SPEAKER: Well, wouldn't your design even think about that before you came to the public and say, well, we're going to come and cut your stuff down, you're going to have to take what we give you, and that's all there is to it?

The barrier, you're talking about that woman, and she's lived there all of her

Page 61

life. She deserves that much. And you all say, well, we take that under consideration.

MR. MUDDIMAN: Well, we're not taking any trees down on her property. We have to maintain a buffer. The code requires a buffer between her lot line and our use. We'll maintain that buffer.

With the stormwater, stormwater design is a very detailed process.

MALE SPEAKER: Right.

MS. DiPIETRO: It takes months.

MR. MUDDIMAN: It takes -- it'll take a year to go through that process. It starts with our preliminary plan and goes into final engineering. And before we can break ground, those plans have to be approved.

So, that is something that is considered in the layout, but the details of that design has not been -- that's a year's worth of work to get to that point.

Page 62

MS. DiPIETRO: Yes, sir? You've been very patient.
MR. TEMMINK: Me?
MS. DiPIETRO: Yes.
MR. TEMMINK: I want to follow up on the question about the --
THE REPORTER: But you have to come up. You have to come --
MR. TEMMINK: Oh.
MR. MUDDIMAN: And state your name, please.
MR. TEMMINK: Bill Temmink. Where do you want me?
MR. MUDDIMAN: Well, here's a mic. Here's a mic here to catch what you're saying.
MR. TEMMINK: Can I just speak louder?
MR. MUDDIMAN: Sure.
MR. TEMMINK: 425 Latimer Road. When they started developing that area, what

Page 63

used to be Ford's Crossing, there was so much -- you could see the yellow-orange mud sweeping down, actually, all the way to the Foster Branch from where the development was. And where the trees were, it was a nice, clear, dark little -- little bit of tannin in the water.
One of our problems is the County does not enforce any of this stuff. Second problem is: There is no County requirement that you maintain any stormwater ponds after you build that into your -- anything you plan to do.
I guess my third question is: Where will kids go to school?
MS. DiPIETRO: So, as far as the stormwater management goes, there are maintenance requirements that are part of the plan and then there's a maintenance agreement that you have to go into with the County that will ultimately be turned over

Page 64

to the HOA. That's a requirement. It's a requirement.
The schools are Riverside, Magnolia, and Joppatowne.
MR. TEMMINK: And they're already overfilled.
MS. DiPIETRO: No, just --
MR. TEMMINK: Not Joppatowne. Magnolia.
MS. DiPIETRO: Magnolia Elementary is. This property goes to Riverside Elementary.
MR. PYCHA: Does that account for all the other developments popping up and what their influx may be on those schools? Or is it just this development specifically?
MS. DiPIETRO: When the County updates the growth report, they take into account every plan that has preliminary plan approval to update the capacities of individual schools.

Page 65

So, right now, Magnolia is over, so any -- Magnolia Elementary is over. So, any plans that were to come in in that district would not be allowed to proceed.
Yes, ma'am?
MS. BOOKER: Jeannette Booker, 612 Sugar Hill Road. I also have a concern about the runoff of the water. We just paid, me and my husband just paid, to have our road re-dug up and laid down even so there is no holes and all that in there.
So, where is our property at on this map? And will they open up that road?
MR. MUDDIMAN: Could you point to where you live?
MS. BOOKER: 612 Sugar Hill Road. I don't know where it is on that map.
MR. MUDDIMAN: Oh, Sugar Hill? It's down --
MS. DiPIETRO: Sugar Hill is right in here, right?

Page 66

MR. MUDDIMAN: That's right, yeah.
MS. DiPIETRO: I don't know which one is yours specifically.
MS. BOOKER: We're running from -- we have all -- from Magnolia all the way down to Dembytown.
MR. BOOKER: Starts right here. How far is this line from here? How much woods is in here? This is Sugar Hill, correct?
MR. MUDDIMAN: Yes.
MR. BOOKER: Okay.
MS. DiPIETRO: It's about 300 more feet.
MR. BOOKER: Three hundred feet?
MS. BOOKER: Three hundred?
MR. BOOKER: That's two football fields.
MALE SPEAKER: No, one football field.

Page 67

MR. BOOKER: Yeah.
FEMALE SPEAKER: You're right there. I can see my house right there.
MS. BOOKER: Yeah.
MALE SPEAKER: It's a football field.
MR. BOOKER: Yeah, exactly. And what about -- when Krause was building, they told them they had to put cul-de-sacs in here, that they could not just run this down. Is that part of this?
MS. DiPIETRO: We're not making any road connections except to 152.
MR. MUDDIMAN: So, that gray line you see is the road layout.
MS. DiPIETRO: This is a cul-de-sac here.
MR. BOOKER: Oh.
MS. BOOKER: Traffic congestion is going to be a huge thing.
MS. DiPIETRO: Yes, sir?

Page 68

MR. KUTA: John Kuta, 1002 Rayner Lane. When you said -- you're all single-family homes at this point, correct?
MS. DiPIETRO: Yes. Some attached, some detached.
MR. MUDDIMAN: So, when we say attached, it's a townhouse.
MR. KUTA: Do you plan on any apartments?
MS. DiPIETRO: No.
MR. MUDDIMAN: No.
MR. KUTA: How much Section 8 is in there at this point?
MR. SHECKELLS: It's all for sale residential. No --
MR. KUTA: There's no requirement?
MR. SHECKELLS: No rental. But, I mean, I don't know if you -- we can't restrict it. But --
MR. KUTA: Right. Is there a

Page 69

number that you have that the County says you've got to do something?
MR. SHECKELLS: Absolutely not.
MR. KUTA: What about commercial property? Is any of that going commercial?
MR. SHECKELLS: We already brought up the overlay district, which allowed commercial apartments, allowed a lot. And we didn't need it, we didn't want it, and so we're not using it. This is --
MR. KUTA: So, the land that is now trees is going to stay trees in the future?
MR. SHECKELLS: That's right, that's right.
MR. KUTA: For another 25 years?
MR. SHECKELLS: As long as this plan, the way it's drawn right here, gets built, yes. But frankly, a lot of the trees is environmental and wetlands, so, you know, something happens to this plan, the next

Page 70

1 plan will likely avoid that too.
2 MR. KUTA: But money takes care
3 of that. You trade it off.
4 MR. SHECKELLS: That's easier
5 said than done.
6 MR. KUTA: I know. But it does.
7 I mean, that's a fact.
8 MR. SHECKELLS: It's not the
9 1940s, where you're filling in acres and
10 acres of wetlands. They won't let you do
11 that.
12 MR. PYCHA: So, what is your
13 association with the Property Owner?
14 MR. SHECKELLS: Contract
15 Purchaser.
16 MR. PYCHA: Okay. So, and is
17 that finalized? You have purchased the
18 property? Is that under contract?
19 MR. SHECKELLS: No. It is under
20 contract. We have not taken title to the
21 property yet.

Page 71

1 MR. PYCHA: Like, where is it at?
2 So, are you able -- is that a public record?
3 Can I look that up?
4 MR. SHECKELLS: No, not the
5 contract. You can see -- it'll hit the land
6 records once it's transferred.
7 MR. PYCHA: Okay. So, but prior
8 to that, though, I guess other offers could
9 be put in on the property?
10 MR. SHECKELLS: No.
11 MR. PYCHA: So, because you're
12 under contract?
13 MR. SHECKELLS: That's right.
14 MR. PYCHA: Okay. And was that a
15 public sale or was that a private sale?
16 MR. SHECKELLS: It was a private
17 sale.
18 MR. PYCHA: Okay. Understood.
19 And you can't disclose what the amount the
20 property was going for?
21 MR. SHECKELLS: No.

Page 72

1 MR. PYCHA: But that will be
2 public record, I guess, after you finalize?
3 MR. SHECKELLS: Eventually.
4 MR. PYCHA: And you'll finalize
5 that after you get your approval, I imagine?
6 MR. SHECKELLS: That's right.
7 MS. DiPIETRO: Yes, sir?
8 MR. HUBB: Yeah, I'll come up
9 front real quick. Steve Hubb, 622
10 Dembytown. So, yeah, just a couple things.
11 Understand the retention ponds.
12 What are you guys going to do if this moves
13 forward to address the mosquitos in the
14 stagnant water? You know, we don't have 20
15 retention ponds right now. Is that
16 something you guys can consider for this
17 development? Does that make any sense?
18 MS. DiPIETRO: Yeah, it does make
19 sense. Unfortunately, MDE has passed
20 regulations that require us to hold water,
21 and mosquitos are an unfortunate

Page 73

1 repercussion of the code.
2 That said, we do design them all
3 to have positive outflows so that they
4 should be either draining or the water
5 should be getting back into the groundwater
6 after a small period of time.
7 MR. HUBB: Okay. Yeah, my
8 concern on that is just the viruses
9 associated with mosquitos, creating this
10 stagnant water.
11 I guess one thing for the
12 Designer. I know it's a preliminary
13 drawing, but the overlay on the satellite is
14 not correct. They're showing the property
15 line like cutting through the corner of my
16 house. I know it's early. Something to
17 correct, obviously, when you get to the
18 surveys and stuff.
19 I guess the main question I have
20 is: Have the studies been done to determine
21 if this area is right for development? If

Page 74

that's the right term to use. But who creates that study?
MS. DiPIETRO: Do you mean a market study to see why it's needed? Is that what you're asking?
MR. HUBB: Yeah.
MS. DiPIETRO: I don't know that we've done a market study.
MR. SHECKELLS: A lot of it is internal. You know, a third-party study is only as good as their input, and we have plenty of our own input. And we think it's the right project at the right place at the right time. There's a lot of growth along the 95 corridor, both in Baltimore County and in Harford County, up through Cecil County. And we think that the demand is there.
MALE SPEAKER: Speed lanes.
MR. HUBB: Does Harford County itself do their own independent study

Page 75

outside of your internal studies?
MR. SHECKELLS: No.
MR. HUBB: Okay. So --
MR. SHECKELLS: They have designated growth areas. So, I mean, they do some comprehensive --
MR. HUBB: Right. As part of the master plan?
MR. SHECKELLS: That's right.
MR. HUBB: Okay. So, in that DAC meeting, is that a topic of discussion? Does somebody in Harford County weigh in on this area?
MR. MUDDIMAN: On the market? On the market or the --
MR. HUBB: Is that part of the approval? I mean, if this area is --
MR. MUDDIMAN: The market study is not. But this is in the Harford County development envelope. It's in the water and sewer master plans. It'll be served by

Page 76

public water and sewer. It's been zoned for many, many years R1 for residential.
As Amy mentioned, 10 years ago, there were 270 lots platted and approved on this property. And the limit of disturbance is very similar to that plan. In fact, we're probably saving a little bit more trees as compared to that plan because they were much -- the footprint of the project is much larger.
MR. HUBB: Just one last thing. Thanks for that info. I guess, Amy, you said how many ponds will there be?
MS. DiPIETRO: How many?
MR. HUBB: How many water retention ponds?
MS. DiPIETRO: It's going to be dozens. There will be larger facilities that will treat what we call the quantity, which is the big storms. And then probably every other lot, there's going to be a

Page 77

smaller micro-facility that will treat more of the water quality.
MS. BROOKS: Have you considered how this is going to affect the surrounding homes?
MS. DiPIETRO: As?
MS. BROOKS: With that many stormwater management ponds just for 400 homes, you can't even tell me how many there are going to be yet, right?
MS. DiPIETRO: No.
MS. BROOKS: You just said there's going to be more than what I have listed. Because I know you have --
MS. DiPIETRO: Dozens, dozens.
MS. BROOKS: Dozens? There's three for Rogers Ford, and it's already affecting our area in a not-good way. So, you're talking dozens for 400 homes. I just don't see how this is going to work.
But I don't even know if our

Page 78

1 input really has any bearing on this because
2 it's already approved, correct?
3 MS. DiPIETRO: This is not
4 approved.
5 MS. BROOKS: Oh, okay.
6 MS. DiPIETRO: This is the very
7 first step in the process. This is by
8 right. You know, this is permitted by the
9 zoning code. We're not doing anything
10 that's outside of the zoning code.
11 MS. BROOKS: No, and I understand
12 that. My concern is the stormwater runoff
13 that's already affecting our area, the
14 school systems, the traffic congestion that
15 it's going to bring to our area. It's going
16 to be horrendous. There's just a lot of
17 concerns here, and I just don't feel that
18 our voice has been heard like loud enough in
19 this. I mean, it's -- I don't see how this
20 is going to benefit our area.
21 MR. PYCHA: Yeah, the last thing

Page 79

1 I'll say is: I understand you say you'll
2 consider the water stuff and the wall and
3 everything else that everybody's concerned
4 as far as their property and value and
5 things like that. But how much does public
6 opinion determine your decision to follow
7 through with this? I mean, is that really a
8 consideration?
9 MALE SPEAKER: Zero.
10 MR. PYCHA: Or is it more of a
11 monetary, you know, what's best for the
12 County regarding the public opinion?
13 Because I would think that public
14 opinion is probably the most heavily
15 considered thing if I was a company,
16 although I know there's still monetary
17 aspect. But I don't think you want to rile
18 up the public because I think these meetings
19 would only grow larger and more defiant.
20 But is that something you are noting and
21 considering, or is that kind of one of those

Page 80

1 things? It's like we hear you, but like --
2 MR. SHECKELLS: No, we're
3 absolutely considering it. And I think
4 collectively over 25 or 30 years the voices
5 of Marylanders have led to probably the most
6 stringent stormwater management code in the
7 country. You know, this is --
8 MR. PYCHA: Well, I'm not talking
9 about stormwater management.
10 MR. SHECKELLS: No, but I'm
11 saying that's how we got to all the rules
12 and regulations. So, I'm saying we're here
13 following the rules and regulations. But
14 the rules and regulations, at least where we
15 do our business, are pretty strong, and they
16 take into account most of the concerns that
17 everyone's talked about tonight.
18 So, are we listening to you and
19 address -- yeah. There are some that are
20 going to be more practical than others to
21 address.

Page 81

1 MR. PYCHA: I would disagree that
2 the regulations actually reflect what the
3 public thinks. I don't think that's a
4 general consensus agreed on by the public.
5 I think most people feel disenfranchised by
6 their government and therefore we don't
7 necessarily agree with the regulations
8 and/or decisions they make.
9 And I wouldn't mind, whether we
10 do it at this meeting or a future meeting,
11 to take a public vote as far as anyone in
12 the room in agreement or disagreement with
13 the proposed plan and just get that on the
14 record because I think that it would
15 strongly show that most -- or at least a
16 strong majority is opposed, regardless of
17 the consequences everyone else has
18 mentioned. So, I just want to get that in
19 there.
20 MS. DiPIETRO: Yes, ma'am?
21 FEMALE SPEAKER: I would probably

Page 82

1 need to come up front in order to be heard?
2 THE REPORTER: Yes, please. Yes.
3 FEMALE SPEAKER: Okay. So, one
4 of the things I heard you say earlier was
5 that the 95 corridor is growing and you
6 think that this development would be very
7 beneficial to the area. And obviously,
8 you're in business to make money, and this
9 development will make money for your
10 company. But it will only make money for
11 your company if the houses sell.
12 So, as a company that's in
13 business to make money, I would assume
14 you've done some research in order to
15 determine if these houses indeed will sell.
16 Saying that there is growth all up and down
17 the 95 corridor does not necessarily
18 indicate that people are going to come to
19 this particular area and buy homes.
20 We have an area right now that is
21 depressed with regard to shopping centers

Page 83

1 with no major anchor stores.
2 I would expect you would have
3 done some research and would have the
4 answers to these questions.
5 In terms of all the available
6 homes in this area, in this zip code as well
7 as in the county today, how many are
8 currently on the market? What percentage
9 are currently on the market? How long have
10 those homes been on the market? What is the
11 average time for a home to sell in this area
12 and in the county?
13 If homes in this market are a
14 higher percentage for sale than the rest of
15 the county, you've got an economic problem
16 here. If homes are staying on the market
17 longer in this area than they are in the
18 overall county, you've got an economic
19 problem here.
20 We have a development not too far
21 from here that was built. The County made

Page 84

1 bad decisions in terms of allowing that
2 development to be built. We have homes and
3 home sites there that are now standing
4 vacant and partially built.
5 So, I'm not necessarily opposed
6 or for this development. What I do want for
7 my area is that whatever is done in my area
8 is an improvement to this area and not
9 bringing in more traffic, more homes,
10 potentially higher capacity to our schools
11 without consideration as to whether it's
12 even economically prudent to do that kind of
13 development.
14 So, if you have not got those
15 answers, then that tells me you really have
16 not researched whether this really is a
17 viable product to sell in this community.
18 Thanks.
19 MS. DiPIETRO: Ma'am, what was
20 your name?
21 FEMALE SPEAKER: And I'm assuming

Page 85

1 you don't have those answers by the look on
2 your face.
3 MR. SHECKELLS: No, I have the
4 answers. Of course we've done our research.
5 And the reason why we don't have 20-foot
6 townhouses is because we don't think there's
7 a need for them in the market today.
8 I can also say --
9 FEMALE SPEAKER: Okay. So, I
10 have to tell you something. When you say
11 think, that tells me you have not got
12 information to back it up. So, back it up
13 with information.
14 MR. SHECKELLS: Please understand
15 that we're making assumptions today on
16 what's going to happen four or five --
17 probably four years from now. We're two
18 years in entitlement and a year in
19 construction. So, I'm basing on the
20 information today with the resale.
21 The reason why we're talking

Page 86

1 about being priced where we are is because
2 there is a lot of inventory sitting for a
3 long period of time, but in a lot of cases
4 it's outdated without floor plans that
5 people want to buy, without first-floor
6 masters, that aren't energy-efficient. You
7 know, so there's not the alternative that
8 people want to buy at the right price.
9 There's a lot of overpriced new
10 homes all over Maryland. That's part of the
11 problem. So, our goal is to get something
12 that is more achievable.
13 FEMALE SPEAKER: I can appreciate
14 that. Like I said, I'm not necessarily for
15 or against this development. My concern is,
16 again, if we have a lot of homes in this
17 market that people don't want to buy, is
18 there an opportunity there to come in and do
19 something with those homes so that we don't
20 have a lot of inventory on the market and a
21 lot of homes that are now starting to become

Page 87

1 vacant?
2 MR. SHECKELLS: It's a great
3 question. It's not our business model, but
4 I know there are plenty of companies out
5 there doing that. I think even Zillow is
6 starting to buy houses and fill that.
7 MR. BOOKER: You said Buzzuto?
8 MR. SHECKELLS: Zillow.
9 MR. BOOKER: Oh.
10 MR. SHECKELLS: Yeah.
11 MS. DiPIETRO: Yes, sir?
12 MR. MERRITT: Donald Merritt.
13 What do you think your fulfillment timescale
14 is on this? We all know that --
15 MR. SHECKELLS: Five to seven
16 years once the infrastructure is installed.
17 MR. MERRITT: We all know that,
18 you know, Mountain Road is probably going to
19 be widened to four lanes all the way up.
20 You know, speed lanes --
21 FEMALE SPEAKER: Over my dead

Page 88

1 body.
2 MR. MERRITT: I know that. We
3 got speed lanes coming in in the next two
4 years, two bridges right now that are
5 currently under construction, and you've got
6 a lot of nasty things to set next to a house
7 at that value.
8 I mean, this ain't Harford Road
9 in Fallston where they're putting in how
10 many units. This is, well, to quote
11 somebody, the end of the pipe.
12 MS. BROOKS: Like his concern,
13 you know, they turn that --
14 MR. MERRITT: You know, I mean,
15 so seriously, her opinion is -- you know, I
16 mean, you're relying heavily on the speed
17 lanes.
18 MR. SHECKELLS: It certainly
19 played a factor.
20 MR. MERRITT: You might have to
21 go to the speed lanes to go to get

Page 89

1 groceries, like she said. Unless you come
2 up with a use for the Mars location with
3 this. I mean, there's a lot involved. You
4 got Aldi's, Redner's, and who else?
5 MALE SPEAKER: Royal Farm.
6 MR. MERRITT: There's a problem
7 there, too.
8 There's a lot. I mean, in five
9 years, let's hope, you know, Kline's, you
10 know, stuff over there on Woodbridge gets a
11 grocery store.
12 MR. MUDDIMAN: Well, having more
13 rooftops in a community will justify
14 bringing a grocery into the area.
15 MR. MERRITT: Well, back to,
16 okay, rooftops, the rooftops are the same.
17 We got less grocery stores. Not viable.
18 MR. MUDDIMAN: I'm sorry?
19 MR. MERRITT: Not viable. If you
20 have the same amount right now and a grocery
21 store closed, what happened?

Page 90

1 MR. SHECKELLS: No, I think Paul
2 is talking about, you know, with the
3 addition of this and --
4 MR. MERRITT: Right.
5 MR. MUDDIMAN: And they're all
6 fighting the e-commerce part of that
7 business as well.
8 MR. MERRITT: Yeah.
9 FEMALE SPEAKER: But what he's
10 saying is, if we have the same number of
11 rooftops and we have an economy where
12 businesses are moving out, so the current
13 population is not supporting these
14 businesses, bringing in more rooftops is not
15 necessarily going to support more
16 businesses. They're moving out.
17 MR. SHECKELLS: I think the
18 retailers will say otherwise. But, you
19 know, I think we'll all know who's right
20 seven or eight years from now.
21 MS. DiPIETRO: Yes, ma'am?

Page 91

1 MS. BROOKS: I know you said the
2 prices would range anywhere between $299,000
3 to approximately $420,000. When you're
4 pricing them at that, have you considered
5 the area which is directly across, the
6 Edgewood area with all the crime that
7 they're already experiencing? How do you
8 anticipate on selling those homes at that
9 price when anyone can go on the internet and
10 look and they can see the crime in Edgewood
11 is heavy?
12 And he's talking about this Super
13 8 Motel turning into a -- what was it?
14 FEMALE SPEAKER: A substance
15 abuse --
16 MS. BROOKS: A substance abuse.
17 MALE SPEAKER: Center.
18 MS. BROOKS: How will -- that's
19 going to affect the homes selling for that
20 price. My concern with them going any lower
21 would be bringing my property value down.

Page 92

1 With the economy we just had, getting out
2 of, it brought my -- I paid $425,000 for my
3 home, and property value went down to like
4 $200-and something, and then finally it rose
5 back up but not quite near what we paid for
6 it in 2006.
7 But I'm just saying, with the
8 crime that we're already experiencing,
9 Edgewood and then the Super 8 Motel that
10 they're turning into a whatever he called
11 it, how do you plan on getting that kind of
12 price for those homes with that kind of
13 crime? That's --
14 MR. PYCHA: What was the price
15 point again, the bottom end?
16 MR. SHECKELLS: $300,000 to
17 $450,000.
18 MR. PYCHA: And is that
19 consistent with the houses in the area?
20 MR. SHECKELLS: So, Rogers Ford
21 was selling houses towards the end for a

Page 93

1 little over $500,000, so yeah, it is.
2 MR. PYCHA: Where is Rogers Ford?
3 Sorry; I've only lived in this area for a
4 few years.
5 MALE SPEAKER: Below the line.
6 FEMALE SPEAKER: It's off
7 Trimble. Right off of Trimble.
8 MR. PYCHA: What was the square
9 footage of those houses?
10 MR. SHECKELLS: 1,400 square feet
11 up to about 3,000 square feet.
12 MR. PYCHA: Attached?
13 MR. SHECKELLS: Both, yeah.
14 MR. PYCHA: So, I mean, which
15 ones were selling for $500,000?
16 MS. BROOKS: No, they're all
17 detached.
18 MR. PYCHA: The detached ones
19 were selling for $500,000?
20 MS. BROOKS: They're only
21 detached. There's no attached. I only know

Page 94

1 because I manage that property.
2 MR. SHECKELLS: Oh, you're
3 talking about Rogers Ford? Are you talking
4 about our property?
5 MR. PYCHA: No, no, I'm saying
6 the ones that were going for $500,000.
7 MR. SHECKELLS: Rogers -- that
8 was all single-family.
9 MR. PYCHA: Single-family, 2,000
10 square feet-ish?
11 MR. SHECKELLS: That's right.
12 MR. PYCHA: Okay. Got it.
13 MS. MOON: It's me again.
14 MR. SHECKELLS: You again.
15 MS. MOON: Yeah. One of the
16 things I really liked about the Magnolia
17 overlay was the requirement that there's
18 access behind the townhouses for fire
19 equipment. And at Hackley's Reserve, which
20 was a failed development, never came about,
21 there was no access for fire. They had to

Page 95

1 go through the townhouses to get to the back
2 porch, back patio, or whatever.
3 So, I really would like to see
4 you guys put in an alley or something behind
5 the last ones. It's not required by the
6 County.
7 MR. SHECKELLS: No, and I don't
8 disagree with that statement. For fire
9 access, it's great. The problem is it flies
10 in the face of the stormwater management
11 design. The new stormwater management
12 design discourages impervious surface
13 because you have to then treat it and it
14 creates more runoff.
15 MS. MOON: Yes. Well, you don't
16 have to make it impervious.
17 FEMALE SPEAKER: Right. There's
18 new ways of --
19 MS. MOON: Now you can get around
20 that.
21 I just think the County should

Page 96

1 require that there's access to the back of
2 the house, I mean.
3 MALE SPEAKER: They do.
4 MR. SHECKELLS: Well, yeah, they
5 do. And in the R1 zoning for the attached
6 units, you can only do four.
7 MS. MOON: Yeah.
8 MR. SHECKELLS: So, it's not a
9 group of eight. So, it is --
10 MS. MOON: You can get a fire
11 truck between them?
12 MR. SHECKELLS: You can't get a
13 fire truck. But the units are all -- have
14 fire suppression, including the
15 single-families.
16 MS. MOON: That's true, that's
17 true.
18 MS. DiPIETRO: Yes, sir?
19 MR. LE GARDEUR: Been sitting for
20 a while. Excuse me.
21 Thank you so much for having this

Page 97

1 Community Input Meeting. My name is Theaux
2 Le Gardeur, Gunpowder Riverkeeper. Address
3 is 107 Mount Carmel Road, Parkton, Maryland,
4 21120.
5 And I drove down here through
6 some failing intersections to let you know
7 that I feel this site has always
8 historically been constrained for
9 development owing to wetlands, owing to seep
10 and spring complexes, owing to groundwater
11 recharge areas.
12 And I hear this not from this
13 plan. I hear this from the grandparents in
14 the room, members of Riverkeeper that are on
15 Dembytown Road, members that are on Sugar
16 Hill Road, that remember this gravel pit
17 ceasing operation because of groundwater.
18 So, you know, I think that, to be
19 prudent and to be careful on the development
20 plan, because you do want to have return on
21 investment on this project, it would be

Page 98

1 self-sure and really safe to have a
2 hydrologist look like at the actual
3 groundwater features of this entire site,
4 not necessarily an engineer to look at where
5 the houses go, but as a lot of folks have
6 mentioned tonight, where the water goes and
7 where it flows.
8 Harford County really hasn't been
9 helping with wetlands protections the past
10 few years as I've been following Stancills
11 for over five years related to reclamation
12 plans that have somehow not been completed
13 even though operations have been halted for
14 many years, decades even.
15 So, you know, the concern here is
16 the reclamation plan is effectively a
17 development plan. And the problem in
18 thinking about turning this into houses, and
19 Bill Temmink brought this up very
20 succinctly, is that on the past development
21 of Rogers Ford, I received many pictures,

Page 99

1 sometimes weekly but at least monthly, on
2 water not being managed on site, on sediment
3 not being managed on site, on various calls
4 and e-mail strings to County Government and
5 in some cases state inspectors that failed
6 to do meaningful enforcement to right that
7 wrong.
8 So, I'm very concerned about this
9 plan in the inception phase and in this
10 community input meeting phase because to
11 wait until DAC, I've seen just recently
12 Abingdon Woods over on the Bush River that
13 seemingly did not have a wetlands
14 delineation plan in the DAC folder for
15 public review, yet DAC approved Abingdon
16 Woods, a million square feet of warehouse
17 space and 300 acres of mixed forest and
18 wetlands, without the wetlands delineation
19 being reviewed by the public at large.
20 So, what I'd entreat the
21 development community to do is, if we have

Page 100

1 the wetlands delineation, if we have the
2 forest stand delineation, to share that with
3 the public, to not rely on the county
4 process to let it trickle down to us because
5 it might not be in the file.
6 And that's really time wasted
7 because that's a procedural problem as I see
8 it in allowing for due process, public
9 participation. And as it relates to
10 wetlands protections, what I've seen in just
11 four years is a 50-foot buffer on wetlands
12 be reduced to 25 feet. That certainly is
13 enabling legislation to allow a project like
14 this to occur.
15 The other removal that I've seen
16 is a removal wholesale in the County Council
17 change in code to not afford protections to
18 intermittent or ephemeral streams. And in
19 doing so, the language within the county
20 code currently is not something you as the
21 development community should rely on because

Page 101

1 it points to the Corps of Engineers as
2 holding intermittent and ephemeral stream
3 protections, not the State of Maryland.
4 It's as if Harford County has just seceded
5 from the State of Maryland and is relying on
6 federal mandates on wetlands.
7 So, I would entreat you to look
8 at the hydrology on the site, to look at the
9 actual state rules governing the wetlands
10 protections and buffers afforded to these
11 sensitive areas, and as you've mentioned,
12 sir, you know, to make sure that the Trilogy
13 Letters, the U.S. Fish and Wildlife Service
14 Consistency Letters, the Wildlife and
15 Heritage Consistency Letters on Endangered
16 Species and Sensitive Species are fully
17 vetted. Thank you.
18 MS. DiPIETRO: Thank you.
19 MR. MUDDIMAN: Thank you.
20 Any other comments?
21 (No Response.)

MR. MUDDIMAN: All right. Well, thank you. And it will be -- some of you will get notices about the DAC meeting if you're an adjoining property owner. The property will be posted with a sign. It will be published in The Aegis and on the County's website.

MR. PYCHA: Does this property have an address?

MR. SHECKELLS: I'm sure it is. I don't know it off the top of my head. It has a tax bill.

MR. PYCHA: Okay. So, if you call the County, you just said what road?

MS. DiPIETRO: Anybody who did not sign in, if you could do so, we'd appreciate it. Thank you.

(Meeting concluded at 7:13 p.m.)

CERTIFICATE OF TRANSCRIPTIONIST

I, BRENDA STALEY, do hereby certify that the proceedings were recorded electronically at the time and place mentioned on the cover sheet thereof, and, thereafter, transcribed by me; that said hearing is a true record of the statements made; that I am neither counsel for, related to, nor employed by any of the parties to this proceeding;

And further, that I am not financially or otherwise interested in the outcome of this matter.

As Witness by my hand and signature as indicated below.

Brenda Staley

BRENDA STALEY

$

$200-and 92:4
$23,000 11:21
$250 32:12
$299,000 12:6 91:2
$300,000 92:16
$339,000 12:10
$350,000 12:8 14:12
$4,200 12:3
$420,000 91:3
$425,000 12:9 92:2
$450,000 92:17
$500 32:12
$500,000 93:1,15,19 94:6
$6,000 12:1

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1 13:21 14:2
1,000 49:12 53:2,7, 16,19 54:2
1,400 93:10
1,600 20:3
10 7:11 10:8 17:3 27:19 59:6 76:3
100 10:9 16:21 42:5 53:13
1002 68:1
1010 28:18
107 97:3
11 17:4 59:6
12 17:4 59:7
130 10:5
152 7:3,12,14 10:2 67:13
18 58:18
18-month 4:7
1940s 70:9
198 8:2,5

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2,000 94:9
2.5 19:21
20 33:8 55:17 72:14
20-foot 85:5
200 7:5 10:4
2006 92:6
2021 6:20
21120 97:4
220 13:7
236 28:12
25 69:16 80:4 100:12
26 8:6
26-foot-wide 12:9
268-20 3:10
270 7:10 76:4

3

3,000 93:11
30 39:1,8 80:4
30-year 45:20
300 66:14 99:17
396 7:21 15:21
399 8:2 33:11

4

40 7:13 35:1 47:10
400 16:20 17:3 19:3, 18 59:7 77:8,19
425 62:20

5

50-foot 100:11

6

612 65:7,16
620 15:11 52:8
622 72:9
64 10:6
6:00 3:2

7

714 41:17
7:13 102:18

8

8 14:7,8,14 68:12 91:13 92:9
8,500 9:16
800 19:5,19

9

9 14:7,8
911 48:10 49:5
95 74:15 82:5,17

A

abandon 44:3 45:5
ability 47:16
Abingdon 99:12,15
absolutely 69:3 80:3
absorb 59:14
absorption 16:18 59:12
abuse 91:15,16
access 33:18 36:9 94:18,21 95:9 96:1
accesses 7:12
accessible 38:12
account 22:6 64:13, 19 80:16
achievable 86:12
achieve 38:4
acre 17:13
acres 7:5 10:5,8,10 53:11,14 70:9,10 99:17
Active 10:7
activities 7:18
actual 5:18 98:2 101:9
Adco 19:8
add 12:14
added 19:6,16 20:3, 4
addition 90:3
address 4:14 72:13 80:19,21 97:2 102:9
addressed 5:14
addressing 38:3
adjacent 25:21 28:10 34:12
adjoining 102:4
adjustments 56:12
Administration 13:2
advance 39:2
advertised 13:9
Advisory 5:3 36:3,6
Aegis 102:6
aerial 11:12
affect 18:11 59:16 77:4 91:19
affected 35:11
affecting 77:18 78:13
afford 100:17
afforded 101:10
age-targeted 12:9
agencies 5:4 13:14, 15 29:14 37:16 40:1
agency 38:1,7 40:8
agenda 3:20
Agent 38:6
agree 56:7 81:7
agreed 81:4
agreement 63:20 81:12
agreements 6:16
ahead 16:11
Air 13:8
Aldi's 89:4
all's 49:14
alley 95:4
allowed 33:11 65:4 69:8
allowing 84:1 100:8
alternative 86:7
amount 9:2 35:4 60:2 71:19 89:20
Amy 3:12 57:3 76:3, 12
anchor 83:1
and/or 81:8
answers 54:19 55:19 56:2,17 57:20 58:5,8 83:4 84:15 85:1,4
anticipate 11:21 12:5 91:8
anticipating 6:18

apartments 68:9 69:8
APF 26:19
apologize 26:13
appeal 41:2
appeals 40:17
approval 5:15 29:3 30:11 32:7,9,11 36:15,19 37:10 47:16 55:19 64:20 72:5 75:17
approvals 38:4 40:19
approve 43:17,19
approved 5:7 6:14 7:11 25:6 28:12 40:13,14 41:2 43:13 61:17 76:4 78:2,4 99:15
approximately 91:3
area 8:16 18:13 19:1 20:3,7 21:1 62:21 73:21 75:13,17 77:18 78:13,15,20 82:7,19,20 83:6,11, 17 84:7,8 89:14 91:5,6 92:19 93:3
areas 7:17 9:1,3,6 20:10 75:5 97:11 101:11
aspect 48:1 79:17
Associates 3:14,17
association 70:13
assume 82:13
assuming 84:21
assumptions 85:15
attached 7:21 12:4 68:5,7 93:12,21 96:5
attend 10:12 38:16
average 12:7 20:2 83:11
avoid 70:1
aware 28:3 41:3

B

babies 52:4
back 5:8,11 11:6 18:14,16 20:15 24:1, 4 32:20 48:3 49:8 52:15 53:21 59:13 73:5 85:12 89:15 92:5 95:1,2 96:1
bad 84:1
Baltimore 74:15
barrier 60:20
basically 4:20 17:12
basing 85:19
bath 8:7
bay 18:18,19
bearing 78:1
bedrooms 8:7
beginning 15:18 56:9
Bel 13:8
believer 47:5,6
beneficial 82:7
benefit 20:17 78:20
Benjamin 28:18 43:1
berm 42:13
big 43:15 76:20
bill 62:12 98:19 102:12
bit 17:7 32:3 63:6 76:7
Bob 6:1
body 88:1
bond 22:15 23:4 31:18 45:16 46:3,5, 21
bonded 31:6
bonds 22:1
Booker 65:6,16 66:5,8,13,16,17,18 67:1,4,7,18,19 87:7, 9
bottom 92:15
bought 23:13
boulevard 8:14,19
Branch 3:5 63:4
break 61:16
brick 49:6
bridges 25:17 88:4
bring 78:15
bringing 84:9 89:14 90:14 91:21
Brooks 13:11,18 15:1,10,11,20 16:5, 13 17:8,15 52:8,9 59:4 60:13 77:3,7, 12,16 78:5,11 88:12 91:1,16,18 93:16,20
brought 69:7 92:2 98:19
buffer 42:7,11 58:15 61:5,6,7 100:11
buffers 9:2 101:10
build 25:6 47:17 48:16 59:15 63:12
Builder 20:18
building 13:2 21:1 54:7 67:8
buildout 6:20
built 16:19 17:16,17 18:7 69:19 83:21 84:2,4
burden 35:15,19
bureaucratic 48:8
Bush 99:12
business 80:15 82:8,13 87:3 90:7
businesses 90:12, 14,16
buy 24:1,3 82:19 86:5,8,17 87:6
Buzzuto 87:7

C

call 76:19 102:14
called 4:19 5:14 29:12 92:10
calls 99:3
capacities 64:20
capacity 27:2 84:10
capitalism 47:5
car 27:19
care 51:11 70:2
careful 97:19
Carmel 97:3
cars 28:1
case 41:10,13 53:15
cases 86:3 99:5
catch 62:15
ceasing 97:17
Cecil 74:16
center 14:15 91:17
centers 82:21
chain 50:5
chance 56:21
change 32:18 33:2 100:17
changing 14:13 33:3
characteristics 9:1
check 28:14
checked 55:12
Chesapeake 18:18
children 10:11 19:19,20 20:12
citizens 3:9
classroom 19:15
clay 59:13
clear 63:6
close 49:10
closed 89:21
closer 15:9
cluster 8:8
clustering 8:20 9:4
code 3:11 25:5,10, 12 33:10 60:1 61:5 73:1 78:9,10 80:6 83:6 100:17,20
collectively 80:4
color 7:5 8:4
commence 6:17
comment 13:14,16 14:19 29:15 51:4 56:21
comments 4:5,11, 13 5:6,12,13 15:6 16:9 36:5 38:2,3 55:4 56:15 57:5 101:20
commercial 69:4,5, 8
commit 35:13
commitment 45:17 47:3,12
Committee 5:3 36:3,7
community 3:4,8 4:9,18 7:21 9:9 10:11 16:2,14,15,18 17:1,4,17 19:5,12 20:13 21:2 26:6,16 59:16 84:17 89:13 97:1 99:10,21 100:21

companies 87:4
company 32:6 38:7 57:9 79:15 82:10,11,12
compared 76:8
complained 18:2
complete 21:17 31:21
completed 98:12
completes 46:12,13
completing 29:19
complexes 97:10
components 4:3
comprehensive 75:6
concept 4:19 10:4 41:12 42:9 56:13
concern 18:8 45:8,10,12,13 47:14 55:15 59:18 65:7 73:8 78:12 86:15 88:12 91:20 98:15
concerned 79:3 99:8
concerns 30:14 48:1 59:4 78:17 80:16
concluded 102:18
condition 60:3,4
congestion 19:1 67:19 78:14
conjunction 31:16
connection 12:1
connections 67:13
consensus 81:4
consequences 81:17
conserve 47:20 51:21
conserving 53:14
consideration 58:17 61:2 79:8 84:11
considered 18:15 19:13 21:17 33:1 48:5 61:19 77:3 79:15 91:4
Consistency 101:14,15
consistent 92:19
consists 7:5 20:2
constantly 17:20
constrained 97:8
construction 5:18 6:14,17 31:19 85:19 88:5
consult 35:21
consultant 37:21 43:6
contact 29:18
contract 3:18 70:14,18,20 71:5,12
control 35:9
Conventional 7:20
copy 58:11
corner 73:15
Corps 25:14 101:1
correct 15:14 23:12 25:1 32:10 38:10 41:10 66:11 68:3 73:14,17 78:2
corridor 74:15 82:5,17
cost 21:14 22:15 31:14,19 48:16 49:21 50:4 51:9
costs 30:20 31:18
Council 100:16
country 80:7
county 3:11 4:8 5:2,5 6:16 11:2 13:1,14 18:3 20:18 22:16,20 23:15,17 25:3 31:5,6 32:15 34:17 35:3,8,16 36:20 39:13 46:9,16,17 48:8 57:11 60:1 63:8,10,21 64:17 69:1 74:15,16,17,20 75:12,19 79:12 83:7,12,15,18,21 95:6,21 98:8 99:4 100:3,16,19 101:4 102:14
County's 13:10 34:3,5 39:15 102:7
couple 21:12 28:19 47:10 72:10
cover 52:1
covers 30:4
crash 43:16
create 8:11 9:8 35:15,19
creates 74:2 95:14
creating 73:9
creation 7:19 15:21
crime 20:13 35:10,13 91:6,10 92:8,13
crimes 34:21
Crossing 63:1
cul-de-sac 67:17
cul-de-sacs 67:9
cumbersome 57:12,16
current 60:3 90:12
cut 60:17
cutting 73:15

D

DAC 5:12 12:16,18 13:12 32:20 39:20 41:11,13 56:15 57:4 75:10 99:11,14,15 102:3
dam 51:20
damn 45:21
dangerous 50:15
dark 10:1 11:14 63:6
day 27:20
days 39:1,8,10
dead 87:21
dealing 30:7
Debbie 41:17
decades 98:14
decide 45:2
decided 28:6
decision 37:13 79:6
decisions 81:8 84:1
defiant 79:19
defined 33:6 42:11
definitive 57:20 58:5
delegates 36:20
delineation 29:5,7 99:14,18 100:1,2
delivered 18:5
demand 74:17
Dembytown 15:11 17:19 18:10 52:8 59:10,16 66:7 72:10 97:15
density 5:10 8:1 33:4
department 35:3,17,20 36:21
depend 38:21
depends 31:4 41:21 42:14
depressed 82:21
deserves 61:1
design 5:18 8:10 10:19 17:11 22:4 59:21 60:12,15 61:9,20 73:2 95:11,12
designated 75:5
designed 10:18 25:4,11,12
Designer 73:12
destroy 51:14
detached 8:1,3 12:2,6 68:5 93:17,18,21
detail 5:1 42:10 57:3
detailed 61:9
details 5:9 61:19
determine 11:4 32:15 36:14 73:20 79:6 82:15
devastating 16:15
develop 43:4 45:1
developer 10:16 23:12,14 30:17,19 31:17 34:7
Developers 11:20 22:14
developing 47:6 62:21
development 4:1,2 5:3 8:20 9:4 15:14 27:19 31:8 32:6 36:3 38:2,6 40:5 47:9 48:9 49:15 63:4 64:16 72:17 73:21 75:20 82:6,9 83:20 84:2,6,13 86:15 94:20 97:9,19 98:17,20 99:21 100:21
developments 64:14
dig 44:11
Dipietro 3:3,13 6:5,7,11,13 11:8,10 12:12,18 13:5 14:1,4,7,9,16,21 15:7,17 16:3,7 17:6,9 21:6,9,19 22:3,10,14 23:2,7,17 24:3,11 26:3,

12,21 27:16 28:16 29:4,10 30:3,12,17 31:3,11,15 32:17 33:3,10,13,16 34:2, 10 35:18 36:2,10,16 37:3,19 38:10,15,21 39:11 41:9,16,21 42:4,21 43:7 48:21 49:11,19 52:7,17,20 53:2,5,9 55:2 59:3, 20 61:11 62:1,4 63:16 64:7,10,17 65:20 66:3,14 67:12, 16,21 68:4,10 72:7, 18 74:3,7 76:14,17 77:6,11,15 78:3,6 81:20 84:19 87:11 90:21 96:18 101:18 102:15

direct 28:20

directly 30:7 91:5

Director 28:5

disagree 81:1 95:8

disagreement 81:12

disappear 46:4

disclose 71:19

discourages 95:12

discussing 26:7

discussion 75:11

disenfranchised 81:5

distance 53:6 54:13,16

district 27:1,4 28:4 65:4 69:7

disturb 48:15

disturbance 76:5

disturbs 45:7

DNR 29:12 30:4 33:20

documents 5:19 6:14

dog 9:12

dollars 18:4 35:4 45:11

Donald 14:20 21:11 87:12

door 28:13

downstream 21:18

downturn 43:14 45:2

dozens 76:18 77:15, 16,19

draft 3:8

draining 73:4

drawing 73:13

drawn 69:18

driveway 18:5

driveways 17:20

dropped 43:21

dropping 53:11

drove 97:5

drowned 50:11

drug 14:14

ducks 52:3

due 19:7 100:8

E

e-commerce 90:6

e-mail 99:4

eager 58:1

earlier 82:4

early 73:16

easier 70:4

ecological 18:11 29:1 47:21

economic 83:15,18

economically 84:12

economy 45:2 90:11 92:1

Edgewood 91:6,10 92:9

effect 19:14

effectively 98:16

effects 21:2

eight-foot 48:17 50:4

Elementary 10:12 26:18 27:14 64:11, 12 65:2

enabling 100:13

encourage 9:10

end 17:19 18:9 23:10 88:11 92:15, 21

endangered 29:8 30:1,5 48:2 101:15

energy-efficient 86:6

enforce 63:9

enforcement 99:6

engineer 24:12 98:4

engineering 61:15

Engineers 3:14 25:14 101:1

enjoy 18:14 20:14

entire 98:3

entitlement 4:7 12:20 85:18

entrance 8:11,14 14:10

entrances 7:13 13:21 14:3

entreat 99:20 101:7

envelope 75:20

environment 9:10 16:16 17:11 20:12 47:21

environmental 10:18 29:2 33:19 51:6,19 52:6 69:20

environmentally 9:3

ephemeral 100:18 101:2

equipment 94:19

evening 3:3,16 5:20 19:10

Eventually 72:3

everybody's 16:9 79:3

everyone's 80:17

exceeded 26:18

excess 22:1

Excuse 56:18 96:20

existing 7:16 10:9, 10

expansion 30:16

expect 35:14 55:19 83:2

expected 12:7

experiencing 91:7 92:8

explained 57:3

extended 28:19

extra 19:4,18

extreme 25:15

extremely 47:19

F

face 85:2 95:10

facilities 17:10 76:18

fact 22:8 48:2 70:7 76:6

factor 51:19 88:19

failed 94:20 99:5

failing 97:6

faint 7:4

fair 9:2

fall 50:9

Fallston 88:9

families 19:10,17, 18

family 19:19,21 20:2

Farm 89:5

features 98:3

federal 40:2 101:6

feedback 55:4 56:10,11 58:13

feeds 27:14

feel 16:14 22:18 78:17 81:5 97:7

fees 12:1,3,4

feet 8:6 9:16 41:20 42:5 49:12 53:3,4,8, 12,16,19 54:3,9 66:15,16 93:10,11 99:16 100:12

feet-ish 94:10

FEMALE 6:1,6,10, 12 11:6,9 13:3 24:6 27:9 41:5 43:15 48:12,19 49:1,5,16 50:1,6,12,19 51:1,5, 10,14,18 52:5,14,19 53:21 55:9,16 58:10 67:2 81:21 82:3 84:21 85:9 86:13 87:21 90:9 91:14 93:6 95:17

fence 48:17 50:5

field 66:21 67:6

fields 66:19

fighting 90:6

file 100:5

fill 87:6

filling 70:9

final 22:3 36:8 61:15
finalize 72:2,4
finalized 70:17
finally 11:20 92:4
financially-wise 20:18
find 18:17 33:21 40:11 48:13
finding 56:1
fine 23:6 51:8
finish 56:19
finished 46:14
fir 9:21
fire 20:5 94:18,21 95:8 96:10,13,14
firm 47:5,6
first-floor 86:5
Fischer 41:17 42:3, 12,18
Fish 101:13
five- 6:21
five-year 32:7
flies 95:9
flooding 17:20
floor 8:7 86:4
flow 17:18 18:9 59:9
flows 98:7
flying 52:3
folder 99:14
folks 7:7 16:3 29:18 98:5
follow 60:10,12 62:5 79:6
footage 93:9
football 66:18,20 67:5
footprint 76:9
Ford 16:20 17:17 18:7 21:13 25:12 77:17 92:20 93:2 94:3 98:21
Ford's 63:1
forest 9:21 10:3,9, 10 29:6 40:12 99:17 100:2
forward 21:7 37:17 72:13
Foster 28:10 63:4
Foster's 3:5
foundation 45:7
frankly 69:19
Fred 3:17
frequently 35:2
front 8:18 72:9 82:1
fulfillment 87:13
fully 101:16
funds 22:13
future 69:13 81:10

G

garages 8:8
Gardeur 96:19 97:2
gather 9:14
geese 52:3
general 81:4
give 3:9 14:17 35:5 36:4 38:1 54:20 58:7 60:18
Gloria 27:17
goal 8:10 86:11
good 3:3 5:20 6:3 11:8 42:15 60:11 74:11
Google 20:21
governing 101:9
government 81:6 99:4
Grading 5:9
grandparents 97:13
graphically 11:11
grave 59:17
gravel 97:16
gray 67:14
great 4:15 7:8 13:18 50:18 87:2 95:9
greatest 34:16,18
green 10:1
greens 9:12
groceries 89:1
grocery 89:11,14, 17,20
ground 16:17 44:21 59:14 61:16
groundwater 73:5 97:10,17 98:3
group 96:9
Grove 3:6
grow 79:19
growing 82:5
growth 64:18 74:14 75:5 82:16
guess 36:7 63:14 71:8 72:2 73:11,19 76:12
Gunpowder 97:2
guys 21:3 30:7 33:19 34:8 36:7 44:3 48:9 55:10 58:2 72:12,16 95:4

H

Hackley's 94:19
half 7:13,15 17:13 43:21
halted 98:13
handle 20:6
Hanson 28:18 43:2
happen 22:9 40:6, 21 44:4 58:19 85:16
happened 89:21
happening 44:2 52:11
Harford 3:10 4:8 5:4 22:20 35:3,8,16 48:8 74:16,20 75:12,19 88:8 98:8 101:4
head 102:11
heads 38:7
hear 58:12 60:11 80:1 97:12,13
heard 16:9 78:18 82:1,4
hearing 58:3,4,13
heavily 48:7 79:14 88:16
heavy 91:11
held 12:21 36:11
helping 98:9
Heritage 101:15
Hey 6:1
High 10:13
higher 83:14 84:10
Hill 17:19 18:10 23:9 59:10,17 65:7,16,18, 20 66:10 97:16
historically 97:8
hit 71:5
hits 45:7
HOA 64:1
hold 12:12 72:20
holding 101:2
holes 65:11
home 12:2 19:4,9 83:11 84:3 92:3
homeowners 51:12
homes 8:1,3,5 12:6, 7 14:12 15:21 16:21 17:3 19:3 59:8 68:3 77:5,9,19 82:19 83:6,10,13,16 84:2,9 86:10,16,19,21 91:8, 19 92:12
hope 89:9
horrendous 78:16
house 27:18 32:4 41:19 45:21 54:1,5,6 58:16 67:3 73:16 88:6 96:2
households 35:11
houses 28:12 33:7, 8 47:10 48:17,20 53:17 82:11,15 87:6 92:19,21 93:9 98:5, 18
Hubb 72:8,9 73:7 74:6,20 75:3,7,10,16 76:11,15
huge 18:21 67:20
hundred 66:16,17
hundreds 18:4
husband 65:9
hydrologist 98:2
hydrology 101:8
hypothetical 46:20

I

imagine 19:8 44:15 45:12 54:13 57:8 72:5
impact 10:21 12:3,4 16:16 18:12,21 21:17 26:19 35:8
impacts 22:8
impervious 95:12,

16
impossible 25:5
improvement 84:8
improvements 11:5,16 31:16
incentives 10:17
inception 99:9
included 11:17
including 96:14
inconvenience 26:13
incorporated 9:11
increase 19:6 33:4, 7
incurs 30:19 31:14
independent 36:21 74:21
independently 37:13
individual 64:21
influx 20:7 64:15
info 76:12
information 29:18 34:4,16,18 85:12,13, 20
infrastructure 10:15 87:16
input 3:4,9 4:9,18 40:7 47:18 48:6,8 74:11,12 78:1 97:1 99:10
inquiries 29:14
inspectors 99:5
installed 10:16 87:16
instance 16:19 19:2
interact 9:14
interaction 9:11
interchange 7:15
intermittent 100:18 101:2
internal 74:10 75:1
internet 91:9
intersections 11:3, 11 97:6
introduction 3:21
inventory 86:2,20
investment 97:21
involved 43:7 89:3
issue 21:14 60:11

J

Jeannette 65:6
jeopardy 20:16
John 68:1
Joppa 16:2
Joppatowne 10:13 64:4,8
Judy 26:5
July 39:4
justify 89:13

K

Karen 15:1,10 52:9
keeping 10:2,9 32:3
kid 50:10
kids 49:17 50:9,19 51:2 53:19 63:15
kind 8:4 79:21 84:12 92:11,12
Kline's 89:9
knowledge 4:10
Kohl's 19:6
Krause 24:6,7,8,9, 10,17 67:8
KT 3:18
Kuta 68:1,8,12,16, 21 69:4,11,16 70:2,6

L

L.L.C. 3:18
lady 58:15 59:2
laid 65:10
lake 48:15,20 49:8, 15,18 50:1,20 51:20 52:15,21 55:10 58:14
land 23:16,18 43:4 44:11 45:5 69:11 71:5
landscaping 8:12, 17 58:16
lane 11:17 68:2
lanes 74:19 87:19, 20 88:3,17,21
language 100:19
large 9:15 33:4,6 99:19
larger 76:10,18 79:19
late 15:15
latest 10:18 34:16, 18
Latimer 62:20
law 38:12 50:17
layout 61:19 67:15
Le 96:19 97:2
leave 49:14
leaves 53:20
led 80:5
left 47:9
legislation 100:13
lengthening 11:18
Letter 5:15
Letters 29:13
101:13,14,15
level 4:21 5:5
life 61:1
lifestyle 20:14
limit 76:5
linear 9:16
link 50:5
listed 77:14
listening 80:18
live 15:11 23:9 35:11 48:10 65:15
lived 60:21 93:3
located 7:2,3 9:17
location 89:2
long 30:21 69:17 83:9 86:3
longer 83:17
looked 4:21 59:18
lot 8:15,16 9:5 10:2 12:1,2,3 17:9 27:21 28:13 29:4 43:21 58:6 61:6 69:9,19 74:9,14 76:21 78:16 86:2,3,9,16,20,21 88:6 89:3,8 98:5
lots 7:10 8:18 25:2 76:4
loud 78:18
louder 62:18
love 18:13 20:14
lower 91:20

M

M-E-E-T-I-N-G 3:1
made 4:11 83:21
Magnolia 3:18 10:12 26:18 27:4,15 28:3,11 31:9,15 35:1 41:18 64:4,9,10 65:1,2 66:6 94:16
main 8:14 13:7 47:14 73:19
maintain 9:19 61:5, 7 63:11
maintenance 22:17 30:20 63:18,19
major 45:11,13 59:18 83:1
majority 81:16
make 4:13 13:16 14:18 32:9 37:13,16 40:5 51:17 56:12,14 57:4 72:17,18 81:8 82:8,9,10,13 95:16 101:12
making 51:8 67:12 85:15
MALE 6:3 12:11 14:5 15:2,8 16:11 23:15 24:7,8,15 41:7 48:10,14 49:3,7,13, 20 50:3,8 51:7,12,16 52:2,10 53:1,4,7,10, 18 54:2,6,9,15,18 55:7 56:16 60:14 61:10 66:20 67:5 74:19 79:9 89:5 91:17 93:5 96:3
manage 94:1
managed 99:2,3
management 10:17 17:1,2,10 22:4,16 25:4,5,10 59:7,21 63:17 77:8 80:6,9 95:10,11
Manager 17:5
mandates 101:6
manner 36:1
map 23:19 65:13,17
market 74:4,8 75:14,15,18 83:8,9, 10,13,16 85:7 86:17, 20
Mars 89:2

Maryland 60:1 86:10 97:3 101:3,5
Marylanders 80:5
master 8:7 75:8,21
masters 86:6
math 19:3
matter 25:11 48:2
mature 9:21 10:3
max 33:15
MDE 72:19
meaningful 99:6
Medley 24:5
meeting 3:4,7 4:9, 17,19 13:12 26:6,16 36:11 37:20 38:14, 16,20 39:20,21 40:16 54:19 57:4,21 75:11 81:10 97:1 99:10 102:3,18
meetings 12:16,19 34:1 41:11,13 56:15 79:18
members 35:13 97:14,15
mention 12:15
mentioned 12:19 76:3 81:18 98:6 101:11
Merritt 13:20 14:2,6, 8,11,20 21:8,11,21 22:7,12,19 23:5 87:12,17 88:2,14,20 89:6,15,19 90:4,8
mic 62:15
micro-facility 17:13 77:1
Middle 10:13
mile 7:14
million 99:16
millions 21:15
mind 13:4 21:7 81:9
mining 7:18
minutes 4:16
mixed 99:17
model 87:3
modifications 11:19
monetary 79:11,16
money 22:1 41:7 50:3 51:8,13,17 70:2 82:8,9,10,13
month 13:1 36:12
monthly 99:1
months 58:18 61:11
Moon 27:13,17,18 39:18 40:20 41:6,14 94:13,15 95:15,19 96:7,10,16
moratorium 26:17
morning 19:9
Morris 3:13,16
mortgage 45:20
mosquitos 72:13, 21 73:9
Motel 14:14 91:13 92:9
Mount 97:3
Mountain 87:18
move 20:9 37:17
moves 72:12
moving 90:12,16
mud 63:2
Muddiman 3:16 12:15 13:7,13 15:5 39:8,14 41:3 42:6,14 55:1,3,13 56:3,8,18 57:13 58:7,12 59:1 60:9 61:3,12 62:10, 14,19 65:14,18 66:1, 12 67:14 68:6,11 75:14,18 89:12,18 90:5 101:19 102:1
multiple 37:15
municipal 20:5
murder 35:5

N

nails 5:10
named 15:14
nasty 88:6
natural 8:21 9:6 16:17 18:9
nature 18:12
nay 37:1
necessarily 81:7 82:17 84:5 86:14 90:15 98:4
needed 47:7 74:4
Neighborhood 28:4
network 33:4
newspaper 13:10
nice 47:15 63:6
noise 19:1,7
not-good 77:18
note 51:3
notice 8:18
notices 102:3
noting 79:20
number 22:17 69:1 90:10

O

Oak 3:5
occur 100:14
offering 35:4
offers 71:8
Office 35:9
official 36:14,17
one's 34:6
online 4:21
open 4:4 7:20 9:18 10:5,7 12:16,20 13:15 15:5 58:3 65:13
operation 97:17
operations 98:13
opinion 79:6,12,14 88:15
opportunity 29:15 55:21 56:14 86:18
oppose 15:15,21
opposed 81:16 84:5
order 82:1,14
original 47:18
originally 25:10
outdated 86:4
outflows 73:3
outlined 7:4 11:2
outlines 5:16
overfilled 64:6
overlay 28:4 69:7 73:13 94:17
overnight 58:20
overpopulate 19:12
overpopulation 20:21
overpriced 86:9
overview 4:2
owing 97:9,10
owner 70:13 102:4
owners 34:13
ownership 31:21
owns 23:15 24:18 31:4

P

p.m. 3:2 102:18
paid 65:9 92:2,5
paper 23:11
papers 25:16
paralleling 8:16
parks 9:12
Parkton 97:3
part 4:11 10:20 12:19 21:19 28:19 29:10 36:2 48:9 59:20 63:18 67:11 75:7,16 86:10 90:6
partially 84:4
participation 100:9
passed 72:19
passive 9:18
past 98:9,20
patient 62:2
patio 95:2
Paul 3:16 90:1
pay 18:4 32:12 46:6, 8 54:11 57:15
paying 11:21 30:15
pedestrian-friendly 9:9
people 9:14 20:3,9, 17 34:13 35:10 45:13 81:5 82:18 86:5,8,17
percent 10:6
percentage 83:8,14
performance 46:3, 5,21
perimeter 9:7
period 73:6 86:3
permits 6:15

permitted 8:1 78:8
permitting 29:11 40:1,8
person 16:4,8
personally 15:20 18:2
pertaining 16:16
phase 99:9,10
phonetic 26:19
physical 9:19
pick 22:2
picked 22:21
pictures 98:21
Pine 48:10 49:3,5 52:12
pipe 88:11
pit 97:16
place 9:6 10:3,10 42:17 45:16 60:5 74:13
places 9:13
plan 3:8 4:3,4,19,20 5:6,8,15 7:10,19 10:4 25:6 29:2 32:8, 12,20 41:12 42:8 47:18 56:11,13 57:2 61:14 63:13,19 64:19 68:8 69:18,21 70:1 75:8 76:6,8 81:13 92:11 97:13, 20 98:16,17 99:9,14
Planners 3:15
Planning 27:20 28:5
plans 24:19 42:9 61:16 65:3 75:21 86:4 98:12
platted 7:9 25:2 76:4
played 88:19
plenty 57:15 74:12 87:4
pocket 9:11
pods 9:5
point 5:17 6:18 33:15 43:8 61:21 65:14 68:3,13 92:15
points 101:1
police 20:5
policies 60:10
pond 48:18 54:14
ponds 17:1,2 59:7 63:11 72:11,15 76:13,16 77:8
popping 64:14
population 90:13
porch 95:2
portion 22:17
position 45:19
positive 73:3
possibly 31:12
post 6:15 46:9
posted 13:8 34:2 46:5 102:5
potential 35:10
potentially 44:2 84:10
practical 80:20
practices 60:5
predominantly 7:17
preexisting 35:9
preliminary 5:8,15 32:20 41:12 42:9 57:1,2 61:14 64:19 73:12
prepared 10:21 20:6
prescriptive 37:9
present 3:8 55:5
presentation 38:1
presented 32:19
preserving 9:20
pressure 20:4
pretty 21:14 22:4 80:15
previous 7:10,18
price 12:7 86:8 91:9, 20 92:12,14
priced 86:1
prices 91:2
pricing 91:4
prior 29:3 30:11 43:3 55:19 71:7
private 71:15,16
problem 17:16 59:11 63:10 83:15, 19 86:11 89:6 95:9 98:17 100:7
problems 63:8
procedural 100:7
proceed 27:5 65:4
process 4:2,8 12:20 15:18,19 29:11 32:21 36:19 37:9 40:18 56:4,5,9 58:19 61:9,13 78:7 100:4,8
processed 32:14
product 12:4 84:17
project 3:15,19 5:11,16,19 6:20 8:11 9:7 10:6 11:13,14 20:15 23:3 26:7,20 27:3 29:16 31:17,20 34:19 36:5 43:8 46:17 60:7 74:13 76:9 97:21 100:13
project's 26:21
prominent 57:9
properties 17:21 45:4
property 7:2,4,9 8:15 9:13,17 10:1 13:9 23:13 24:2,4, 13,14,18 25:15,20, 21 34:13 42:7 44:3 45:3,6,8 46:1 50:14 51:15 53:16 54:5,10 61:4 64:11 65:12 69:5 70:13,18,21 71:9,20 73:14 76:5 79:4 91:21 92:3 94:1,4 102:4,5,8
property's 8:21
proposed 60:4 81:13
proposes 7:11,19
proposing 9:15 16:1 17:3
protected 18:16 29:9 30:2 48:3
protections 28:7 98:9 100:10,17 101:3,10
provide 5:6,12 34:10
providing 34:8
prudent 84:12 97:19
public 4:12,14 10:14 12:17,20 13:16 14:19 20:4 32:19 33:18 34:3 36:8,10 37:20 38:9,12,14,15 40:6 47:18 48:6 60:16 71:2,15 72:2 76:1 79:5,12,13,18 81:3,4,11 99:15,19 100:3,8
published 102:6
pull 6:15 49:3
purchased 70:17
Purchaser 70:15
Purchaser-developer 3:19
purpose 3:7
purposes 14:17
put 19:16 25:17 42:12 48:17 50:4,7, 13 60:4 67:9 71:9 95:4
putting 14:12 20:15 88:9
Pycha 28:17,18 29:8,17 30:6,10,13, 19 31:7,12 32:1 33:1,5,12,14,17 34:6,20 35:21 36:6, 13,18 37:6,11 38:5, 11,17 39:5,10,12,16 40:17 41:1 42:19 43:1,10,17 44:1,6, 10,14,19 45:17 46:6, 10,15 47:2 55:18 56:6 57:6,14 58:21 64:13 70:12,16 71:1, 7,11,14,18 72:1,4 78:21 79:10 80:8 81:1 92:14,18 93:2, 8,12,14,18 94:5,9,12 102:8,13

Q

quality 77:2
quantity 17:10 76:19
question 42:20 55:5 62:6 63:14 73:19 87:3
questions 4:5 15:3, 6 21:12 28:20 39:19 55:20 57:19 58:8 83:4
quick 37:21 72:9
quote 88:10

R

R1 7:6 76:2 96:5
rains 44:16,18,20
rancher 49:6
range 7:1 91:2

rare 30:4
ratio 19:15
Rayner 68:1
re-dug 65:10
ready 43:20
real 72:9
reason 28:8 43:2 57:15 85:5,21
received 98:21
recent 26:6,16
recently 99:11
recharge 97:11
reclamation 98:11, 16
recommend 20:21
record 4:12,15 24:12 25:3 44:7 71:2 72:2 81:14
recorded 4:12
recorder 21:4
records 71:6
recreation 50:18
red 7:4
redesigned 25:9
redirect 59:9
Redner's 89:4
reduce 60:2
reduced 100:12
refined 58:1
reflect 81:2
regard 82:21
region 47:11
regulations 17:11 37:5 72:20 80:12,13, 14 81:2,7
related 30:14 98:11
relates 100:9
relation 11:13
relaxed 20:14
rely 100:3,21
relying 88:16 101:5
remain 10:7
remember 21:16 97:16
removal 100:15,16
rental 68:18
repercussion 73:1
report 64:18
REPORTER 21:3 26:9 62:7 82:2
reporting 29:21
representative 36:4
representing 38:8
require 17:12 72:20 96:1
required 3:10 22:15 29:5,12 32:19 41:11 42:6 60:1 95:5
requirement 63:10 64:1,2 68:17 94:17
requirements 5:16 10:20 63:18
requires 31:16 61:6
resale 85:20
rescue 20:6
research 82:14 83:3 85:4
researched 84:16
Reserve 94:19
resident 28:18
residential 7:6,20 68:15 76:2
resources 32:6 50:18 57:8
respecting 8:21
Response 101:21
responsible 31:18 38:3
rest 40:7 45:13 83:14
Restoration 22:21
restore 21:15
restrict 68:20
restriping 11:19
retailers 90:18
retention 72:11,15 76:16
return 97:20
review 5:5 11:1 99:15
reviewed 99:19
revision 32:13
revisions 32:8,14
right-of-way 34:14
rights 24:14,16
rile 79:17
Ritchie 3:13,17
River 99:12
Riverkeeper 97:2, 14
Riverside 10:12 27:1,14 64:3,12
road 8:17 11:17 15:11 17:19 22:5 23:9 28:19 30:16 31:1,4,10,16 33:3 35:1 41:18 43:2 48:11 49:4,6 52:8,12 62:20 65:7,10,13,16 67:13,15 87:18 88:8 97:3,15,16 102:14
roads 23:20,21 31:8 33:9
roadway 17:21
Rogers 16:20 17:16 18:7 21:13 25:12 77:17 92:20 93:2 94:3,7 98:21
rooftops 89:13,16 90:11,14
room 20:20 37:14 81:12 97:14
rose 26:5,15 27:7,11 92:4
rounding 19:2,20
Route 7:13 35:1
Royal 89:5
rules 60:9 80:11,13, 14 101:9
run 4:1 28:11 67:10
running 66:5
runoff 16:1,17 17:18 18:9,19 21:14 55:11 59:5 60:2,6 65:8 78:12 95:14
runs 51:19
rural 20:9 21:1

S

safe 98:1
safety 20:13 55:14 58:14
sale 68:14 71:15,17 83:14
satellite 73:13
saving 76:7
scenes 40:9
schematic 42:8
school 12:3,4 19:13 27:2,10 63:15 78:14
schools 20:11 26:17 27:7 35:16 40:3 64:3,15,21 84:10
scourging 57:10
screen 47:11
seceded 101:4
Section 3:10 68:12
sediment 99:2
seemingly 99:13
seep 97:9
self-sure 98:1
sell 82:11,15 83:11 84:17
selling 12:8 91:8,19 92:21 93:15,19
sense 9:8 20:12 72:17,19
sensitive 9:3 101:11,16
separation 9:20
sequence 8:12
served 10:14 75:21
Service 101:13
services 20:5
set 88:6
seven-year 7:1
sewer 10:15 12:1 75:21 76:1
shape 42:16
share 100:2
Sheckells 3:17 24:17 25:1,8,19 30:9,18 37:4,8 43:12,19 44:5,8,13, 17 45:15 46:2,8,12, 19 49:9 50:16 51:3 53:13 54:4,8,12,17 68:14,18 69:3,6,14, 17 70:4,8,14,19 71:4,10,13,16,21 72:3,6 74:9 75:2,4,9 80:2,10 85:3,14 87:2,8,10,15 88:18 90:1,17 92:16,20 93:10,13 94:2,7,11, 14 95:7 96:4,8,12 102:10

sheet 6:8
Sheriff 35:3 40:3
Sheriff's 35:8,17,20
shopping 82:21
shovel-ready 43:20
show 4:3 15:3 42:1 81:15
showing 10:5 14:3 73:14
shown 8:4,8 11:11
shows 5:8 23:20
side 8:16 27:8
sightings 30:1
sign 5:21 6:8,12 7:7 35:2 102:5,16
sign-in 6:8
signal 11:18
similar 76:6
Simms 23:8,9,19 24:5,9,19 25:7,14 26:2
single 40:8
single-families 96:15
single-family 7:21 8:3 12:2,5 68:3 94:8, 9
sir 23:7 28:16 62:1 67:21 72:7 87:11 96:18 101:12
sit 40:4
site 7:16 10:14,18 17:11 50:18 60:3,7 97:7 98:3 99:2,3 101:8
sites 84:3
sitting 4:6 86:2 96:19
size 6:21 19:16
small 16:2,15 17:1 19:5,12 20:3,7 21:1 73:6
smaller 77:1
social 9:10
sound 37:18 45:18
south 7:12,14 13:7
space 7:20 10:5,8 99:17
spaced 11:13
spaces 9:18
speak 35:18 62:17
SPEAKER 6:1,3,6, 10,12 11:6,9 12:11 13:3 14:5 15:2,8 16:11 23:15 24:6,7, 8,15 27:9 41:5,7 43:15 48:10,12,14, 19 49:1,3,5,7,13,16, 20 50:1,3,6,8,12,19 51:1,5,7,10,12,14, 16,18 52:2,5,10,14, 19 53:1,4,7,10,18,21 54:2,6,9,15,18 55:7, 9,16 56:16 58:10 60:14 61:10 66:20 67:2,5 74:19 79:9 81:21 82:3 84:21 85:9 86:13 87:21 89:5 90:9 91:14,17 93:5,6 95:17 96:3
speaking 25:19
species 29:9 30:2,5 48:3 101:16
specific 60:11
specifically 64:16 66:4
specifics 5:10
speed 74:19 87:20 88:3,16,21
spring 6:19 97:10
square 93:8,10,11 94:10 99:16
stable 44:21
stage 52:11,12
stagnant 72:14 73:10
Stancills 98:10
stand 29:6 40:13 100:2
standards 10:19
standing 84:3
start 5:18 12:10
started 46:14 62:21
starting 12:6 86:21 87:6
starts 61:14 66:8
state 4:14 5:5 6:16 11:1 13:15 31:5,6, 19,21 40:1 62:10 99:5 101:3,5,9
statement 95:8
statements 58:5
statistic 19:21
statute 38:13
stay 41:19 69:12
staying 83:16
stenographer 4:16
stenographer's 14:17
step 4:7 15:19 78:7
stepping 21:7
Steve 72:9
stone 18:4
stop 34:12
store 89:11,21
stores 83:1 89:17
storms 76:20
stormwater 10:17 16:1,21 17:2 22:4,15 25:3,5,9 59:5,7,21 60:6 61:8 63:11,17 77:8 78:12 80:6,9 95:10,11
stream 22:20 101:2
streambed 21:16
streams 100:18
Street 13:8
streets 8:13 15:14
stress 19:16
stringent 80:6
strings 99:4
strong 45:18 80:15 81:16
strongly 81:15
strove 9:19
structural 60:5
struggling 18:20
Stuart 23:9
Student 19:14
students 19:17
studies 29:2 31:14 33:19 40:18 73:20 75:1
study 10:21 11:4 14:5,6 28:15 29:1,19 40:13 74:2,4,8,10,21 75:18
stuff 37:7 60:17 63:9 73:18 79:2 89:10
subdivision 46:13
submit 29:13 32:13 39:1,3,6 56:13 57:1
Submittal 4:20
submitted 5:1 34:5
subsidized 46:16
substance 91:14,16
substantial 32:18 33:2
succinctly 98:20
Sugar 17:19 18:10 23:9 59:10,17 65:7, 16,18,20 66:10 97:15
suggestions 3:9
suing 50:9
Super 14:14 91:12 92:9
support 90:15
supporting 90:13
suppression 96:14
sureties 6:15
surface 95:12
surrounding 77:4
surrounds 10:1
surveys 73:18
sweeping 63:3
system 9:16
systems 19:13 78:14

T

takes 31:21 46:18 61:11,12 70:2
taking 45:2 61:4
talked 58:15 80:17
talking 22:7 31:7,9 39:20 49:2 52:21 53:10 59:11 60:20 77:19 80:8 85:21 90:2 91:12 94:3
tan 8:4
tannin 63:7
tax 10:17 102:12
taxes 20:19 57:15
taxpayer 31:2
taxpayers 21:15 22:2
teacher-per-student 19:15

teachers 19:17
team 3:21 38:2
tells 27:20 84:15 85:11
Temmink 62:3,5,9, 12,17,20 64:5,8 98:19
tenure 30:21
term 74:1
terms 83:5 84:1
that'll 56:20
Theaux 21:16 97:1
There'll 17:7
thing 28:9 34:9 54:20 55:18 57:7 67:20 73:11 76:11 78:21 79:15
things 28:19 35:5 47:6 48:4 57:9 72:10 79:5 80:1 82:4 88:6 94:16
thinking 98:18
thinks 81:3
third-party 74:10
Thirty 39:10
thousand 53:4 54:9
threatened 30:5
throw 25:18
till 57:21
time 16:8 43:13 49:18 73:6 74:14 83:11 86:3 100:6
times 43:3
timescale 87:13
tips 35:5
title 70:20
today 83:7 85:7,15, 20
told 67:9
tonight 4:11 80:17 98:6
tonight's 4:17
top 102:11
topic 75:11
total 53:14
townhouse 68:7
townhouses 85:6 94:18 95:1
tractor-trailer 19:7
trade 70:3
traditional 8:3
traffic 10:21 14:5,6 19:1,6,7 28:14 29:1 30:15 31:14 40:13 67:19 78:14 84:9
trail 9:16
trails 8:17 9:16
transferred 71:6
transparency 34:9
treasure 18:14
treat 76:19 77:1 95:13
treatment 14:14
tree-lined 8:12
trees 9:5 32:4 41:18 42:13,15,16 52:17, 19 53:15,16,20 61:4 63:5 69:12,19 76:8
trespassing 50:17
trickle 100:4
Trilogy 29:13 101:12
Trimble 93:7
trips 27:19
truck 96:11,13
true 96:16,17
turn 34:21 88:13
turned 63:21
turning 91:13 92:10 98:18
two-acre 49:8
two-car 8:7
type 34:9 36:19

U

U.S. 101:13
ultimate 37:16
ultimately 63:21
understand 30:6 44:9 47:2,4 56:6 72:11 78:11 79:1 85:14
understood 26:15 71:18
unfamiliar 37:6
unfortunate 72:21
unit 28:1
units 8:2 33:11 88:10 96:6,13
unnecessary 47:7
unreasonable 35:14
unsuccessful 43:3
upcoming 26:7
update 64:20
updates 64:18
upgrades 11:18
Urban 7:6
utilities 5:9

V

vacant 84:4 87:1
values 43:21 45:3
variations 47:15
varies 42:1
vary 47:17
vehicles 19:4,5
vetted 101:17
viable 84:17 89:17, 19
villa 8:5
village 9:12
villas 12:10
viruses 73:8
visual 9:20
voice 78:18
voices 80:4
vote 36:8,14,17 37:12 81:11

W

wait 57:20 99:11
walk 15:8
wall 50:13 79:2
wanted 9:8 24:1,3
warehouse 99:16
washed 18:1,6
wasted 100:6
water 10:15 11:21 16:17 17:18 18:8,9, 19 45:6 51:19 59:9, 12,14 63:7 65:8 72:14,20 73:4,10 75:20 76:1,15 77:2 79:2 98:6 99:2
ways 95:18
website 13:10 34:3, 5 39:13,15 40:11 102:7
websites 57:11
Wednesday 34:1 36:12 38:19 39:3
Wednesdays 13:1
weekly 99:1
weigh 75:12
weighted 48:7
west 7:3
wetland 29:5,11
wetlands 69:20 70:10 97:9 98:9 99:13,18 100:1,10, 11 101:6,9
whatsoever 44:21
wholesale 100:16
wide 8:6
widen 31:9
widened 87:19
widening 11:17
wildlife 18:12,15 101:13,14
woman 60:21
wondering 41:18
Woodbridge 89:10
wooded 7:17 9:2
woods 49:13 66:10 99:12,16
work 19:8 31:1 46:13 61:21 77:20
works 15:13
worried 44:1 48:6
worse 18:6
worst 43:14
worth 61:21
wow 17:8
wrong 99:7

Y

year 61:13 85:18
year's 61:20
years 7:11 22:17 45:6 46:4 50:10

55:17 69:16 76:2,3 80:4 85:17,18 87:16 88:4 89:9 90:20 93:4 98:10,11,14 100:11

yellow-orange 63:2

yield 27:19

yields 33:20

Z

Zillow 87:5,8

zip 83:6

zoned 7:6 76:1

zoning 27:20 28:6 37:5 78:9,10 96:5