

DEVELOPMENT ADVISORY COMMITTEE MINUTES

The Development Advisory Committee (DAC) met on April 3, 2019 at 9:00 a.m. in the First Floor Conference Room, 220 S. Main Street, Bel Air, Maryland. The meeting was chaired by Moe Davenport, Department of Planning and Zoning.

The following members were in attendance:

Moe Davenport	Chairman, DAC
Robin Wales	Department of Emergency Services
Patrick Jones	Soil Conservation District
Leonard Walinski	Health Department
Mike Rist	DPW Engineering
DFC Dan Buchler	Sheriff's Office
Lori Pietrowski	Administrative Specialist

Also in attendance:

Bob Wilson	Jennifer Henderson
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Moe Davenport, of the Department of Planning and Zoning, welcomed everyone to the meeting. He explained there is one plan on the agenda. Mr. Davenport explained that a brief presentation will be given by the consultant for the project. The DAC members will give their comments on the project. The meeting will then be opened up for anyone in attendance that may have questions or comments. If anyone has questions that are not answered, there are information request forms that can be filled out and submitted to the Department of Planning and Zoning and they will be responded to in writing. There is an attendance sheet on the counter for everyone to sign. If a correct email address is given, a copy of the minutes will be e-mailed to you. The minutes are recorded and will also be published to the Department of Planning and Zoning's website.

ARMSTRONG COMMUNICATION HUB

Located on the south side of West Jarrettsville Road; east of Baldwin Mill Road (Route 165); Tax Map 32; Parcel 173. Fourth Election District. Council District D. Planner Eric.

Plan No.	S76-2019	Construct unmanned communication station/0.377 acres/VB.
Received	02-21-2019	1753 Jarrettsville Road, LLC/Wilson Deegan & Associates, Inc.

Verbatim Transcript

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Bob Wilson with Wilson Deegan & Associates presented the plan:

The proposal is a communications hub for Armstrong Communications. It is on a piece of property in Jarrettsville. It is approximately ½ acre. It is an unmanned station. It consists of a generator pad and a small building to house the communications hub. The proposal and the use does not require any outside lighting. Again, it is unmanned. Armstrong representatives tell me approximately one time a month someone will stop by and check on it. With that I turn it over to DAC.

Robin Wales for Bill Snyder – Volunteer Fire & EMS

No comment.

Robin Wales – Department of Emergency Services

If the facility maintains in inventory a hazardous material, such as Diesel fuel or propane gas, in amounts over 10,000 lbs. or the Threshold Planning Quantity is 500 lbs. of an extremely hazardous substance, such as Sulfuric Acid, they must submit reports as required by the Emergency Planning and Community Right to Know Act (EPCRA). Reports are due by March 1st and cover the inventory for the previous year. They must report to the State, LEPC and the Local Volunteer Fire Department. Reports for the Local Emergency Planning Committee should be sent to Harford County Local Emergency Planning Committee attn: Forney Buchanan (SARA Title III Coordinator) 2220 Ady Road Forest Hill, MD 21050.

The proposed Communication Hub will be addressed #1751-B W. Jarrettsville Rd. This address will work if displayed properly, available, and approved by planning & zoning. Please display 6"- 8" address numbers, which will be clearly visible at the entrance off W. Jarrettsville Rd.

Emergency Services must have a list of at least 3 (three) emergency contacts for notification, response, and securing purposes.

Patrick Jones – Soil Conservation District

This appears to be less than 5,000 square feet but it is still the responsibility of the owner to make sure that no sediment leaves the site.

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Leonard Walinski – Health Department

At this time, the site plan as submitted cannot be approved. In order for the HCHD to continue its review, the information below must be submitted:

Soil percolation tests were conducted to the rear of this property on February 4, 2004 to establish an on-site sewage disposal area (OSDS). However, the Armstrong Communications Hub will occupy the area where the soil testing was conducted. Therefore, additional soil testing and a proposed well site on this parcel will be required to determine the viability of property to be further developed in the future.

In lieu of performing the above, the consultant may submit a site plan consolidating parcels 173 and 427. This office does have soil percolation test from February 4, 2004 and March 21, 1985 that were conducted on parcel 427. A site plan must include a proposed well site, the field located soil percolation tests, soil types, contours, locate neighboring wells and septic reserve areas/OSDSs within 100 feet of the property.

Upon receipt of the above information, this office will update its comments.

Mike Rist – DPW Engineering

1. Sediment control and stormwater management plans and permits must be approved if land disturbing activities exceed 5,000 square feet. The engineer shall provide verification that the previous and proposed disturbance does/did not exceed 5,000 square feet.
2. The lot shall be permanently stabilized upon construction completion.
3. A commercial access permit is required to upgrade the existing entrance from this property onto Jarrettsville Road if it is to be utilized for this site.

DFC Dan Buchler – Sheriff's Office

The Harford County Sheriff's Office has no comments or questions.

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Moe Davenport for Eric Vacek – Planner

Any proposed lighting shall be designed and controlled so that any light shall be shaded, shielded or directed to not adversely affect the adjacent residential properties.

The proposed landscaping plan buffer shall extend the required buffer yard along the southwest border of the parcel.

Moe Davenport – I assume there is an existing agreement.

Bob Wilson – Correct it is in the existing common drive agreement.

Moe Davenport – Ok, can you please provide our office with a copy of that agreement so that we can assure they have the rights to share that driveway?

Any additional questions or comments from DAC members?

Robin Wales – Yes, I do. Correction on the address. The address will be 1751 B West Jarrettsville Road. I have corrected my comments above.

Public Comments –

Jennifer Henderson – I live on the adjacent property. This generator pad, so it won't be covered. How loud is this generator going to be?

Bob Wilson – I'm assuming that is not real loud but, it would only be active if the power would go out.

Jennifer Henderson – So, this would operate the building next to it in case...

Bob Wilson – It would keep the Armstrong cable operating if the power was out. It is a back-up system.

Jennifer Henderson – Ok, so it will not run unless the power is out?

Bob Wilson – Correct.

Moe Davenport – It is like a home generac system.

Bob Wilson – Yes.

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Jennifer Henderson – Ok. Will any of the existing trees along my property line be removed? I know there are some old trees there.

Bob Wilson – No, the pine trees will not be removed. I don't know if you noticed on the plan we are planting more.

Jennifer Henderson – Yes, you are planting more but, I did not know if any of the existing trees were coming down to plant new ones?

Bob Wilson – No.

Jennifer Henderson – I know you said that the lighting was going to be facing downward but, do we know how bright that is going to be?

Bob Wilson – The lighting would be directed away from you if they were proposing lighting. I spoke to the Armstrong rep two days ago and they will not have any outdoor lighting.

Jennifer Henderson – Well, the plans do say lighting.

Bob Wilson – That is a general note that I put on a plan that any lighting will be directed away from neighbors but, in this case, they are not proposing any lighting.

Moe Davenport – Our comments are that if they were proposing any lighting those are the circumstances that they would need to follow.

Jennifer Henderson – Ok. I was trying to figure out based on the map that was given to me. Like this is on the back side of the property. That is close to our property line?

Bob Wilson – Do you know where Jack's parks all of his stuff?

Jennifer Henderson – Yes.

Bob Wilson – So, it will be right in that area.

Jennifer Henderson – So, it's across from where their repair shop is?

Bob Wilson – Correct.

Jennifer Henderson – So, it's back towards the back of our property.

Bob Wilson – Actually, you can see the repair shop on the plan.

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Jennifer Henderson – Ok, and the trees and such whatever you are planting the trees and shrubbery will go behind that?

Bob Wilson – Actually, they will go across this rear.

Jennifer Henderson – Because, this is our property line. We are really close.

Bob Wilson – These pine trees are going to stay but, the planting is right here.

Jennifer Henderson – So, our fence would end here and where is our property line?

Bob Wilson – This is it right here. Here is the corner of your property.

Jennifer Henderson – How big is this building?

Bob Wilson – 90 some square feet. It is very small. Hold on I can tell you here. The building is about 16 x 8. That is very small.

Jennifer Henderson – I just want to make sure there are not going to be any towers there in the future that are not showing?

Bob Wilson – Not that I am aware of.

Jennifer Henderson – If they changed any plans in the future would there be another zoning meeting?

Moe Davenport – If they proposed a tower, certainly.

Jennifer Henderson – Ok, thank you, those were my questions.

Moe Davenport – Jennifer, at the conclusion of this meeting you may have a copy of this plan. Thank you for your attendance this concludes today's meeting.

Meeting adjourned at 9:13 am.