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COMMUNITY INPUT MEETING

In the matter of:
CONCEPT PLAN located at 2445 Scotlon Court, Forest Hill, Maryland 21050.

Proposal to subdivide existing Lot 13 into two additional lots, creating Lot 22 and 23.

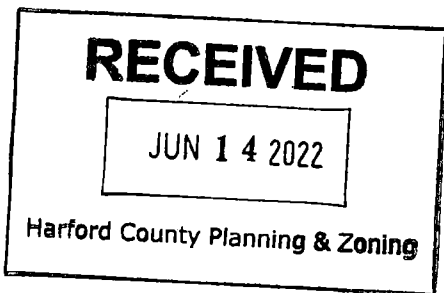
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The above-captioned matter was held on Thursday, May 5, 2022, commencing at 6:08 p.m. at Jarrettsville Volunteer Fire Company, 3825 Federal Hill Road, Jarrettsville, Maryland 20184.

PRESENTING ON BEHALF OF THE DEVELOPER:

WILSON, DEEGAN & ASSOCIATES
By: Bob Wilson
1219 Baldwin Mill Road
Jarrettsville, Maryland
bobw4635@yahoo.com
Telephone: 410-808-4635

REPORTED BY:
Irwin Reporting
301 W. Pennsylvania Avenue
Towson, Maryland 21204
Telephone: 410-494-1880



P R O C E E D I N G S

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MR. WILSON: Good evening, everybody.
My name is Bob Wilson. I'm with Wilson, Deegan &
Associates. We're an engineering surveying firm
located in Jarrettsville.

The purpose of this meeting is to alert the
neighboring property owners of the project that
we're presenting tonight, which is the
re-subdivision of existing Lot 13 to create two
additional lots in the Panorama Farms subdivision,
also known as Forest Hill Farms.

What we're proposing is two additional lots
which will access the existing Scotlon Court, which
was recently constructed. Access will be between
two existing lots, which actually has home sites
under construction. The house sites will be
approximately 400 feet east of Scotlon Court.

The area in gray shown on the plan is areas
that will be in what's called forest retention,
which will protect the trees. There's also Natural

1 Resource District, which is made up of streams,
2 wetlands, wetland buffers, steep slopes, that type
3 of thing, which are also protected. They are
4 nondisturbance areas.

5 UNIDENTIFIED SPEAKER: Is there a
6 homeowner in charge of it?

7 (Reporter instruction.)

8 MR. CARR: My name is Jesse Carr.

9 When it comes to the forest reserve and
10 all --

11 UNIDENTIFIED SPEAKER: You heard her.
12 She needs your address.

13 MR. CARR: 528 West Jarrettsville Road.

14 The forest reserve, who's responsible for
15 taking care of that?

16 MR. WILSON: There is no care. You're
17 not allowed to maintain it. It has to grow --

18 MR. CARR: Naturally.

19 MR. WILSON: -- wild.

20 That's correct. Yes. That's the main
21 purpose of it. You're not allowed to maintain it in

1 any way, shape or form. Now, you can certainly do
2 controlled foresting and stuff like that; dead
3 trees, that type of thing. You can't mow. You
4 can't clear. Just the maintenance for the
5 preservation of the woods is allowed.

6 MR. CARR: Okay.

7 MR. WILSON: That really sums up the
8 presentation. It's pretty simple. I will add that,
9 for those of you that don't know, there currently is
10 21 existing lots in this subdivision. And this will
11 be the creation of Lots 22 and 23, for a total of 23
12 lots.

13 With that, I will turn it over to anybody
14 in attendance that would have any questions.

15 MR. PFARR: This is Lou Pfarr, 6719
16 Cornell Road, Baltimore, Maryland 21220.

17 Was there any water study done, when they
18 subdivided this, to determine how much the ground
19 can sustain, that you're aware of?

20 MR. WILSON: There's no water study
21 done for that purpose, that's required. I can tell

1 you that there were monitoring wells done many, many
2 years ago for issues that were in the back on the
3 Colonial Pipeline. That was a requirement many,
4 many years ago, when they first did this.

5 But there is not a requirement for --

6 I assume your concern is drilling of 23
7 wells affecting --

8 MR. PFARR: -- everyone.

9 My place is 500 foot and it's a gallon a
10 tenth a minute. It's miserable. It's passable.

11 MR. WILSON: All wells are different.
12 That's not my field of expertise. But it is not a
13 requirement on a large piece of property like this,
14 which was 160-something acres, and the creation of
15 23 residential lots. It's not dense enough for that
16 requirement.

17 MR. HARDEN: Sorry to be late. Can you
18 start over? I'm sorry.

19 Frank G. Harden. I live at 2605 Bailey
20 Road in Forest Hill.

21 MR. WILSON: The purpose of this

1 meeting -- this is a Community Input Meeting -- is
2 to notify all the neighboring property owners of a
3 proposed subdivision in their proximity.

4 The proposal tonight is to --

5 MR. HARDEN: And you are?

6 MR. WILSON: My name is Bob Wilson with
7 Wilson, Deegan & Associates.

8 MR. McCONAUGHY: Oh, Bob Wilson. Peter
9 McConaughy with McConaughy Engineering.

10 MR. WILSON: The proposal that's in
11 front of you tonight is to re-subdivide Lot 13 into
12 two additional lots, creating Lots 22 and 23.

13 Currently, the Panorama Farms subdivision
14 has 21 lots. So this will be for the additional two
15 lots. Scotlon Court fronts on Jarrettsville Road,
16 comes back, ends in a cul-de-sac.

17 These home sites will access right here on
18 Scotlon Court and proceed east about 400 feet to the
19 two proposed house sites in this area right here.

20 MR. McCONAUGHY: All three of the home
21 sites will access on the court?

1 MR. WILSON: Lot 13, which was
2 previously approved, will access the court at this
3 point. And it is located on the other side of the
4 Colonial Pipeline in this location.

5 MR. McCONAUGHY: It fronts on Bailey
6 Road. But there's no plans to put an actual access
7 off of Bailey Road?

8 MR. WILSON: No. Everything in gray is
9 forest retention, NRD, steep slopes, streams,
10 wetlands and wetland buffers. There's a lot of NRD
11 between here and that house site.

12 MR. McCONAUGHY: Yup.

13 MR. WILSON: Again, I don't want to
14 ever say never. There are regulations currently
15 that would prevent that. But I can't speak for the
16 future.

17 But the purpose of it, I don't see it. So
18 I don't think there will be access to Bailey Road.
19 Again, they do have that very small portion of this
20 lot that does touch Bailey Road.

21 MR. McCONAUGHY: So how are they

1 getting the development rights to further subdivide
2 that parcel?

3 MR. WILSON: They existed. The
4 original developer --

5 MR. McCONAUGHY: Did they? They had to
6 buy extra rights to do the, is it, 18 or 19 parcels
7 that they have now?

8 MR. WILSON: They originally did buy, I
9 believe, some development rights. They also did
10 family conveyance rights.

11 But when this subdivision was recorded with
12 the 21 rights, there were two additional rights that
13 were reserved on Lot 13. They were there at that
14 time. So these are just utilizing the two
15 additional rights that were left on Lot 13.

16 The original developer didn't want to
17 create Lots 22 and 23 because it triggers a whole
18 other set of rules in Harford County; adequate
19 public facilities, community input meetings and
20 other expenses that he just didn't want to do.

21 MR. McCONAUGHY: But he did have the

1 rights, when he subdivided the 21.

2 MR. WILSON: Correct.

3 MR. McCONAUGHY: Can you review that
4 with the development right counts, how that actually
5 worked, because it was originally a 150-acre parcel
6 that got subdivided? So that would have been
7 inherently 15 development lots.

8 MR. WILSON: Correct.

9 MR. McCONAUGHY: But it's subdivided to
10 21.

11 MR. WILSON: Correct.

12 MR. McCONAUGHY: And in order to do the
13 21, they would have had to have purchased another
14 six lots, six development rights.

15 MR. WILSON: I'm not sure of the exact
16 numbers. But I can tell you how they got above the
17 15, if that was the original. And I can't remember,
18 to tell you the truth, the original.

19 MR. McCONAUGHY: It's right on there.

20 MR. WILSON: But they were subject to
21 family conveyance rights. But the original

1 developer owned the property prior to February 8,
2 1977, which means they can create lots for the
3 owners at that time; mothers, fathers, brothers,
4 sisters, sons and daughters.

5 So they did two or three by family
6 conveyance. I'm not sure of the exact number. And
7 then they did purchase some additional development
8 rights. And you can purchase development rights and
9 increase density up to 50 percent.

10 So they are still way below the 50 percent
11 as far as purchasing. And there's other
12 restrictions on the parcels that you get them from
13 and that type of thing. But you can't increase
14 density any more than 50 percent on the receiving
15 parcel.

16 MR. McCONAUGHY: If I understand what
17 you're saying, this further subdivision to create
18 these two lots is not requiring additional
19 development rights that were not in existence when
20 it was first subdivided.

21 MR. WILSON: Correct.

1 MR. McCONAUGHY: You're just now
2 utilizing them. They've always had them.

3 MR. WILSON: Correct.

4 MR. CARR: Very good.

5 MR. PFARR: That's about it.

6 MR. WILSON: Anything else from
7 anybody?

8 MR. McCONAUGHY: That was my only
9 question.

10 MR. CARR: When are they going to break
11 ground?

12 MR. WILSON: As you know, many houses
13 are under construction.

14 MR. PFARR: We can see them from the
15 back of my sister's place.

16 Does the tank farm have any concern or do
17 the people have any concern that the tank farm is
18 right in their backyard?

19 MR. WILSON: I think most of those lots
20 are sold. So I assume not.

21 MR. PFARR: They are. I agree with

1 you. They are building houses right there.

2 MR. CARR: How many are sold now?

3 MR. WILSON: I don't know the exact
4 number. But I think there's probably 19 of the 21,
5 maybe. I think there's only two or three left that
6 either are not sold or under contract.

7 If nobody else has any official questions,
8 then I'm going to close the meeting.

9 MR. McCONAUGHY: So those are going to
10 basically be residential lots.

11 MR. WILSON: Residential lots. Yeah.

12 MR. McCONAUGHY: There are some spaces
13 in that development that are designated as open
14 space or public space.

15 MR. WILSON: Most of your open space
16 areas are for stormwater management.

17 MR. McCONAUGHY: I just want to see a
18 nice hiking trail that goes along there or a horse
19 riding trail. That would be a good gesture to pay
20 back to the community in getting rid of all of the
21 farmland. That would be wonderful.

1 MR. PFARR: That's like calling it
2 riding up the pipeline.

3 MR. CARR: I think we made the right
4 choice. Here comes Moses.

5 MR. McCONAUGHY: Where do you live?

6 MR. CARR: I live in between the power
7 lines and Route 4 on Grafton.

8 MR. WILSON: Right across from the
9 house that's under construction now on Jarrettsville
10 Road, a little bit past Grafton Shop.

11 MR. McCONAUGHY: I don't have any
12 problems with the developer or anything. But for
13 the life of me, just once, I would like to see a
14 developer that had the chutzpah to name a
15 development -- because you see Laurel Woods, Forest
16 Woods, this Woods, that Woods, I just once want to
17 see somebody name a place "Used To Be Woods." I'm
18 not a tree hugger. I was raised in the Arizona
19 dessert, where the only thing that was green
20 sometimes were the cacti. So I came back to
21 Maryland loving the trees.

1 Thank you very much for your time.

2 MR. WILSON: Thank you all for coming.

3 MR. McCONAUGHY: Thank you for allowing
4 us to voice our concerns, if any.

5 MR. PFARR: I think everybody from
6 Bailey Road has a concern or should have one.

7 MR. CARR: There's no access or
8 anything going back there, right?

9 MR. PFARR: Supposedly not.

10 MR. WILSON: Thank you everybody.

11 (Whereupon the Community Input Meeting
12 was concluded at 6:25 p.m.)

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CERTIFICATE

STATE OF MARYLAND

County OF BALTIMORE, to wit:

I, Ann M. Lavoie, a Notary Public of the State of Maryland, County of Baltimore, do hereby certify that the Community Input Meeting was held according to law.

I further certify that the Community Input Meeting was recorded stenographically by me and this transcript is a true record of the proceedings.

I further certify that I am not of counsel to any of the parties, nor in any way interested in the outcome of this action.

As witness my hand and notarial seal this 17th day of May, 2021.

Ann Lavoie

Ann M. Lavoie
Notary Public

My Commission Expires:
October 17, 2021

<p style="text-align: center;">1</p> <p>13 2:10 6:11 7:1 8:13,15</p> <p>15 9:7,17</p> <p>150-acre 9:5</p> <p>160-something 5:14</p> <p>18 8:6</p> <p>19 8:6 12:4</p> <p>1977 10:2</p> <hr/> <p style="text-align: center;">2</p> <p>21 4:10 6:14 8:12 9:1,10,13 12:4</p> <p>21220 4:16</p> <p>22 4:11 6:12 8:17</p> <p>23 4:11 5:6,15 6:12 8:17</p> <p>2605 5:19</p> <hr/> <p style="text-align: center;">4</p> <p>4 13:7</p> <p>400 2:18 6:18</p> <hr/> <p style="text-align: center;">5</p> <p>50 10:9,10,14</p> <p>500 5:9</p> <p>528 3:13</p> <hr/> <p style="text-align: center;">6</p> <p>6719 4:15</p> <p>6:25 14:12</p>	<p style="text-align: center;">8</p> <p>8 10:1</p> <hr/> <p style="text-align: center;">A</p> <p>access 2:14,15 6:17,21 7:2,6,18 14:7</p> <p>acres 5:14</p> <p>actual 7:6</p> <p>add 4:8</p> <p>additional 2:11, 13 6:12,14 8:12, 15 10:7,18</p> <p>address 3:12</p> <p>adequate 8:18</p> <p>affecting 5:7</p> <p>agree 11:21</p> <p>alert 2:7</p> <p>allowed 3:17,21 4:5</p> <p>allowing 14:3</p> <p>approved 7:2</p> <p>approximately 2:18</p> <p>area 2:19 6:19</p> <p>areas 2:19 3:4 12:16</p> <p>Arizona 13:18</p> <p>Associates 2:5 6:7</p> <p>assume 5:6 11:20</p> <p>attendance 4:14</p> <p>aware 4:19</p>	<p style="text-align: center;">B</p> <p>back 5:2 6:16 11:15 12:20 13:20 14:8</p> <p>backyard 11:18</p> <p>Bailey 5:19 7:5,7, 18,20 14:6</p> <p>Baltimore 4:16</p> <p>basically 12:10</p> <p>bit 13:10</p> <p>Bob 2:4 6:6,8</p> <p>break 11:10</p> <p>brothers 10:3</p> <p>buffers 3:2 7:10</p> <p>building 12:1</p> <p>buy 8:6,8</p> <hr/> <p style="text-align: center;">C</p> <p>cacti 13:20</p> <p>called 2:20</p> <p>calling 13:1</p> <p>care 3:15,16</p> <p>Carr 3:8,13,18 4:6 11:4,10 12:2 13:3,6 14:7</p> <p>charge 3:6</p> <p>choice 13:4</p> <p>chutzpah 13:14</p> <p>clear 4:4</p> <p>close 12:8</p> <p>Colonial 5:3 7:4</p> <p>community 6:1 8:19 12:20 14:11</p> <p>concern 5:6 11:16,17 14:6</p>	<p>concerns 14:4</p> <p>concluded 14:12</p> <p>constructed 2:15</p> <p>construction 2:17 11:13 13:9</p> <p>contract 12:6</p> <p>controlled 4:2</p> <p>conveyance 8:10 9:21 10:6</p> <p>Cornell 4:16</p> <p>correct 3:20 9:2, 8,11 10:21 11:3</p> <p>counts 9:4</p> <p>County 8:18</p> <p>court 2:14,18 6:15,18,21 7:2</p> <p>create 2:10 8:17 10:2,17</p> <p>creating 6:12</p> <p>creation 4:11 5:14</p> <p>cul-de-sac 6:16</p> <hr/> <p style="text-align: center;">D</p> <p>daughters 10:4</p> <p>dead 4:2</p> <p>Deegan 2:4 6:7</p> <p>dense 5:15</p> <p>density 10:9,14</p> <p>designated 12:13</p> <p>dessert 13:19</p> <p>determine 4:18</p> <p>developer 8:4,16 10:1 13:12,14</p> <p>development</p>	<p>8:1,9 9:4,7,14 10:7,8,19 12:13 13:15</p> <p>District 3:1</p> <p>drilling 5:6</p> <hr/> <p style="text-align: center;">E</p> <p>east 2:18 6:18</p> <p>ends 6:16</p> <p>engineering 2:5 6:9</p> <p>evening 2:3</p> <p>exact 9:15 10:6 12:3</p> <p>existed 8:3</p> <p>existence 10:19</p> <p>existing 2:10,14, 16 4:10</p> <p>expenses 8:20</p> <p>expertise 5:12</p> <p>extra 8:6</p> <hr/> <p style="text-align: center;">F</p> <p>facilities 8:19</p> <p>family 8:10 9:21 10:5</p> <p>farm 11:16,17</p> <p>farmland 12:21</p> <p>Farms 2:11,12 6:13</p> <p>fathers 10:3</p> <p>February 10:1</p> <p>feet 2:18 6:18</p> <p>field 5:12</p> <p>firm 2:5</p> <p>foot 5:9</p>
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