

DEVELOPMENT ADVISORY COMMITTEE MINUTES

The Development Advisory Committee (DAC) met on May 19, 2021 virtually at 9:00 a.m. in the Harford County Government Administration Building, 220 S. Main Street, Bel Air, Maryland. The meeting was chaired by Moe Davenport, with the Department of Planning and Zoning.

The following are DAC members:

Moe Davenport	Chairman, DAC
Bill Snyder	Volunteer Fire & EMS
Justin Mannion	Emergency Operations
Patrick Jones	Soil Conservation District
Brian Phipps	Health Department
Len Walinski	Health Department
Darryl Ivins	DPW Water & Sewer
Robert Anderson	DPW Engineering
Sr. Deputy Niles	Harford County Sheriff's Office
Missy Valentino	Harford County Public Schools
Paul Magness	Parks & Recreation
Teresa Eller	State Highway Administration
Jenni Daniels	Planner, Development Review
Jennifer Freeman	Planning and Zoning
Chelsea Broach	GIS Analyst

Those in attendance:

Eric Vacek	Paul Magness
Jenni Daniels	Chelsea Broach
Jennifer Freeman	Bob Wilson
Bill Snyder	Justin Mannion
Robert Anderson	Aaron Penman

Eric Vacek – I would like to welcome everyone to the May 19, 2021 meeting of the Development Advisory Committee. I am Eric Vacek with Harford County's Department of Planning & Zoning. We have a number of DAC members with us today from the County. We have one plan on the agenda today and that is for the Lands of Cecil F. Holbrook – Lots 3 & 10. I will go over the protocol for the meeting. There will be a brief presentation from the consultant for the project then we will go around to DAC committee members for their questions and comments. Then we will open the meeting up to anyone in attendance that has any questions or comments. If you would like at any time you can type in your questions or comments in the side bar and we will have time at the end of the meeting to answer those questions or comments. With that, we will get started with today's plan. Consultant for the project, good morning.

LANDS OF CECIL F. HOLBROOK – LOTS 3 & 10

Located on the southwest side of Davis Corner Road, southeast of Heaps Road, and northwest of Prospect Road (MD646). Tax Map 11 Parcel 86. Fifth Election District. Council District D. Planner Jenni.

Plan No.	P17502921	Subdivide Lot 10 from existing Lot 3/24.697 acres/AG
Received	04-21-2021	James & Eve Anne Holbrook/Wilson Deegan & Associates Inc.

Verbatim Transcript

Bob Wilson - Wilson Deegan & Associates, Inc.

The plan you have is to create a lot for the Holbrook's daughter. To create a home their 24 ½ acres lot. In addition to creating the lot, we also are revising the forest retention area, the septic reserve area, and the Natural Resource District.

Bill Snyder – Volunteer Fire and EMS

Dwellings on panhandle-lots shall have the addresses marked at any point the driveways split to identify each dwelling's address number. Signs with directional arrows is recommended. There are a few examples on the notes.

Justin Mannion – Emergency Operations

The proposed building for LOT 10 is to be addressed as 3918 Davis Corner Rd. The proposed building must display house numbers where it is clearly from Davis Corner Rd. Dwellings on panhandle-lots shall have the addresses marked at any point the driveways split to identify each dwelling's address number. Signs with directional arrows are recommended.

Robert Anderson – DPW Engineering

Stormwater Management

1. A Standard Sediment Control Plan and a Standard Stormwater Management Plan shall be required for land disturbing activities exceeding 5,000 square feet and under 30,000 square feet.
2. Stormwater Management must be provided in accordance with the 2000 Design Manual as amended by Supplement 1 if disturbance is over 30,000 SF.

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3. Discharge pipe locations for any stormwater management facilities must be shown on the plan.
4. A final stormwater management plan shall be approved prior to the issuance of a grading permit. A stormwater management permit is required prior to the issuance of a building permit.
5. Maintenance of the stormwater management facility (facilities) is (are) the responsibility of the lot owner (s) and shall be stipulated in the association documents.
6. Stormwater management practices designed for and located on individual lots shall be constructed and inspected prior to the issuance of use and occupancy permits. Practices located on individual lots are the maintenance responsibility of the owner.

Highway Design

1. The existing residential driveway needs to be converted into a common driveway; the common driveway width shall be 20' at the existing edge of pavement along Davis Corner Road for a distance of at least 30'.
2. The common driveway must be paved within the County right-of-way prior to issuance of any use and occupancy permits.
3. The common driveway must provide adequate site distance for a 30mph design speed. Cleaning of the existing vegetation along the roadway may be needed to meet the requirements.
4. A common driveway easement is required.
5. A 30' right-of-way dedication is required along Davis Corner Road.
6. A residential access permit is required.
7. Monumental masonry mailboxes or structures shall not be constructed within the right-of-way.
8. Please show and label the existing right-of-way and paving widths for Davis Corner Road (HC Public Road).

Aaron Penman – Sheriff's Office

No Comments.

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Paul Magness – Parks & Recreation

No Comments.

Eric Vacek for Len Walinski - Health Department.

The Harford County Health Department (HCHD) has extended its approval for the above referenced preliminary plan. The site is located on the southwest side of Davis Corner Road, southeast of Heaps Road and northwest of Prospect Road (MD Route 646).

This plan proposes to revise Plat 90-66 by revising the septic reserve area and the forest retention, Natural Resource District (NRD) and creating Lot 10. Lot 3 is improved and is serviced by an existing drilled well and on-site sewage disposal system (OSDS). Proposed Lot 10 is unimproved and will be serviced by a well and OSDS. Soil tests were conducted on June 29, 1995 and January 25, 2021.

This plan must meet all requirements of COMAR 26.04.03 (Subdivision Regulations), COMAR 26.04.04 (Well Construction Regulations), and all local codes and regulations.

The final plat must bear the well, septic reserve area, and plat plan notes. The square footage amount of the septic reserve area must be clearly labeled on the final plat.

Jenni Daniels – Planner

This plan proposes to revise previously recorded plat 90-66, entitled “Lots 3,4,5 and Revised Lots 1 & 2, Lands of Cecil F. Holbrook Estate” by subdividing Lot 10 from existing Lot 3. The lot is zoned Agricultural and totals 24.697+/- acres.

As of February 8, 1977, the original parcel contained 110 acres and carried eleven (11) development rights. The original parcel was subdivided into five (5) lots by way of family conveyances. The eleven (11) development rights were distributed between Lots 1 through 4 on final plat 90-66. Three (3) of these development rights were assigned to Lot 3. This plan proposes to utilize one (1) development right, leaving two (2) additional development rights available to Lot 3.

A Forest Conservation Plan (FSD/FCP175-2021(98-002)) has been submitted and is under review.

A common drive agreement is required for Lots 3 and 10 to provide for the use, maintenance, and responsibility of the common drive and it shall be recorded with the final plat.

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Public Comments:

There were no public comments or questions on this plan.

Meeting adjourned at 9:15 am.