

DEVELOPMENT ADVISORY COMMITTEE MINUTES

The Development Advisory Committee (DAC) met on July 5, 2023, at 9:00 a.m. in the Harford County Government Administration Building, 1st 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	Planning and Zoning
Cari Biscoe	Health Department
Jenni Daniels	Planner, Development Review
Robert Anderson	DPW Engineering
Clarence Cullum	Soil Conservation
Terry Hanley	Parks and Recreation
Daryl Ivins	Water and Sewer

Also in attendance:

James & Peyton Niswonger	Tom Vaughan
Pamela Stephens	Will Sample

Moe Davenport, of the Department of Planning and Zoning, welcomed everyone to the meeting. 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 projects. The meeting will then be opened up for anyone in attendance that may have questions or comments. There is an attendance sheet on the back table. 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.

Carsin's Reserve

Located on the east side of South Stepney Road, south of John F. Kennedy Memorial Highway (I-95).

Tax Map 58; Parcel 49. Second Election District. Council District E. Planner Jenni.

Plan No. P234-2023 Subdivide existing parcel to create 41 single family lots / 16.45 acres / R2 / COS

Received 6/7/2023 EN Engineering / WC Stepney, LLC

Bob Capalongo – EN Engineering

It went to concept plan and now it is in preliminary plan stage, which is the next step. We went into more detail. From the concept to the preliminary plan, one thing we did have to change is the access into this site because of the sight distance issue going down the hill here. For better site distance coming in and out of this intersection we moved the entrance to the north as far as we could. And we have adequate sight distance in both directions. We are proposing 41 single family homes on this property. The allowable density was, I think, 71. So we are well under what is allowed here.

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We decided to go with single family units. We are going to meet all the county and state regulations.

Clarence Cullum – Harford Soil Conservation District

The proposed construction will require an adequate sediment and erosion control plan. The erosion control plan must meet the minimum standards per the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control. The sediment and erosion control plan must be integrated with the SWM strategy during the design phases. Prior to “Final Plan” submission for erosion and sediment control review, please provide our office with the plan review fee and voucher. Please note in the event the total disturbed acreage exceeds 1 acre or more an NOI permit is required from MDE. Please contact MDE for more information about the NOI permit process. Please note the NPDES permit program as updated in April 2023 new additional requirements may now apply to your site.

Health Department – Cari Biscoe

This plan proposes to subdivide the existing parcel to create 41 single family lots. The site is presently improved with a dwelling that is serviced by a well and onsite sewage disposal system. The site will be serviced by Harford County public water and public sewer. Prior to final plat approval, the following is required:

- Any buildings listed to be razed will require a demolition permit that is secured through the Department of Planning and Zoning. All aspects of the demolition work must be reviewed, approved, and completed to the satisfaction of the Health Department. This includes, but is not limited to, the abandonment of any wells and septic systems, the management of asbestos, hazardous materials, and solid wastes, and the removal of underground storage tanks. All documentation concerning the demolition work must be forwarded to this office. If the owner/developer has any questions concerning the demolition work, they may contact HCHD Permits and Plan Review Division.

The owner/developer is reminded that during the development of this project when soil moisture conditions are low, measures must be implemented to prevent the generation of dust until a permanent vegetative cover is established and all paving is completed. The final plat must bear the master plan conformance statement. In addition, a statement signed by the owner must declare that a community water supply and/or a community sewerage system will be available to all lots offered for sale. This plan must meet all requirements of COMAR 26.04.03 (Subdivision Regulations) and all local codes and regulations.

Daryl Ivins – Water and Sewer

The limit of the public sewer main for Lots 4 and 5 shall be at the first manhole in the common drive for these lots. Individual services for each lot shall connect to this manhole and terminate in a cleanout approximately ten feet from the manhole. The private sewer service for Lot 5 shall be located in the center of the panhandle for Lot 5. The water services for Lots 4 and 5 shall be located on either side of the common driveway. The public portion of the service shall terminate at the edge of the road right of way.

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On the final design drawings, the manhole located near the southeast corner of Lot 15 shall be shifted approximately 15' eastward to allow easier access to the sewer main from the property to the south in the future.

If Monroe Way is going to be paved as part of this project, an 8" diameter water main shall be constructed in the road to within ten feet of the tract boundary.

A 15' wide public utility easement shall be provided along the rear of Lots 32 and 33 and across the open space area between them to facilitate future sewer service to the adjacent properties.

The contract numbers for this project are 20251 for water and 20252 for sewer. The numbers shall be placed on the utility construction drawings before their initial submittal to the county for review.

Terry Hanley – Parks and Recreation

This plan proposes to create 41 single family lots on a 16.45-acre parcel. The open space required for this project is 1.64 acres, with 0.82 of active open space. The plan produces 5.10 acres of passive open space with .82 of active open space. Total active and passive open space provided: 5.92 acres. Proposed active open space amenities include a proposed trail on the property. The trail system for the property should be asphalt or concrete and a minimum of 6' wide. When any portion of the trail crosses a stream, wetlands buffer, flood protection setback, or other environmental features the trail connection must be maintained over these environmental features for this section to count towards active space. The proposed park/play field areas shall be no more than a 2.5% grade and be clearly marked with signage identifying them as community open space. In addition to a less than 2.5% overall slope, the open lawn recreation area needs to be mowed every 7-10 days in season to qualify as an active open space.

Jenni Daniels – Planner

The site zoned R2 (Urban Residential) and totals 16.45+/- acres. This Concept plan proposes to create 41 single family zero lot line residential units. These lots will be developed utilizing Conventional with Open Space (COS) standards with a maximum density is 4.5 dwelling units per gross acre.

- The current county champion Northern Red Oak has a Diameter Breast Height (DBH) of 53.82 inches. This property contains a Northern Red Oak with a DBH of 62 inches, or about 15% greater DBH than the current County Champion. Additionally, this tree has a DBH within 75% of the current State Champion Northern Red Oak. The Harford County Forestry Board requests permission to visit the property in order to officially measure the tree for the Maryland Big Tree Program. Please contact Jenni Daniels at 410-638-3103 x 1359 to discuss the program.
- The required open space for this concept plan totals 1.645 acres. Fifty percent (50%), or 0.82 acres of the open space shall be active open space. This plan proposes 5.10 acres of open space

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with 0.82 acres of active open space. Adequate recreational facilities shall be provided in each phase of development to meet the needs of the residents.

- The existing dwelling on the property has an approximate build date of 1870. Historic preservation staff recommends documentation of the dwelling for the Maryland Inventory of Historic Properties prior to demolition.
- The flood note on each plan is incorrectly identified with the date April 9, 2016. All future versions of the preliminary, forest conservation, and landscape plans must correct the date to April 19, 2016.
- The site contains environmentally sensitive areas, namely a stream and its associated non-tidal wetlands. The stream, non-tidal wetlands and the 75-foot buffer shall be labeled “Natural Resources District” on all plans and the final plat. No grading shall be permitted in the natural resource district buffer for actual home construction.
- The forest conservation plan cannot be approved as submitted. A new version shall address the following:
 - Specimen tree waivers are required for each ***individual*** specimen tree proposed for removal. The applicant shall, in detail:
 - Describe the special conditions peculiar to the property which would cause the unwarranted hardship;
 - Describe how enforcement of these rules will deprive the applicant of rights commonly enjoyed by others in similar areas;
 - Verify that the granting of the waiver will not confer on the applicant a special privilege that would be denied to other applicants;
 - Verify that the waiver request is not based on conditions or circumstances which are the result of actions by the applicant;
 - Verify that the waiver request is not based on conditions relating to land and building use, either permitted or nonconforming, on a neighboring property, and;
 - Verify that the granting of a waiver will not adversely affect water quality.
 - The reforestation plantings table lists “tulip poplar” as the common name, however the scientific name is labeled as “*Acer rubrum*.” Please clarify which species is to be utilized for reforestation.

Robert Anderson – DPW Engineering
Sediment Control
Required Design Standards

- MDE – Maryland Standards and Specifications for Soil Erosion and Sediment Control, Dec 2011, or latest edition.

Required Plan Approvals

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- A sediment control plan is required for the development of this site.
- A grading permit is required.
- Stormwater management must be addressed.

Stormwater Management (SWM)

Required Design Standards

- MDE-Maryland Stormwater Design Manual Volumes I & II (October 2000, Revised May 2009) or latest edition.
- SWM-Harford County Code Chapter 214.

Required Plan Approvals

(All comments must be addressed to subsequent submittals)

- SWM Concept Plan
- SWM Site Development Plan
- SWM Final Plan (approval required before issuance of grading permit)

Required Permits

- Grading (needs final SWM plan approval before issuance)
- Stormwater Management permit
- Note: Building permits require SWM permits before issuance
- Note: Use & Occupancy permits require SWM facilities to be constructed and inspected.

Required Easements

- A 20' wide access easement is required to any stormwater management facilities for maintenance purposes.

Outfall Investigation

- A suitable outfall must be provided for any stormwater management facilities and shall be approved at the time of the final design.
- Additional topo shall be shown for the outfalls to ensure that the adjacent property owner will not be adversely affected by runoff from the site.

Maintenance

- Maintenance of the stormwater management facilities is the responsibility of the lot owner(s) and shall be stipulated in the association documents.
- Practices located on individual lots are the maintenance responsibility of the owner.

SWM Design Comments

- A Stormwater Management Concept Plan shall be submitted for review and must be approved before preliminary plan approval.
- Stormwater management practices designed for and located on individual lots shall be constructed and inspected before the issuance of use and occupancy permits.

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- Discharge pipe locations for the stormwater management facilities must be shown on the plan.
- The need for an Industrial Stormwater NPDES (National Pollutant Discharge Elimination System) Permit through the Maryland Department of Environment shall be investigated by the engineer.
- Show pipe flow directions and sizes along with inlet types.
- ESD to the MEP does not appear to have been achieved with the few number of SWM areas. Please reassess treatment options.

Highway Engineering

Required Plan Approvals

- Road and storm drain plans will need to be approved and a Public Works Agreement will need to be executed prior to the issuance of building permits for the site.

Required Design Standards

- Harford County Road Code
- Maryland Manual on Uniform Traffic Control Devices 2011 or latest edition (for the pavement striping and traffic control signs.)

Required Permits

- Access permits required for the proposed driveway.

Right-of-Way/Easement Required

- Drainage and utility easements are required along all storm drains from the edge of the right-of-way to the end of the outfall treatment.
- A 30' right-of-way dedication is required from the center line is required along South Stepney Road.

Sidewalks

- Sidewalk handicap ramps shall be constructed at the entrance and at the T intersections.
- Sidewalks shall be constructed along the property frontage.

Drainage

- Roadside drainage shall be addressed along South Stepney Road by providing a 3' graded shoulder and side ditch or other measures to be determined during final design. The drainage ditch along Stepney Road shall be designed to convey roadside drainage only and is not to be used for stormwater management.
- Add arrows to depict the flow direction along the storm drain runs.
- Suitable outfalls must be provided for the proposed storm drain systems and shall be approved at the time of final design.

Design Comments

- A sight distance exhibit has been submitted and is acceptable as the sight distance profile demonstrates the site entrance for Reagan Way at South Stepney Road has adequate sight

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distance for a 50-mph design speed. The sight line (including adjacent to #943 South Stepney Road) shall be clear of all vegetation prior to the issuance of any building permits.

- The proposed driveways shall be shown on the plans along with the details.
- A school bus cul-de-sac shall be provided on Woodrow Way and Burr Lane.
- Monumental masonry mailboxes or structures shall not be constructed within the county's right-of-way.
- Mailbox cluster is not acceptable at the location shown on Reagan Way near the intersection with Stepney Road. It is recommended to relocate it adjacent to the inbound lane of Reagan Way closer to the intersection of Burr Lane than to the intersection of South Stepney Road.
- No parking shall be allowed along Reagan Way between the driveway of Lot 41 and S. Stepney Road (both sides).
- The 20' sanitary easement at the northern cul-de-sac for Burr Lane, should be designated as drainage and utility and an access easement in case the property to the north develops. This would allow a future pedestrian connection between the subdivisions.
- A traffic impact analysis was submitted with comments to be forwarded to Planning and Zoning.

Public Comments:

Ms. Niswonger said one of the questions is, did anyone do a Traffic Study.

Mr. Davenport said yes. There is an official traffic study for the project. A Traffic Impact Analysis.

Ms. Niswonger said okay. And what does that mean exactly?

Mr. Davenport said it is a detailed analysis of several intersections approximate to this community for their functionality and the impact that they will have on those intersections. And any improvements to those intersections. It is a requirement of the adequate Public Facilities ordinance of Harford County. That should be online too, the study itself. I have trouble understanding it so... But we have a traffic transportation planner that reviews that. If you have questions you can talk to Mr. Alex Rawls of our department.

Ms. Niswonger said the reason I am asking, the traffic, obviously since Beech Tree went in, is horrendous on a good day. You are talking about many tractor trailers that now use that highway. And if you are on Stepney Road and one is approaching you, you literally have no shoulder to pull over on. I am not sure if that can be addressed somewhere down the road. I guess GPS has certainly made that a route for the tractor trailers, but it is pretty scary actually. The accidents have definitely increased South Stepney Road since all this with the tractor trailers. Speeding is horrendous. When Beech Tree went in, we went to that meeting, and they told us that there would be a red light at the end of South Stepney Road. Well, it has been five years and we are still waiting for the red light. That is just one of many concerns. Quite frankly, I feel like my husband and I are here. Why? I don't know because it seems like everything is

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a done deal. And no matter what our concerns are, I don't really think anybody cares. I mean, we have lived where we are for 60 some years. We have been good taxpayers, good citizens of Harford County and now we have a development literally building right on top of us. No concern about what we are going to be impacted with. Our driveway, I have been told by Mr. Capalongo, that we do have a 20-foot leeway. And added easement or whatever, I don't know the terminology. We were really hoping for a little more than that because, you know, when we sit out on our deck, we don't want to be looking at... I mean, we are going to be looking and that's a given, but it seems like a deal was made with one of our neighbors. She got a nice chunk of change for letting the sewer go through her backfield. We even offered to pay whomever for extra easement. Give us 40 feet. Give us 30. Give us something a little more than that because our driveway is basically right on the line of where the housing is going to be.

Mr. Capalongo asked can I try to address that briefly. Have you seen the landscape plan?

They looked at and discussed the plan.

Mr. Capalongo said there are 10 Leyland trees. The easement is going to end here.

Ms. Niswonger said where is our driveway. I think you had a stake there and you said at the last meeting that you had thought about moving that. If you look at our deed technically that is our driveway.

Mr. Capalongo said we will pull the deed and make sure we aren't taking away anything that has been granted to you. Since we had to move the entrance, it works to your benefit because now you are going to see the side of a house, which is much less impact.

Mr. Niswonger said the stormwater is going to be a ditch.

Mr. Capalongo said yes.

Mr. Niswonger said it is half full of dirt now.

Mr. Capalongo said we will maintain it or upgrade it.

Ms. Niswonger said we appreciate the Leylands. Are they going to be baby, little ones because we are not exactly teenagers anymore.

Mr. Capalongo said we will install them 6 to 8 feet high. And they grow like weeds. They are going to grow fast.

Mr. Niswonger asked how far are they from the driveway. Because they expand and the next thing you know they are over the driveway.

Mr. Capalongo said they are right along the easement line. They are about 10 feet from your

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driveway. We can shift them over a little if you want.

Ms. Niswonger said so the easements are not going to change even if we are willing to pay for the extra footage. Think about that please. We are not asking for a whole lot. Are we happy about this? Of course not. But we know good well that me being here is not going to change anything. Somebody think about the people that have lived here their entire life. And then you have all these developments barging in on you. We are not asking for a whole lot if someone would just consider our request, please. It is not like we are asking for an acre. Speaking of that acre, my husband and I have been trying to buy that land and we were told by the previous owner that had that, when he got ready to sell, he would give us the first option. Well, obviously that did not happen. We didn't want the whole 16 acres. What we wanted was that plot of land where that house is sitting that you are going to be destroying. So anyway, you don't care about that. So, thank you.

Mr. Niswonger said I have lived on that road for 81 years. When I grew up it was a dirt road. Now the Sheriff's department won't patrol it because there is no place to pull over anybody. So, if you are going to keep developing on there you need to widen and do something with that.

Mr. Hanley said I recommend Douglas Firs instead of Leyland for these folks. They are much more hardy and durable. They last. They get bigger and they are much more attractive to look at. The other ones get bag worms and they don't last as long. A nice Douglas Fir in there will get full and give you good screening there.

Ms. Niswonger said thank you.

Mr. Hanley said we care.

Mr. Sample said a question for Parks and Rec. I just wanted to ask real quickly if we can, is there any potential to change the material from asphalt for the walking trails to mulch or gravel as they will be a little bit more environmentally friendly?

Mr. Hanley said we can but the problem is who is going to maintain it. We have some gravel trails that hold up well but a lot of their slopes and this and that, they wash out. The Grove is a perfect example. We are up there every other month repairing some of that.

Mr. Sample said if we run the numbers with our HOA, just to make sure that the HOA budget can maintain that, can I send that over to your office?

Mr. Hanley said yes. If that is something you are willing to maintain.

Mr. Sample said it is worth it to look into at the very least.

Mr. Hanley said I wouldn't say no to that. It is more of a maintenance thing because 10 years down the road, we don't want to get the call that the trail is washed out. The residents, of course,

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are not going to call you guys. They are going to call us. We want to do what is best for the community.

Meeting adjourned at 9:27 am.