

DEVELOPMENT ADVISORY COMMITTEE MINUTES

The Development Advisory Committee (DAC) met on August 2, 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
Bill Snyder	Volunteer Fire & EMS
Clarence Cullum	Soil Conservation
	Health Department
Robert Anderson	DPW Engineering
Jenni Daniels	Planner, Development Review

Also in attendance:

Sean Miller	Shirlee Carter
Kennedy Nolan	Lauren McDougall
Nick DeJohn	Michael Charlton
Mitch Ensor	Luke Rappoport
Jessica Carter	

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.

<u>Land of Bellas Hermanas, LLC</u>		
Located on the north side of Bel Air Road (Business Route 1), south of the Bel Air Bypass (Route 1). Tax Map 55; Parcel 613. Third Election District. Council District B. Planner Jenni.		
Plan No.	S276-2023	Construct parking area for 279 vehicles / 10.67 acres / B3
Received	7/5/2023	Bellas Hermanas, LLC / Bay State Land Services

Mitch Ensor – Bay State Land Services

This location is just southwest of the existing Bob Bell Chevrolet. The site plan for this project was previously approved in 2019 and this submission is just to simply obtain a reapproval of that site plan. There is one dwelling on the property. The address is 1300 Bel Air Road. And there I one barn that was retained. There were other structures on the property that were razed. And that was done in advance of recording a final plat. That is plat book 217 pad 70. That was

Development Advisory Committee Minutes
August 2, 2023
Page 2 of 11

just recently recorded as a condition of the site plan approval letter. A landscaping plan was submitted along with this site plan for reapproval. A Forest Conservation Plan has been previously approved for this site and is consistent with the record plat that was recorded that contained forest retention. Just as a note of record, there is no clearing of forest on this project. No disturbances to NRD for this project. A Stormwater Management Plan and a Sediment Control Plan have been approved for this project and are still current. There are no new accesses required from Bel Air Road for this project. All accesses will come from the existing Bob Bell site. The proposal is for additional storage for automobile vehicles, and it proposes 279 additional storage spaces for the project. From a Water and Sewer standpoint and I don't know if anybody from Water and Sewer is there.

Mr. Davenport said they had no comments.

Mr. Ensor said OK. I did want to note that the existing dwelling has been connected. As a matter for the Health Department, the existing dwelling has been connected to public water and public sewer and the barn has no utility fixtures.

Mr. Snyder said is that on the County or Maryland American.

Mr. Ensor said it is County. The water connection comes off the water main that is along the Bel Air Bypass. And the sewer connection is along the NRD that runs between Bel Air Road and the bypass. There is an existing sewer line that had existing sewer connections.

Bill Snyder – Volunteer Fire & EMS

Questions: Will new lot be locked by a fence similar to the current rear parking lot of Bob Bell?

Mr. Ensor said it is going to have the appearance of being an extension of the existing lot that they have. They have not indicated if it will be fenced.

Mr. Snyder said the current lot right behind the building is a fully secured locked fence. The only reason I am asking is if those distances are pretty far off Bel Air Road. And Fire Department access to that is going to be really difficult. I was just wondering if the whole thing is going to become one giant lot.

Mr. Ensor said it is likely that could be the case because it is an extension of the existing one.

Mr. Snyder said will access remain from driveway of #1300 Bel Air Road or just from Bob Bell lot?

Mr. Ensor said yes. That driveway will remain.

Mr. Snyder said assure that the fire hydrant at rear of #1230 Bel Air road's current parking lot be made accessible to FD. With the possibility of over 400 cars being parked in the rear lots,

Development Advisory Committee Minutes
August 2, 2023
Page 3 of 11

being able to reach that hydrant is essential. The hydrant on Bel Air Road is greater than 1,300 feet away from this parking lot.

Emergency Services – Read by Bill Snyder

No comments.

Clarence Cullum – Harford Soil Conservation District

Maintain the existing approved plan. And if you have any changes or revision, they obviously have to be updated. And one question I have, do you have a MVS permit applied for yet?

Mr. Ensor said not yet.

Mr. Cullum said I am just making folks aware that in April 2023 they did update the program. So, there are some changes so just be aware of that. It could affect your erosion control plan.

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

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

Required Permits

- Grading (needs final SWM plan approval before issuance)
- Stormwater Management permit

Development Advisory Committee Minutes
August 2, 2023
Page 4 of 11

- 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 the stormwater management facility for maintenance purposes.

Outfall Investigation

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

Maintenance

- Maintenance of the stormwater management facility is the responsibility of the lot owner 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 has been 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.
- Discharge pipe locations for any 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 the Environment shall be investigated by the engineer.

Health Department –

The HCHD has the following comments for the proposed site plan to improve the site with a parking lot of 279 spaces at the above-mentioned property. The plan is showing two wells on the property. The HCHD reviewed the previous plan as Rolling Hills Subdivision with proper abandonment of any wells and septic was provided by your office on March 9, 2023, and the HCHD signed the final Mylar based on those abandonment reports. Are these wells the abandoned wells or another type of well? If so, please provide an updated plan stating abandoned wells or remove them from the plan or identify the wells with proper well tags. The previous comments also can be followed for any private septic cleanouts that are also documented abandoned. All public sewer clean outs can remain on the plan. Once the following can be addressed with a new scaled plan, our office will complete the site plan review.

Mr. Ensor said they have all been abandoned. We will send a redline in that calls them out as

Development Advisory Committee Minutes
August 2, 2023
Page 5 of 11

abandoned. That was a condition of the record plat approval. We will update this site plan to match. Can we do that as a redline to the Health Department?

The Health Department said is that going to affect any of your Public Utilities or anything like that.

Mr. Davenport said no. It is connected to public utilities already. Water and Sewer has already approved this final plat.

The Health Department said I am assuming we can do that. I just don't want it to be on a final plan and it is still showing some wells that are there. That is your call.

Mr. Davenport said let's just get all the information to the Health Department and we will go from there. We can note it in our Site Plan Approval that they have been abandoned.

Jenni Daniels – Planner

- This property is located within a Tier II watershed. The applicant will be forwarded the required MDE checklist. Questions regarding the checklist may be forwarded to Dan Furman of the Department of Planning and Zoning.
- The project is subject to the Harford County Forest Conservation Regulations. A Forest Conservation plan has previously been submitted and approved. Any encroachment into the FRA constitutes a violation of the Harford County Forest Conservation Regulations and the approved Forest Conservation Plan. The grading must remain outside of the FRA.
- A landscape plan has been submitted. A photometric plan shall be submitted to the Department of Planning and Zoning before further review.

Public Comments:

No Comments.

Aberdeen Solar

Located on the south side of Hiob Lane, south of John F. Kennedy Memorial Highway (US I-95). Tax Map 58; Parcel 58. Second Election District. Council District E. Planner Jenni.

Plan No. S277-2023 Construct solar array / 18.63 acres / R1 & R2 / BOA Case #5962
Received 7/5/2023 Shirlee J. Carter / Aberdeen Solar, LLC / Kimley-Horn and Associates, Inc.

Sean Miller – Kimley-Horn and Associates, Inc.

The project name is Aberdeen Solar. It is located at 420 Hiob Lane. In Aberdeen, Maryland 21001. Hiob Lane is a private right-of-way located off of Bush Chapel Road which is just

Development Advisory Committee Minutes
August 2, 2023
Page 6 of 11

southwest of the limits of the City of Aberdeen. The project is located at the southern terminus of Hiob Lane. It is located north of Pulaski Highway, southeast of Interstate 95 and adjacent to the CSX rail line and the Frito Lay warehouse and distribution center. The property consists of approximately 231 acres of AG, fields, a residence, forested areas, wetlands, and streams. No portion of the property is located within the critical area. The property is split zoned R1 and R2. The proposed project is a community solar energy generating system. It is regularly found in the Harford County Code with the acronym CSEGS. I am going to let Mr. Rappoport give a quick rundown of what community solar is. Because there are various different types of solar projects. The project is 2 megawatts CSEGS project and will encompass approximately 19 acres of existing agricultural field. No forested areas, wetlands, streams, or the NRD buffer will be affected by the development. The development will include a solar panel array on top of a pollinator meadow like seed mix, security fence and gate, electrical equipment, a gravel access drive for emergency and maintenance access, utility poles and landscape buffers. CSEGS projects in the R1 and R2 zones prior to being approved need a special exception, which was approved in July of 2022. This project has received Forest Stand Delineation and stormwater management approval and is currently going to the site development, stormwater management and concept sediment control review processes. The project follows the Maryland Department of Environment's stormwater guidance for stormwater management by utilizing non rooftop disconnection of impervious strip of land in the same width proportion as the proposed panels. The project does not need to be supported by any water or sewer. There are no water or sewer generating proponents to the development. And there is continued coordination with Baltimore Gas and Electric regarding the improvements required to the utility infrastructure at the project.

Mr. Rappoport said so just in case anyone is not familiar with the Community solar program or business model. So, the community solar program was instituted by the Maryland State legislature several years ago. It was initially a pilot program. It allowed for projects, solar projects of up to two megawatts in Maryland. The business model is a bit unique as compared to other solar projects. Essentially, we work with the local utility in whichever location the project is located. The utility you buy is essentially all the electricity that is generated from these small solar projects. The program allows for essentially up to two megawatt projects. These are very small projects. Once the utility buys the electricity from the project, the benefit to the community is that there actually is either a 10 or 20% discount, depending on the location for the subscribers of the project. So, all of the energy that is generated from each project is essentially offered to the community. If you so choose to opt in, you do get a credit discount on your rate. So that's the general paradigm of how community solar works and has worked for several years in Maryland.

Bill Snyder – Volunteer Fire & EMS

Request a Knox Key Box be installed at the Security Door entrance. Contact Bill Snyder to order box and to identify the exact location to install Box.

- Once the project is complete, please contact Aberdeen Fire Department for a walk-thru of the site and for training for shut-down procedures.
- Request the Hiob Lane be improved for easier access to site.

Development Advisory Committee Minutes
August 2, 2023
Page 7 of 11

Note: Closest fire hydrant to this location: approx. 4,000ft away.

Mr. Miller said Hiob Lane ends at the property, essentially. The plan is to, even though it is a private right-of-way, would just be to extend it, the gravel access drive, based on state fire marshal requirements. 16-foot clear area with 2 feet on either side and then once it got to the T-turnaround area it will be 20 feet wide for fire access.

Emergency Services – Read by Bill Snyder

Proposed solar array area shall be addressed as 430 Hiob Lane. The address must be displayed where it is clearly visible from Hiob Lane. Signage displaying the address shall be installed at the entrance to the access drive.

Clarence Cullum – Harford Soil Conservation District

The proposed construction will require an adequate sediment and erosion control plan. This 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 district plan review fee and voucher. The proposed plan indicates disturbance of 1 acre or more and as such an NOI permit will be required from MDE. Please contact MDE for more information about the NOI permit process. Also, please note the NPDES permit program was updated in April of 2023 and new additional requirements may now apply to your site.

Health Department –

The site is located on the south side of Hiob Lane and south of John F. Kennedy Memorial Highway. This plan proposes to develop an 18.63-acre solar array on the property. HCHD records indicate the property is currently served by at least one onsite water well and may be served by two Onsite Sewage Disposal Systems. The site plan as submitted to the HCHD by the consultant on July 5, 2023, requires additional information to allow for the comprehensive review of this proposal. In order for the HCHD to continue its review, the following items must be addressed:

1. Provide detailed information as to the uses of every building on the property. Clarify the total number of bedrooms and occupants in any residential buildings. Clarify the uses of all other structures on the property including if there is any plumbing or generation of wastewater.
2. Satellite images indicate that a mobile home, that is not indicated on the submitted plan, is located on the property. HCHD records indicate that this mobile home was at one point connected to an OSDS and water well. Indicate if the mobile home is still on the property. If so, a revised print showing the mobile home, as well as the OSDS and water well to which it is connected, must be submitted to the HCHD. If the mobile home has been removed, documentation demonstrating the property abandonment of the OSDS

Development Advisory Committee Minutes
August 2, 2023
Page 8 of 11

and water well must be submitted to the HCHD if they are no longer in use.

3. The initial site plan does not show the locations of all components of any OSDS's that currently service the property. In order to determine that the current OSDS's comply with State of Maryland Regulations, a revised site plan must be submitted to this office. The revised print must include all septic tanks, sewer lines, distribution boxes, drain field trenches, and/or drywells for each of the existing OSDS's on the property. The revised print must also show how the OSDS's connect to each building on the property.
4. During the initial review of the plans, no Septic Reserve Area was observed to be identified on the property. In order to adequately size future repair systems for the property, updated soil percolation testing must be completed during the wet weather either testing period, typically between February 1st and April 30th. Once the results of the soil testing have been finalized, and repair areas for all OSDS's have been sized appropriately, a revised print must be submitted to this office. This print shall include all locations from previous and updated soil percolation testing conducted on the property, if able to be field located. The print must also include a legend that states the date that testing was conducted, as well as easily distinguishable symbols that clearly represent the difference between a satisfactory versus an unsatisfactory percolation test.
5. All existing OSDS's on the property must be inspected and certified by an Onsite Systems Inspector who is licensed through the Maryland Department of the Environment. The reports must be completed on the standardized MDE OSDS inspection form. The inspector must submit a copy of their findings to this office for review. The reports must include a thorough evaluation of all components of the OSDS's. Hydraulic load tests of the existing absorption systems must also be conducted to ensure the existing OSDS's are capable of handling the wastewater flow of the property. This information is required to properly determine the number of future repair systems that are required.
6. The plans submitted to this office do not show any water wells on the property of 420 Hiob Lane. HCHD records indicate that the facility is served by at least one onsite water well. A revised print must be submitted to the HCHD and must show the location of all water wells on the property and must specify which buildings that each well services. The site plan must identify the well tag numbers and the construction types of all wells on the property.
7. HCHD records indicate that at one point there were two hand dug wells on the property of 420 Hiob Lane. The HCHD has no record of the property well abandonment forms for these wells being completed and submitted to the HCHD. Indicate in writing if there are any hand dug wells on the property. If the wells have been abandoned, the proper well abandonment forms must be submitted to the HCHD. If the hand dug wells have not been abandoned, they must be abandoned, and proper documentation must be submitted to the HCHD for review.
8. HCHD records indicate that there may be Underground Storage Tank(s) on the property. If so, indicate the use of these UST's. If any USTs on the property are no longer in use, they must be properly abandoned to the satisfaction of the HCHD.

The Harford County Health Department will update our comments upon receipt of the above information. If the owner/developer has any questions, they may contact our office at their

Development Advisory Committee Minutes
August 2, 2023
Page 9 of 11

earliest convenience.

Jenni Daniels – Planner

- The purpose of this plan is to construct a Community Solar Energy Generating System in the R1/R2 Urban Residential District. This plan is subject to the conditions of Board of Appeals Case #5962.
- The site plan submitted cannot be approved at this time. The LOD boundary on the northern border of the system must be removed from the Natural Resource District. Additionally, the flood note should reference FEMA FIRM 24025C0189E, effective April 19, 2016.
- The Forest Conservation Plan submitted to the Department of Planning and Zoning cannot be approved. The following corrections must be made on a new version of the plan:
 - The proposed clearing cannot be zero acres if there will only be 35.158 acres of forest retained.
 - The areas of floodplain and Natural Resource District must be shown. These are non-disturbance areas and cannot be cleared. They must be counted and shown as forests to remain.
 - All specimen trees must be shown on the plan.
- The waivers submitted to remove specimen trees from the property have been denied. The removal of these trees is not necessary for the construction of this project. The property owner may resubmit any waivers necessary for any new project proposal on the property.
- A landscape plan has been submitted but cannot be approved. The following corrections shall be made on a new version:
 - Note #10 states the requirements for the Type C buffer to the east and west are to be met by existing vegetation, however the submitted Forest Conservation Plan shows these areas as cleared forest. A new landscape plan and Forest Conservation Plan will need to show a Type C buffer either along the fenced boundary of the project or as uncleared forest.
 - The plan must have a protective measures statement signed by the owner/developer.
 - A detailed cost estimate shall be submitted with the landscape plan. The estimate will include the cost of the plants and their installation.

Robert Anderson – DPW Engineering
Sediment Control
Required Design Standards

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Development Advisory Committee Minutes
August 2, 2023
Page 10 of 11

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- Practices located on individual lots are the maintenance responsibility of the owner.

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Development Advisory Committee Minutes
August 2, 2023
Page 11 of 11

constructed and inspected before the issuance of use and occupancy permits.

- Discharge pipe locations for any 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 the Environment shall be investigated by the engineer.

Public Comments:

Mr. Charlton said I am an equitable owner of a couple of properties just to the north of this on Hiob Lane. We're working with a town of Aberdeen to develop the property right now, so we have plan to actually turned the little driveway that is Hiob Lane into an actual public road and upgrade that. We don't know the final location of that. So, we just want to make everyone aware we're concerned about that and how they transmit the lines. And so, we're just concerned but willing to work with you guys to come up with a solution on it.

Meeting adjourned at 9:30 am.