

## DEVELOPMENT ADVISORY COMMITTEE MINUTES

The Development Advisory Committee (DAC) met on August 7, 2019 at 9:00 a.m. in the Harford County Administration Building, 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
Len Walinski	Health Department
Cheryl Banigan	DPW Engineering
PFC Dan Buchler	Harford County Sheriff's Office
Paul Magness	Department of Parks & Recreation
Teresa Eller	State Highway Administration
Jen Wilson	Planner, Development Review
Lori Pietrowski	Administrative Specialist

Also in attendance:

Amy DiPietro	Linda Armar
Karen Brooks	George Oakley
Judy Rose	Michael Collie
Jake Adler	Adam Shellenberger
Shelia Eggleston	Benjamin Pycha

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 circulating for everyone to sign. If a correct address is given, a copy of the minutes will be mailed or e-mailed. The minutes are recorded and will also be published to the Department of Planning and Zoning's website.

**FOSTERS BRANCH AT RIDGELY'S RESERVE**

Located on the west side of Magnolia Road (Route 152); south of Pulaski Highway (Route 40); Tax Map 65; Parcel 320. First Election District. Council District A. Planner Jen

Plan No. C301-2019 Reconfigure existing subdivision to create 396 lots/199.85 Acres/R1.

Received 07-10-2019 Sugar Hill Road LLC/Ten Oaks Realty LLC/Morris & Ritchie Assoc.

**Verbatim Transcript**

**Amy DiPietro – Morris & Ritchie Associates**

My name is Amy DiPietro with Morris & Ritchie Associates. With me today is Fred Sheckells from KT Magnolia LLC contract purchaser for the project. Fosters Branch at Ridgely's Reserve also formerly known as Oak Grove/Sugar Hill. You may have heard those names thrown out before. The property is located along and west of MD 152 between US 40 and Hanson Road. It is zoned R1, Urban Residential and is approximately 200 acres. It is currently platted at 270 lots. The accesses that we are proposing on 152 will remain the same as they were under the previous plan. Those entrances are about ½ miles south of the 152 and 40 intersection and a mile and a half south of I-95 interchange. The existing site is predominately wooded with some areas of previous mining activities. The current plan for the project proposes a creation of residential conventional open space community with 396 single family detached and attached homes. Open space, stormwater management and forest retention. The permitted density is 399 units. Presently, we are thinking of splitting that in half as half singles/half towns that may change a little bit depending on our final layout. Half of those will be traditional single family homes, the other homes will be villa homes which are age targeted, 26 foot wide, with first floor masters and two car garages. Our design goals with the project were to create an entrance sequence with trails and landscaping and fronting on the entrance boulevard. We are clustering the development using the NRD adjustment which allows for us to market the open space both passive and active. To create a sense of community pedestrian friendly environment we are proposing over 500 linear feet of trails. We are using the existing wetlands and trees to provide a wooded buffer and path for the open space areas. Our current Concept Plan shows approximately 130 acres or 64% of the vacant open space and we are proposing about 10 acres of active open space. We are proposing to keep about 100 acres of the existing forest. Children from this community will attend Riverside Elementary School, Magnolia Middle and Joppatowne High School. The site will be served by public water and sewer. We are anticipating building a booster station for the water. There are two options for sewer service. It is building about 3,000 linear feet of sewer along Foster's Run or building a pump station and we are still evaluating that with DPW. Stormwater management will be designed and built to the latest ESD practices. A traffic study has been prepared for the intersections that were outlined by the State and the County. That will be submitted with our Preliminary Plan for review. Other than that Fred did you have anything to add to that?

**Development Advisory Committee Minutes**  
**August 7, 2019**  
**Page 3 of 15**

**Fred Sheckells** – No.

**Amy DiPietro** – I welcome your comments.

**Robin Wales** – **Department of Emergency Services**

I will comment further on the Preliminary and Site Plans.

**Len Walinski** – **Health Department**

Prior to further review, the following is required:

- Historical records indicate some of the site was used as a sand and gravel mining operation and subsequently as a rubble fill. In the interest of public health and safety, the HCHD will require the owner/developer to conduct an updated Phase I Environmental Site Assessment of this area. The assessment must be forwarded to this office for review and comment.

This office has the following general comments regarding this proposal:

- At the discretion of the Department of Public Works, Division of Water and Sewer, drainage and utility easements should be platted along appropriate tract boundaries to facilitate the connection of neighboring properties to public utilities.
- The Health Department recommends that the owner/developer disclose to any prospective purchaser the close proximity of the property to the Edgewood Area of the Aberdeen Proving Ground (APG) and to the former Oak Avenue Landfill.
- 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.

Additional comments will be forthcoming upon review of the preliminary plan.

The final plat must bear the master plan conformance statement. In addition, a statement signed by the owner must state a community water supply and a community sewerage system will be available to all lots offered for sale.

**Cheryl Banigan – DPW Engineering**

1. A sediment control plan and a grading permit will be required for the development of this site. Sediment controls are to be designed to the specifications as set forth in the Maryland Standards for Erosion and Sediment Control, latest edition.
2. Stormwater Management must be provided in accordance with the 2000 Design Manual as amended by Supplement 1.
3. A stormwater management concept plan shall be submitted for review prior to or concurrent with the preliminary plan submission.
4. Road 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. Roadway and right-of-way widths shall be in accordance with the Harford County Road Code.

**PFC Dan Buchler – Sheriff's Office**

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

**Paul Magness – Parks & Recreation**

This plan proposes 396 housing units on 199.85 acre property with R1 zoning. The required open space for the project is 19.98 acres with 9.99 acres of active open space. The plan proposes 130 acres of open space with 10 acres of active open space. Future plans should show the proposed amenities for the active open space areas in order to determine if they are acceptable.

**Teresa Eller – State Highway Administration**

An access permit will be required for entrance and road improvements to this site on MD 152. Before making comments regarding the requirements for those improvements the MDOT SHA is requesting the opportunity to review a traffic impact study (TIS).

**Jen Wilson – Planner**

- This project is located within the Magnolia Neighborhood Overlay District. The plan proposes to utilize Conventional with Open Space (COS) design standards and the Natural Resource District development adjustment. The maximum permitted density is 2.0 dwelling units per gross acre. Townhouses may not exceed 50% of the total residential units.

**Development Advisory Committee Minutes**  
**August 7, 2019**  
**Page 5 of 15**

- A Forest Stand Delineation shall be submitted to the Department for review. The FSD must be approved prior to approval of the Concept Plan.
- A Forest Conservation Plan shall be submitted for review with the future Preliminary Plan. Natural Resource District may not be located on individual residential lots. No forest clearing is permitted within the NRD or associated buffers at any time for actual home construction. Forest Retention areas may not be located on any of the proposed lots.
- The total open space provided shall be no less than 50% of the site. 10% of the required open space shall be suitable for active recreation. The future Preliminary Plan shall accurately delineate all areas of open space and shall provide additional details of the proposed active open space amenities. Any recreation trail shall be at least 6-feet in width and constructed with a durable hard-surface. Pedestrian access to proposed open space areas shall be provided with walking trails in conjunction with public right-of-ways. This shall be clearly delineated on the Preliminary Plan. Areas of active open space area shall be clearly accessible to the community.
- Sidewalks shall be provided along all road frontages.
- Bufferyard 'B' is required between R1 (Urban Residential) and B3 (General Business) zoned properties. A Landscape Plan shall be submitted for review with the future Preliminary Plan. The Plan must provide all required landscape bufferyards, street trees, foundation plantings and parking lot plantings.
- A Traffic Impact Analysis (TIA) shall be required prior to preliminary plan submission.

**Public Comments –**

**Karen Brooks** – 620 Demby Town Road. I was at the original meeting held at the Library. One of my main concerns was the stormwater management ponds. They couldn't tell us how many were going to be provided for this development. They just told us numerous. My concern is stormwater management ponds were already done in Rogers Ford and it has affected Demby Town and Sugar Hill at the very bottom of Demby Town where Sugar Hill connects greatly. It washes out our driveway. It never did that prior to Rogers Ford being built. Now, I believe that there is maybe 4 stormwater management ponds in Rogers Ford and they can't tell us how many for this new development, Fosters Branch at Ridgely's Reserve, just numerous. I would like to request that the drainage be looked at on Demby Town and Sugar Hill prior to them building.

**Moe Davenport** – Ok, thank you Karen.

**Development Advisory Committee Minutes**  
**August 7, 2019**  
**Page 6 of 15**

**Benjamin Pycha** – I'm a resident at 1010 Hansen Road on the extended part and this property will back to my property. My first question is to really understand. This meeting is just a Preliminary to; I know we were talking about a traffic study and environmental study. None of those things are in yet this is just...

**Moe Davenport** – Benjamin, this is a Conceptual Plan so it is usually the road layout and where the lots are and where the open space is at this point in time. They will be required to come back with a Preliminary Plan which has more detailed schematic design of the lots laid out, stormwater management and the active open space. Many of the things we have addressed here today.

**Benjamin Pycha** – At which point would that be when the vote would occur?

**Moe Davenport** – There is no real vote. This committee doesn't review or accept any plans that are not permitted under the zoning code. So, we are here to determine and make sure that all aspects of the zoning code and development regulations are adhered to.

**Benjamin Pycha** – Well, how is approval obtained? I have been getting mixed things. I've been trying to get on the website and it's not very straight forward.

**Moe Davenport** – The DAC committee and the review agencies review different aspects of the plan and they send them to the Director of Planning & Zoning and we are basically a clearinghouse. We review all of that information and we review the plans in adherence to the code. We will then issue an approval with conditions.

**Benjamin Pycha** – So, public input isn't necessarily considered?

**Moe Davenport** – If you have concerns about stormwater management, concerns about buffer yards...

**Benjamin Pycha** – Well I heard comments said that they are in conjunction with the things they needed in order to make further comment or already set regulations or laws. But, I didn't hear anybody mention what the public wants. I'm not really seeing an avenue for that to happen. I'm not sure if our Council Member is here. I haven't seen them at any of the meetings. I would think that that would be one of the most heavily weighted thing regardless if they are planned each laws regulations and things like that but I don't see how that is going to be considered because all we are really looking at any development company with a large bank account can make sure they are hitting on your bullet points. But, there is still more to be considered. Maybe, this is a problem with how Harford County has this structured but it seems like we don't have the ability whether it is stormwater, or just over population or crime. As a strong advocate for police I am concerned that the Sheriff's Office did not have any comments or questions. Or any of the other numerous things we have

**Development Advisory Committee Minutes**  
**August 7, 2019**  
**Page 7 of 15**

raised in the prior meeting. I'm getting mixed things. At first when I went to the meeting it was the County Council is going to have their say and everyone will make their vote. Everyone is going to listen to what the public thinks. Ultimately, I would think that all of your jobs are to fulfill the public wishes within reason but, I'm not seeing that being considered or even taking our opinion documented and accounted for. So, I'm wondering what options does the public have regardless of these nice folks here that are going to have a say or the department that gets to make that final decision to show that the public out-cry is fiercely against this and that we don't think this is the right development at the right time. Is there an avenue for that?

**Moe Davenport** – The County has a Master Plan. A Comprehensive Master Plan that dictates how the county is going to shape and grow. And, every seven years we go through a comprehensive update to the Master Plan. We have several public hearings in all the high schools and then it goes to the County Council and they have several public hearings there. Those are the opportunities to discuss the shaping of the county's Master Land Use Plan and how it grows. Then, secondly, we go through a Comprehensive Rezoning. Every property in the county has some type of zoning that dictates the land uses that are permitted in that zoning district. We also advertise. We have several public hearings at the high schools and when we have comprehensive rezoning to look at all of the land in Harford County, its zoning and its proposed zoning or rezoning. Those are public hearing and those are...

**Benjamin Pycha** – But, those are in that past now.

**Moe Davenport** – Correct.

**Benjamin Pycha** – So, at this point though, I've been a Harford County resident a little over two years; I guess what I'm trying to get at is what avenues does the public have to make sure their input is as weighted as everything else now that those meetings have concluded the Master Plan has been drawn up and on top of that the public maybe have input to the Master Plan but I'm not sure they are considered as heavily as they should be with that as well. As I review the Master Plan; just with speaking with neighbors and community members it doesn't seem like their opinion whether they were at the meeting or not is matching directly what Harford County is planned. And, that just doesn't go for development that goes for education, crime and things like that. It's a litany of things so, is there anything that we can do to kind of give our perspective and that would be considered or is it more you just need to fill these requirements and if you do you will get your approval regardless of what the public thinks.

**Moe Davenport** – We are a charter form of government. We have adopted laws, zoning laws and zoning determine each properties rights and privileges that they have. And, each property has a particular zoning and there are laws that go with its development. Now if, someone is asking for a variance from those laws or an exception they would have to go to

**Development Advisory Committee Minutes**  
**August 7, 2019**  
**Page 8 of 15**

the County Council and the County Council would have a public hearing and they would have to vote on what exceptions, modifications or variances to those laws. However, if you are meeting those laws like you are zoned R1 and you have whatever the minimum lot size is you can build a house. You can come in and get a permit to build a single family detached dwelling. So, you have that right as a property owner and if your neighbor says we have enough houses and Benjamin should not get a house it is really in-material at that point because you have a certain right. Each property owner has a right. If you want to changes to the laws and what is permitted and what is not permitted or how more dense or less dense property should be then you have to go to your legislatures, the County Council to change those laws.

**Benjamin Pycha** – Which many feel disenfranchised from them as it is which is probably why we are at this point now. But, in finishing up are there any studies or any determination or forecasting as far as what burden the tax payer may incur from something like this. I know the developer stated in the first meeting that they are setting up a bond and they have different ways in which they may potentially prevent the taxpayer from any cost. Obviously, with the traffic study if it passes there is going to be an influx of traffic. Magnolia is a two lane road. Route 40 already gets backed up and we all know how Mountain Road is and not even to mention 95 especially now that they are doing some infrastructure work on Bradshaw Road and the bridge. Even without that it seems to bottleneck there. I can only expect that there is going to be some type of taxpayer burden associated with this development which we can't discuss in meetings and I don't know who is here to represent that part of it but, is that considered at all? Has the government looked into that and take that into account prior to approval?

**Moe Davenport** – Not specifically on specific site plans.

**Benjamin Pycha** – So, at this point we give them the development and if something happens in the future the taxpayer picked up the bill?

**Moe Davenport** – Well, we look at that when we update the comprehensive plans; how we shape and how we are going to grow. We look at those factors then.

**Benjamin Pycha** – The Comprehensive Plan is that after they have already received approval to move forward?

**Moe Davenport** – No, the Comprehensive Plan is the Comprehensive Master Land Use Plan which demonstrates...

**Benjamin Pycha** – Oh, understood.



**Development Advisory Committee Minutes**  
**August 7, 2019**  
**Page 9 of 15**

**Moe Davenport** – So, we look at services. Do we have water, sewer, police, libraries, schools, those types of things when we prepare the updates to those plans?

**Benjamin Pycha** – Ok. Do we have enough police? Do we have enough schools? Do we have the infrastructure for not only these homes but all of the other homes that are being built in there? I didn't hear anything in the comments questioning or required about that.

**Moe Davenport** – We have Adequate Public Facilities regulations which at part of the Harford County Zoning Code in which require adequate standards for water and sewer, traffic and schools. So, at this point they were required to do a traffic impact analysis in accordance with the laws. We haven't determined whether they meet adequacy or not and water and sewer will be reviewing whether they are adequate or not. The school districts are Riverside Elementary, Magnolia Middle and Joppatowne High which are not closed at this point in time.

**Benjamin Pycha** – They are not going to a school which would be assigned to this area, right?

**Moe Davenport** – They are going to Riverside Elementary, Magnolia Middle...

**Benjamin Pycha** – Right, isn't this area would they typically go to a different elementary school? Maybe, Magnolia Elementary?

**Moe Davenport** – No. There are recorded lots right there now. It is called Oak Grove Stancills it is 170 some odd lots. They could come in and get permits and start building there today and they would go to Riverside Elementary, Magnolia Middle and Joppatowne High Schools.

**Benjamin Pycha** – Understood. So, really as far as these meeting is there any reason why the public should come?

**Moe Davenport** – If you have a buffer issue or you want them to provide landscaping, connectivity or non-connectivity to your sub-division or community, or concerns about stormwater management.

**Benjamin Pycha** – Right, that is definitely a major concern. What is the required buffer zone between backing properties?

**Moe Davenport** – Only if they are different zoning categories.

**Benjamin Pycha** – I would imagine everything around it outside of the commercial properties would be within the same residential zoning, right?

**Development Advisory Committee Minutes**  
**August 7, 2019**  
**Page 10 of 15**

**Moe Davenport** – Yes

**Benjamin Pycha** – A residential zoning backing to this development in this area is a pre-determined buffer zone for that? I mean, that is a lot of information for one person to intake so I can't remember everything. Twenty five feet does that sound right or fifty?

**Moe Davenport** – It depends on the zoning category. B3 to R1 would be a buffer yard C or D which is probably 15, 20 or 25 feet.

**Benjamin Pycha** – Is there any way to simplify that for someone who is not familiar with this? I mean, I have a residential house on Hanson Road and my property backs to this property. I have about 150 yards of woods. Their plan looks to take that away for the most part. Maybe the developer can give me... I think you guys addressed this question in the original meeting. I'm just trying to figure out. I have a single family detached house, you are building different types of houses so I can't tell you which house is going to be directly behind my property or adjacent to it. I know there is going to be forest preservation and things like that but I'd like to know what that buffer zone is going to be and how that may affect me outside of the water issue?

**Moe Davenport** – There is probably not a required buffer because, you have a similar zoning category.

**Benjamin Pycha** – So, they could essentially back to my property?

**Moe Davenport** – Correct.

**Benjamin Pycha** – Ok. That is just a zoning law or regulations of some sort? Who do we talk to, to address things like that? Would that be the Council?

**Moe Davenport** – To whether or not there should be required buffers?

**Benjamin Pycha** – Yes, this probably seems like a forgone conclusion but, for future reference how do we change those laws?

**Moe Davenport** – Any laws you like to change you would have to speak to your law makers.

**Benjamin Pycha** – And, if they don't answer to us is there any other avenue to pursue?

**Moe Davenport** – I'm not aware of any.

**Benjamin Pycha** – That's just the point I'm trying to convey. You folks have a lot of power. We are living in weird times where a lot of people are not happy about how they are being

**Development Advisory Committee Minutes**  
**August 7, 2019**  
**Page 11 of 15**

represented. I'm not sure if any of you are elected, maybe some of you are appointed whatever that may be. But, the community does have concerns. As you are addressing these developers it seems that the priorities are eschewed to the developers and not necessarily the community, regardless of law and regulation, zoning or the Master Plan. If you live in the area you know how it is. Harford County Sheriff's Office is clearly overburdened. There are signs offering a monetary benefits if you help them with a murder case and things like this. We are adding more and more houses. We are taking more and more forest down. It is a watershed area and we already have water problems. Believe me I'm all about development and capitalism but, there has to be somewhere for people to have a little bit of green around. They only say we have this; what these individuals think so, I would just make sure with your comments, your traffic studies and anything else your department handles that you heavily consider what the public will think. Maybe reach out and get some of their opinions because I don't think the outreach was adequate or at all. Last thing, the original meeting seemed like how this whole thing is structured and set up, Harford County has done an awful job at doing that. The original meeting, in hind sight now makes me realize the developer gets all of the concerns the community may have. They get to cater their plan to address maybe not all of them but just enough you guys will say yay and then we kind of get left out. So, we go and give them all of the information they need. They revise their plan to meet those needs quote on quote and then we get stuck with a couple of hundred houses behind our house, water issues, mosquitos, no more woods and an over populated area which is already over populated. I appreciate your time. Thank you, guys.

**Moe Davenport** – Thank you, Benjamin.

**Adam Shellenberger** – I have a couple of concerns. Adam Shellenberger, 964 Rumsey Place, Joppa, MD 21085. I am also the Pastor at Joppatowne Christian Church and I'm the Vice President of the Joppa Development and Heritage Corporation. One of my concerns is that there are two other planned and platted developments that are planned for this large area between Route 40 and Trimble Road. By the best information that I have gotten at various public meetings, all of the traffic studies for these individual developments have been done independent of one another not taking into account that all three are planned to be built. I would love to see the traffic study take into account there are two other developments that are planned in addition to Rogers Ford which I am pretty sure was also independently planned as far as traffic studies go. So, we could potentially be seeing four new developments all taking into account one individual traffic study for each development. #2 Am I to understand that this development is using the MNOD regulations?

**Moe Davenport** – They are not choosing to use the MNOD.

**Adam Shellenberger** – They are not choosing to use the MNOD. One of the reasons that we were fighting so hard for some of the MNOD regulations was for access for fire to backs of all

**Development Advisory Committee Minutes**  
**August 7, 2019**  
**Page 12 of 15**

of the houses in the backs of the MNOD. There seem to be especially kind of close to the 152 corridor. Some houses in this plan that would not have access to fire from the back. That is problem over on Fort Hoyle Road right now as well. I'm not quite sure about the wisdom of that particular thing. Also, R1 zoning is traditionally single family houses not villas or townhouses or whatever the buzz word of the day seems to be. I'm curious how we basically ignored MNOD which would have allowed up to 35% townhomes, 15% apartments and 50% single family units? And, we are somehow seemingly increasing the density here without any kind of up zoning to R2 or anything like that? As far as the school situation goes Magnolia Elementary is currently at or above and expected to rise. They are a school that is under a memorandum as far as building goes so, am I to understand that this development can't really be built for the foreseeable future until that memorandum is lifted? Moratorium, I'm sorry.

**Moe Davenport** – This is the Riverside Elementary School district.

**Adam Shellenberger** – Ok, so that won't be considered.

**Moe Davenport** – That will not affect this property.

**Adam Shellenberger** – Ok.

**Moe Davenport** – Adam, the density is straight R1. It is two dwelling units per acre. So, it is allowed 399 homes. They are not coming near their permitted density even though it is conventional R1. The code does allow in R1 up to 50% of the units attached so, depending on how many units if they are doing 200 units they can do 100 attached units, 50%. It is kind of up to how many total units there are, how many attached units will be. The TIA, the traffic study; obviously we are not in a vacuum so our transportation planners/engineers will know...

**Adam Shellenberger** – I asked that of the Brad Killian, at a public meeting and he said all of the traffic studies were done independent of one another and...

**Moe Davenport** – They each would be independent because some other developer is going to develop the other property but, we would still look at them. Cheryl?

**Cheryl Banigan** – We can't count other developments unless they have approval and that they are going to move forward. We have had numerous studies that have come in and they never came to fruition and if you count their impact and they never happen then you are putting an additional burden on somebody else for traffic that is never going to be there. According to the law we cannot count something coming in concurrently. We can't make them count each other's traffic. There is no guarantee that that is going to happen.

**Development Advisory Committee Minutes**  
**August 7, 2019**  
**Page 13 of 15**

**Moe Davenport** – Some of those lots are recorded.

**Cheryl Banigan** – Once they have preliminary approval and they get permits or any off-site improvements or bonded then they have to be counted in the next traffic study. But, what other studies are you referring to in this area?

**Adam Shellenberger** – Foster Run. I have a map that I can show you back at my office.

**Crowd Laughter**

**Moe Davenport** – It is a platted subdivision, Foster Run. It has not been built but they are recorded lots. They would be added.

**Cheryl Banigan** – They would be counted.

**Moe Davenport** – Any recorded lot would be counted as traffic producing trips.

**Adam Shellenberger** – This would be the development that would be closest to Williams trailer park off of Trimble Road. Are you familiar with that?

**Moe Davenport** – It is called Foster or Fosters Run.

**Adam Shellenberger** - I'm not sure of the name.

**Moe Davenport** - All of the recorded lot would be counted as background traffic, trip generation. Trips would be generated from that, eventual trips.

**Adam Shellenberger** - One of the large concerns and this particular development I guess used to be Oak Grove would not necessarily be the one that would run off onto Trimble Road? Trimble Road itself is already coming close to being overburdened with traffic. So, with this development coming in if there is any connection between any of these developments built, Trimble Road really can't handle much more traffic as it is. It will probably require widening which I don't think could possible happen. So, one of the things that we had asked for with the MNOD plan is to see if there was a way we could get access out onto 40 and we were told that State Highway Administration had absolutely no intention of doing that. That's fine, but all of these traffic studies need to make sure that we are counting all of these things in conjunction of on another because, sooner or later somebody is going to get hit on Trimble Road. There is not even walkability on that road. There are a lot of people that walk back and forth from that area of Trimble Road trying to get up to Redners. My office is down that way and I can't tell you how many times I've rounded a corner and there has been somebody right there. I've had to make a decision to either hit that person and 100% of the time I have not made that decision and I have swerved into the oncoming lane. Fortunately, there has not been oncoming traffic to this point. But, if there

**Development Advisory Committee Minutes**  
**August 7, 2019**  
**Page 14 of 15**

is an increase of cars on Trimble Road that decision is not one that I am looking forward to making more frequently that's for sure.

**Moe Davenport** – Thank you Adam.

**Judy Rose** – I live at 1215 Old Mountain Road South in Joppa. I have two questions and one was about the access onto 152. I wasn't quite sure on the little drawing where it was coming out. Would that road be coming out near the Sugar Hill Road that they used up there?

**Moe Davenport** – They are south of 152.

**Judy Rose** - It is about 770 feet from the light?

**Moe Davenport** – Yes. Then another 770, there will be two access.

**Judy Rose** – So, it's like the old Sugar Hill access road that they closed.

**Moe Davenport** – Yes, potentially.

**Judy Rose** – I was hoping they could tie in maybe towards Hanson and use that light there but I know there is a lot of housing in there.

**Moe Davenport** – Right.

**Judy Rose** – Is there a way that they can try to do that to take some of the burden off of Trimble Road perhaps? The other thing is will they plan on putting a transit stop for LINK with that many residents living there. I think Harford County should have a LINK stop at all large scale development because we are supposed to be trying to get people off of the roads not on them.

**Moe Davenport** – We will reach out to Harford Transit. We will reach out to them.

**Judy Rose** – Or, maybe the developer. It's just a little area needed where they could catch a bus.

**Moe Davenport** – Right.

**Judy Rose** – You almost have to do that for school kids. Thank you

**Moe Davenport** – Are there any other questions on this plan? This is our only plan on the agenda. I'll be glad to stay and answer any additional questions you may have. Thank you for your attendance.

**Development Advisory Committee Minutes  
August 7, 2019  
Page 15 of 15**

**Meeting adjourned at 9:40 am.**