

DEVELOPMENT ADVISORY COMMITTEE MINUTES

The Development Advisory Committee (DAC) met on August 16, 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
Clarence Cullum	Soil Conservation
Cari Biscoe	Health Department
Robert Anderson	DPW Engineering
Jenni Daniels	Planner, Development Review

Also in attendance:

City of Aberdeen
Jeff Campbell

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.

Land of David B. Button – Lot 9

Located at the south end of Trestle Drive, south west of Sharon Road.

Tax Map 33; Parcel 466. Third and Fourth Election District. Council District D. Planner Jenni.

Plan No. P284-2023 Create one additional residential lot / 1.983 acres / AG

Received 7/11/2023 David B. Button / Bay State Land Services, Inc.

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 district plan review fee and voucher. The site appears to be located within a Maryland Tier II High Quality Watershed. Tier II buffers should be noted and shown on the plans. Sites located within a Tier II High Quality Watershed may need an additional level of controls. Please contact Angel Valdez of the Maryland Department of the Environment for more information and

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recommendations. Please note in the event the total disturbed acreage exceeds 1 acre or more an NOI permit is required from MDE.

Health Department – Cari Biscoe

The Harford County Health Department has reviewed the above referenced preliminary plan. The site is located at the south end of Trestle Drive, southwest of Sharon Road. This plan proposes to create one lot from the remaining lands of David Button plat 142/71. Proposed Lot 9 is unimproved and will be serviced with an individual well and onsite sewage disposal system. Soil tests were conducted on May 3 & 4, 2004, and August 2, 2022. In order for the HCHD to continue the review of this plan, the items listed below must be submitted on a revised plan to this office.

- File records indicate May 3 & 4, 2004 percolation tests are in close proximity or within the proposed septic reserve area. Please show all perc test holes on the plan.
- Depths and lengths of trench are incorrect the correct sizing is listed. All trenched need to be 12'.
 - 22-1 195x2x5
 - 22-2 150x2x6
 - 22-3 150x2x6
- The proposed tank must be 1500 gallons.

Upon receipt of the above information requested, this office will update its comments. This plan must meet all requirements of COMAR 26.04.03, COMAR 26.04.04, 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.

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 standard sediment control plan shall be required for land-disturbing activities exceeding 5,000 square feet.
- 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

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(All comments must be addressed to subsequent submittals)

- STD SWM Plan up to 30,000 sq L.O.D.

Required Permits

- 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 the stormwater management facility for maintenance purposes.

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

- 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.
- Show drywells within the L.O.D.
- Include SCE with L.O.D.
- If L.O.D. goes above 30,000 sf, an engineered plan is required.

Highway Engineering

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 off of Trestle Drive 'T' turn around.

Design Comments

- Monumental masonry mailboxes or structures shall not be constructed within the county's right-of-way.

Jenni Daniels – Planner

- This property is subject to a Maryland Agricultural Land Preservation Foundation Easement. Lot 9 is being created as a child lot for Brian Bradford and has been approved

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by the foundation's Board of Trustees, subject to the recordation of a Release and Agreement document in the Land Records of Harford County. The Final Plat shall include all appropriate Agricultural Preservation notes and indicate the name for whom the lot is being created. The Building and Occupancy permits shall be issued in that name only and the property cannot be transferred from their ownership for five (5) years from the date of the occupancy permit. Prior to Final Plat recordation the owner shall submit the required payback amount of \$5,950.00 PER ACRE to MALPF.

- 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 Matt Kropp of the Department of Planning and Zoning.
- The project is subject to the Harford County Forest Conservation Regulations. A completed forest conservation worksheet needs to be e-mailed to jedaniels@harfordcountymd.gov before further review.
- A flood note will be required on the final plat.
- An ingress/egress easement is required across the Remaining Lands of David Button for the benefit of Lot 9. The plan does not currently label this easement. Documents outlining the purpose, use, and responsibilities of the parties involved shall be circulated and recorded with the final plat.
- The proposed plan is unclear if Lot 8 and Lot 9 are to share a portion of the driveway off of Trestle Drive. If so, a common drive agreement providing for the use, maintenance, and responsibility of the common drive shall be recorded with the final plat.

Mr. Davenport read a few comments. DILP had no comments. MDOT-SHA also had no comments. Parks and Recreation had no comments. The Department of Emergency Services said the property should be addressed 1111 Trestle Drive.

Public Comments:

No Comments.

Meeting adjourned at 9:09 am.