

DEVELOPMENT ADVISORY COMMITTEE MINUTES

The Development Advisory Committee (DAC) met on October 4, 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
Darryl Ivins	Water and Sewer
Bill Snyder	Volunteer Fire & EMS
Gabriel Patino	DPW Engineering
Eric Vacek	Planner, Development Review

Also in attendance:

Nathan Ervin	Todd Shackelford
Mark Hadley	Akiva Slepoy
Albert Bair	Barkley Creighton

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>Abingdon VFC – Riverside Station</u>	
Located on the east side of Belcamp Garth, west of Riverside Parkway (MD Rte. 543). Tax Map 62; Parcel 795. Lot 6. First Election District. Council District F.	
Plan No.	S337-2023 Construct 15,650 S.F. firehouse / 2.00 acres / R4
Received	8/10/2023 Site Resources, Inc. / Harford County Maryland

Mark Hadley – Site Resources

He is representing on behalf of the developer which is the County, in this case, and EMS. This project is proposing a new fire/EMS station around 15,000 sf. It is located off of Belcamp Garth. There will be 2 access points off of Belcamp Garth. This Fire and EMS station is to

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provide fire and EMS services for this area, the eastern side of the county.

Bill Snyder – Volunteer Fire & EMS

No Comments.

Emergency Services – Read by Bill Snyder

The proposed building shall be addressed 1127 Belcamp Garth. The proposed buildings must display 10"-12" address numbers, the address must be clearly visible from Belcamp Garth. "Public safety wireless radio communications inside a building is essential to the safety of those occupying the structure as well as fire, law enforcement and emergency medical providers responding to a call for help. Buildings that are greater than 5,000 square feet, higher than 50 feet, contain underground storage or parking and are constructed of materials that impede wireless radio signals that may adversely affect the response of public safety providers. Please consider including wiring, electrical connections and other infrastructure that may be needed for an in-building 700/800 MHz amplifier. Department of Emergency Services will test coverage in your facility once construction is finished. Call 410-638-4900 for this assistance." Please advise if the facility will have Closed Circuit Television (CCTV) Cameras. If so, please comment on Emergency Service's ability to access the camera feeds or provide a point of contact to comment on this matter. DES will follow up after the use & occupancy permit is approved.

Clarence Cullum – Harford Soil Conservation District

An adequate sediment and erosion control plan is required for this site. 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. 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.

Health Department – Cari Biscoe

The Harford County Health Department has extended its approval for the above referenced site plan. The site is located on the east side of Belcamp Garth, and west of Riverside Parkway. This plan proposes to construct a 15,650-sf firehouse building. The site is presently unimproved and will be serviced by Harford County public water and sewer. This office has the following comments regarding this proposal.

1. If a food service area or vending machine area is planned, review will be required by the HCHD's Division of Permits and Plan Review. If there are any questions concerning this review process, please contact that office.

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2. Various permits from Maryland Department of the Environment may be required depending on the services provided. It is the owners responsibility to be aware of these regulatory requirements and for obtaining appropriate permits.
3. 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.
4. Additional comments from this office will be provided at the time of the building permit or certificate of occupancy permit. It is the responsibility of the owner/operator to be aware of any regulatory requirements for the proposed use and for obtaining appropriate permits.

Darryl Ivins - Water and Sewer

The existing water and sewer mains from Harford County contract numbers 9550/51 must be shown on this plan. The sewer service must connect to the existing eight-inch stub out of manhole SMH 7A. The stub may be removed or shortened as necessary to accomplish the new connection.

The proposed fire hydrant closest to the existing water main must be moved to six feet behind the face of the curb along Riverside Parkway. The water and sewer services and/or the stormwater quality structure (MB #4) must be adjusted so that the utilities do not run through the structure or its embankment.

After the above comments have been addressed on another version of this plan, the following comments shall be included as conditions of Site Plan approval:

A reduced pressure principle backflow preventer will be required for this project. It must be placed within the building and have a provision for the discharge of water through a floor drain or to an outside splash block. Our office has experience with meter placement within fire stations. Please contact Mr. Dave Burke regarding the placement of the meter when you begin the final design.

Any sewer cleanouts that are located within the paved area shall be installed using the County cleanout in paving detail S-28. The detail shall be shown on the utility plan and referenced on the plan and/or profile drawing.

The construction contract numbers for the existing utilities shall be shown on the drawing submitted with the Commercial Application.

A Commercial Service Application must be completed by the owner and approved by Harford County before a building permit will be issued for this project. The Commercial Service Application Number 20299 must be added to the title block of the site plan submitted with the Application for approval. Contact the Division of Water and Sewer Administration and Permitting Section at 410-638-3300 for additional information.

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 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 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.

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- 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 Permit through the Maryland Department of the Environment shall be investigated by the engineer.

Gabriel Patino – DPW Engineering
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

- Commercial Access Permit is required for the proposed entrances off of Belcamp Garth.

Sidewalks

- Sidewalk handicap ramps shall be constructed at the proposed accesses off of Belcamp Garth. The handicap ramps shall be aligned.
- Sidewalk and handicap ramps shall be proposed within the median divide of the northeast accesses.

Drainage

- The plan shows the onsite storm drain trying into the existing public drainage system. Computations are required for at least two structures downstream of the tying structure to ensure the existing storm drain system is adequate to handle the additional runoff from the site.
- The plan needs to identify the pipe size, material type, and flow direction of the existing public drainage system along Belcamp Garth.

Design Comments

- Site entrances shall have adequate sight distance for a 30-mph design speed.
- Identify the width and curb radii for all entrances.
- Provide DPW Highway Engineering with the turning movements templates for the applicable vehicles that will be serving the fire station demonstrating the subject vehicles can safely make all turning movements into the site.
- Identify on the plan the existing right-of-way and paving width for Belcamp Garth.

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- The driveways must be paved within the county's right-of-way before issuance of any use and occupancy permits.
- The traffic signal off MD543/Riverside Parkway and Church Creek Road in conjunction with the Fire House should be revised to include the preemptions for the fire house. This will require a traffic signal review through the State Highway.

Eric Vacek – Planner

1. This property is zoned R4/Urban Residential and totals 2.00+/- acres. This Site plan proposes to develop and construct a 15,650 square-foot firehouse structure on previously recorded Lot 6.
2. A preliminary plan proposes is required to revise the recorded plat and eliminate the existing right of way. The Department of Planning and Zoning shall require that the lots be recorded prior to building permit application.
3. No forest or Natural Resource District (NRD) was identified on the subject property.
4. A Landscaping (L338-2023-1) was submitted for review by the Department of Planning and Zoning. Approval shall be required prior to site plan approval and issuance of any building permits. The Department recommends additional plantings along the south property boundary. Foundation plantings were shown on the submitted plan. An itemized estimate totaling \$12,090.00 was submitted to the Department of Planning and Zoning.
5. The plan proposes a total of 28 parking spaces. If parking areas are identified over 10,000 square feet, a Bufferyard 'B' would be required when located within 100'-0" of a residential zone. Additionally, the Department of Planning and Zoning shall require landscape plantings in the proposed ESD areas.
6. A photometric plan was submitted to the Department of Planning and Zoning. Proposed lighting shall be designed and controlled so that any light shall be shaded, shielded, or directed so that the light intensity or brightness does not adversely affect the adjacent property.
7. All proposed signage shall conform to the Sign Code and will require permits from the Department of Planning and Zoning. Drive aisles shall be clearly marked with appropriate signage. Signs shall not be placed within the County or SHA right-of-way. All appropriate cross easements for ingress and egress shall be clearly delineated on the final plat.
8. Proposed dumpster locations shall be fully screened.

SHA – Read by Eric Vacek

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The MDOT SHA has no objection to DAC Plan approval as access to this site from a county road. If there are any questions, please contact Ms. Teresa Eller.

Public Comments:

Mr. Slepoy said I am the executive director at Sterling Care Riverside. We are located at 1123 Belcamp Garth. We are a nursing home. We have a lot of long-term care residents and short-term stay residents who are ill. Or sometimes they are needy, independent but frail. It is a delicate population. As I am sure you can imagine. Obviously, if the approval is not in question. I guess from our perspective, anything that can be done to mitigate our concerns to make the noise impact, especially during nighttime hours to be at a minimum. Certainly, that the lights shouldn't be shining towards the facility. Was the DAC committee in receipt of a letter from Brad Stover?

Mr. Davenport said yes. We shared that with the applicants.

Mr. Slepoy said I have nothing to add really to that but those are basically the comments that I wanted to voice. If there is a way to erect some type of sound barrier. Any type of additional landscaping to buffer in between the two properties.

Meeting adjourned at 9:16 am.