

DEVELOPMENT ADVISORY COMMITTEE MINUTES

The Development Advisory Committee (DAC) met on October 5, 2022, 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	Chairman, DAC
Robert Anderson	DPW Engineering
Quintin Cornwell	Soil Conservation
Cari Biscoe	Health Department
Crysta Draayer	Planner, Development Review

Also in attendance:

Gus Truedson	Tara Vital
Alex Miller	Amber Foster

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 project. 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.

Splashing Brook Cell Tower

Located north of I-95, east side of Calvary Road (Rte. 136), south side of Goat Hill Road, Tax Map 57; Parcel 69. First Election District. Council District F.

Plan No.	S383-2022	Construct a 195' monopole with compound / 252.86 acres / AG
Received	09/01/2022	Schenning Family Properties, LLC/AT & T Mobility/KCI Technologies, Inc.

Gus Truedson – KCI Technologies, Inc.

I was involved with the design of this site from lease exhibit to the point we are now.

Quintin Cornwell – Harford Soil Conservation District

For sites exceeding 5,000 sq. ft. and/or 100 cubic yards of cut and fill, a sediment erosion/sediment control plan needs to be approved prior to issuing a grading permit. In the event stormwater management is required a sediment and erosion control plan must be integrated with the SWM strategy at the design phase. The 2011 Maryland Standards and

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Specifications for Soil Erosion and Sediment Control Manual must be utilized. Item #5 under the site notes specifies that 13,097 square feet will be disturbed. It is recommended that the applicant explore the use of the Standard Sediment Control application for the standard plan through the Harford County Department of Public Works. For more information, please contact DPW. A copy of the application terms and conditions are enclosed. Also be cautious that you are to adhere to the terms and conditions associated with this application. In the event that the standard plan is utilized the applicant will not have to submit a formal erosion sediment control plan for review at the Soil Conservation District.

Health Department – Cari Biscoe

The plan proposes to construct a single cell tower on the 252.86 acres AG parcel. The parcel has two existing dwellings and several accessory structures on the property serviced by onsite sewage disposal systems and wells. The cell tower will be unmanned and will not require public utilities.

The plan provided to the HCHD office is incomplete for full comprehensive review.

The following shall be provided on a detailed scaled plan showing all existing buildings, onsite sewage disposal systems (OSDS) and include identification and type of wells (well tags). The plan shall also include all soil types and identify them on the map. Only one soil type is currently shown, the property has more than one soil type. Upon receipt of the above information, this office will update its comments. This office has the following comments regarding this proposal:

1. 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.
2. Various permits from the Maryland Department of the Environment (MDE) may be required depending on the services provided. It is the owner's responsibility to be aware of these regulatory requirements and for obtaining appropriate permits.
3. 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.

Mr. Truedson said we are showing the wells and the septic when we sent something to the Health Department. They sent us back information on it. The map that they drew is really just showing a wall off of a building. We weren't sure which building it was so we didn't show it in there. But all the building are over 1,000 feet away from the site. If we were to

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add a note to the plan that there is no existing septic system within 1,000 feet of the proposed location, would that cover what is needed for the septic?

Ms. Biscoe said there is further details so I think we can discuss it afterwards.

Mr. Truedson said with the soils. There are 2 soils shown that are near the proposed installation of the site. The other soils where the soil type changes, again it is over 1,000 feet away from the location. We didn't show the soils going all the way up to the end of the site. We can add those if they are needed. We just made some assumptions that if we are showing within 1,000 feet of where we are doing any disturbance, that that would cover what was needed for the soils.

Ms. Biscoe said I get it. It is a 50 x 50 piece off the 200. But unfortunately, we do not have the records. So, when we are taking any kind of portion of land from a current existing dwelling use, you have to provide the fact that they have some kind of condition of soil. Because we are not in a public utility area, we need to have basically to show that they have some kind of area. So not showing all the rest of the soils that all is part of our whole comprehensive review.

Mr. Truedson said we can get that added.

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 land-disturbing activities exceeding 5,000 sq ft.
- Stormwater management must be addressed.

Stormwater Management (SWM)

Required Design Standards

- SWM-Harford County Code Chapter 214.

Maintenance

- Maintenance of the stormwater management facility is the responsibility of the lot owner and shall be stipulated in the association documents.

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.

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- Please submit a Standard Erosion and Sediment and Standard Stormwater Management Plan for the project
- Add stormwater details to site plan for non-rooftop disconnects and transition strip.

Crysta Draayer – Planner

1. This plan proposes to construct a 195 ft. monopole cell tower and equipment compound.
2. This plan is subject to the conditions of Board of Appeals (BOA) Case #5953.
3. It should be noted that floodplain, streams, and wetlands are present on the property as a whole but are not located on or around the proposed cell tower and equipment compound location “site” area. This should be clarified on any future plan submissions.
4. A Landscape Plan (L389-2022) has been submitted to the Department of Planning and Zoning but cannot be approved. A new version of the Landscape Plan is required and must include the Protective Measures Statement signed by the owner/developer, and an itemized cost estimate. The new version of the Landscape Plan must also include the following notes:
 - a. Trees are not permitted within ten (10) feet of public utilities.
 - b. All required landscape material indicated on approved plans will be required through the life of the project and must be replaced if removed or dead after implementation by the property owner.
 - c. No plant substitutions, type, size, or quantity deviations from the approved landscape or buffer plans shall be made without prior approval from the Harford County Department of Planning and Zoning.
5. Historic Preservation Commission review is not required for this plan as it is greater than 500 feet from the closest County Historic Landmark, Bush Hotel (HA-0867). Historic Preservation staff has previously been consulted as part of the Section 106 review process. No further archeological testing is recommended.
6. No lighting is proposed at this time. If lighting is proposed in the future, a lighting plan shall be submitted to the Department of Planning and Zoning for review and approval.
7. Any proposed signage shall conform to the BOA Conditions. Permits shall be obtained from the Department of Planning and Zoning.
8. This project must meet the provisions stated in the Telecommunications Facilities section of the Harford County Development Regulations. Communications towers shall be utilized continuously for wireless communications. In the event that a communications tower ceases to be used for wireless communications for a period of six (6) months, the approval will be revoked. In the event that the Director of Planning is presented with

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evidence that further viability of the tower is imminent, the Director of Planning may grant one (1) extension of the approval for a period not to exceed six (6) months beyond the revocation of the use. The applicant shall take all necessary steps to dismantle the tower and remove and dispose of all visible remnants and materials from the subject parcel within ninety (90) calendar days after termination. The applicant shall ensure removal of the tower and all associated accessory structures by posting an acceptable monetary guarantee with the County on forms provided by the Department of Planning and Zoning. The guarantee shall be submitted prior to the issuance of a building permit and shall be for an amount equal to a cost estimate approved by the Director of Planning for the removal of the tower, plus a 15% contingency.

Public Comments:

No Comments

Meeting adjourned at 9:12 am.