

## DEVELOPMENT ADVISORY COMMITTEE MINUTES

The Development Advisory Committee (DAC) met on November 16, 2022, at 9:00 a.m. in the Harford County Government Administration Building, 1<sup>st</sup> 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
Cari Biscoe	Health Department
Kaliel Barner	Planner, Development Review
Bill Snyder	Volunteer Fire & EMS
Erik Robey	Sheriff's Office
Gabriel Patino	DPW Engineering

Also in attendance:

Bob Wilson	Aaron Penman
Linda Lutz	Jim Yoos
Carolyn Vanroden	Angela Erauth
Patty Burgess	Mitch Erauth
Jonathan Acker	Toni Beck
Rick Palardy	

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.

### **Wilson's Fields**

Located on the south side of Fallston Road (MD Rte. 152), at the end of Port Lane. Tax Map 47; Parcel 32. Third Election District. Council District B. Planner Kaliel.

Plan No. P469-2022 Subdivide to create 8 lots / 16.33 acres / RR

Received 10/19/2022 Dorothy M Stearns, et al / Bob Hockaday / Wilson Deegan and Associates, Inc.

### **Bob Wilson – Wilson Deegan Associates**

The plan we are presenting this morning is an eight-lot subdivision. It will be accessed by the extension of Port Lane. And on the north side it is fronted by Mountain Road. The acreage of the parcel is a little over 16 acres. It is currently zoned RR, which allows a density of 1 lot for 2 acres. Thus the 8 lots. The stormwater management concept plan has been submitted and is

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under review.

**Bill Snyder – Volunteer Fire & EMS**

No comments.

**Emergency Services – Read by Bill Snyder**

All dwellings must display the house number where it is clearly visible from Port Lane. Dwelling located on Lot 1 must be addressed 2510 Port Lane. Dwelling located on Lot 2 must be addressed 2512 Port Lane. Dwelling located on Lot 3 must be addressed 2514 Port Lane. Dwelling located on Lot 4 must be addressed 2517 Port Lane. Dwelling located on Lot 5 must be addressed 2515 Port Lane. Dwelling located on Lot 6 must be addressed 2513 Port Lane. Dwelling located on Lot 7 must be addressed 2511 Port Lane. Dwelling located on Lot 8 must be addressed 2509 Port Lane.

**Health Department – Cari Biscoe**

The plan proposes to create eight single family residential lots from an existing improved parcel. Lots 1 through 8 are unimproved and will be serviced by individual wells and on-site sewage disposal systems. The plan submitted by the consultant is incomplete to allow for a comprehensive review by this office. The following must be completed for further review:

1. Perform soil percolation tests on all septic reserve areas.
2. After soil percolation tests are completed, trench layouts and soil test locations must be provided on a revised print to this office.

Upon completion of the above, this office will update its comments.

**Gabriel Patino – 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.

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**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
- 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.
- An easement agreement or letter of understanding is required for grading on the adjacent property.

**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 Permit through the Maryland Department of the Environment shall be investigated by the engineer.
- There are drywells outside the LOD; adjust LOD.
- Show contour elevations (Ex. Proposed)

**Highway Engineering**

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**Required Plan Approvals**

- Road and storm drain plans for Plumtree Road 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.

**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.)

**Drainage**

- The proposed open road section (50' right of way with 18' paving) is acceptable.
- Suitable outfalls must be provided for the proposed storm drain systems and shall be approved at the time of final design.

**Design Comments**

- A school bus cul-de-sac shall be provided on Port Lane unless the school board determines that one is not required.
- Monumental masonry mailboxes or structures shall not be constructed within the County's right-of-way.

**Erik Robey - Sheriff's Office**

No Comments.

**Kaliel Barmer – Planner**

- The plan proposes to subdivide existing parcel 32 to create eight (8) single-family residential lots. The property contains 16.331 +/- acres and is in the Rural Residential (RR) zoning district
- Landscape plan (L471-2022) has been submitted to the Department of Planning and Zoning. A new version of this plan is required. Individual Tree Landscaping shall not be permitted as an option for fulfilling forest conservation requirements in Low Density Residential uses.
- This plan is subject to Harford County Forest Conservation requirements. Forest Conservation Plan (FCP470-2022) has been submitted to the Department of Planning and Zoning. A new version of this plan is required.

**Public Comments:**

Linda Lutz said I just want to say that I am really opposed to this project. If anybody has gone out of Claret Drive to make a left hand turn onto 152 between 6:00 and 8:00 in the morning and 6:00 and 8:00 at night, it is a nightmare. And now we are going to make this area more

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congested than it already is. We have talked about putting an outlet to Oakmont, where the light is to decrease the traffic that goes up and down Claret Drive. It is dangerous and it is ridiculous that we are just overcrowding this little community more. That is all I have to say.

Jim Yoos said he represents the families of Port Lane. We met with Kaliel with some of our concerns and I think he has our concerns written down. I don't know if you need me to read over them. If you wanted me to read them out loud here.

Mr. Davenport said it is up to you.

Mr. Yoos said okay. So, some of our concerns with the project, obviously, we don't really want development in the street. But if it is to happen, we had some concerns about that. The street in particular. During construction and after construction, about maintenance of the street. What is going to happen to that with all the equipment that comes down there. It is not a big road to begin with. In and out and damage to the road. What we can expect for that. I don't know if that this something you can get answer today.

Mr. Davenport said Mr. Patino, can you answer that.

Mr. Patino said sorry. Can you repeat the question?

Mr. Yoos said if you have ever been on Port Lane, it is not a very big lane. Already we kind of have some sinkage around our draining area. So, we worry about construction in and out, heavy equipment coming in and out, and what that is going to do for just us coming in and out. And also, for the maintenance of the road. What can we expect with that?

Mr. Patino said I believe the road is a public road and it is under the maintenance schedule under the county responsibility. If any damage is done during the construction by the developer, they will have to address any issues that arise during the construction. But the regular maintenance is going to be continually provided by Harford County.

Mr. Yoos said we also have concerns about how the impacts of these houses will have on our water in the well. Is anybody going to address that or tell us anything about what to expect?

Mr. Patino said I am not part of the Water and Sewer division. As you mentioned it is well and septic systems.

Mr. Davenport said I would ask the Health Department to respond.

Ms. Biscoe said so what impacts.

Mr. Yoos said eight additional wells to add into our area as it is. We are just looking to know what can we expect for the impacts on our wells. Not just for the water quality but also for how it affects the water aquifer. What can we expect from that?

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Ms. Biscoe said in accordance of what the current codes and COMAR, we will make sure they are effectively constructed properly. As well as if you want to replace a well. There is not much effect as long as they are constructed properly, and they meet the code. So, there is no adverse effect of wells being from a distance that is correctly drilled. It would just be like replacing a well in the area that you are currently in. So, if any of your neighbors had a replacement well.

Mr. Yoos said it is not just a replacement well.

Ms. Biscoe said that is what I am saying. They are constructing a well is at the same time with any of your neighbors that need to reconstruct a well. Your impact of your well is not being much effected by it. None of these new wells will affect your neighborhood and the wells near it.

Mr. Yoos said there will be eight additional families that will be drawing from the same aquafer.

Ms. Biscoe said we are in a piedmont we are not in a coastal plain. So, we are pulling from a bedrock that is different types of aquafers. We have veins underneath the ground. And our geology is a little different. So, we don't know where all of your water is coming from. I have been here for 21 years with 16 years in the well division with the well drillers. And working with citizens of Harford County about their wells. There is like probably maybe 3 instances in 21 years that I have ever had adverse effect of a neighbors well being drawn down.

Toni Beck said if I could just add to that. Let's say 3 of our wells in the existing neighborhood are affected. Is that our responsibility to take care of that.

Ms. Biscoe said you would not be able to portray that these wells are actively affecting your wells.

Ms. Beck said so what you are saying is if something should happen it is coincidental.

Ms. Biscoe said there is no way that anyone could ever prove that this occurrence is affecting that. At any point in any time, obviously nobody wants this to happen because this is your well and this is your water quality. But everyone draws from a different. We don't have a mainstream aquifer that we are drawing from. It is not like a huge pond underneath the ground. It is coming from all different types of sources. You will never, ever be able to provide enough information even if you hired a water hydrologist to prove where your mains and water come from. If it happens to be an adverse effect at the same time as these wells are going on, there is no way to guarantee that this is causing the issue.

Ms. Beck said currently, our wells are like 300 to 500 feet deep. How deep will these wells be?

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Ms. Biscoe said I don't know. That is based on geology. So, when we get the well permits, they give use numbers of producing or whatever. There is code that they have to have so much casing into the hard bedrock wherever the geologist or well drill describes. And then based on that they decide where they hit water or don't hit water. Could it be possible that some of these hit dry? Yeah. I mean Ronnie Chenowith building took 6 wells to drill. I am not saying that all these wells are going to be drilled and be happy. But in most cases, it's not a common thing.

Mr. Yoos said what would happen if one or more of the lots does not produce water.

Ms. Biscoe said they will change it around. They will make it so they find an area that meets the codes between the SRA and to the well.

Ms. Beck said will it lessen the number of homes being built on the lot.

Ms. Biscoe said I don't know. I can't answer that question. There is lots of things that the developer can or owner can do to switch around. This is a very, very early concept. Before we can even get to the wells, we have to produce the percs for the septic. So, this whole plan could change until we do the percs. So, this is why we have very limited comments from the Health Department at this point in time.

Mr. Yoos said you are talking about the stub road and how the stub road is going to be made to connect to the new existing road. I think he told us that the stub part of the road would be taken out and currently put in. Is that the case? Is that what would happen?

Mr. Davenport said the road is planned to be the same 18-foot open section road. And they would have to remove the temporary T turnarounds with the construction.

Mr. Yoos said I think we asked about the scrub trees that are in there also. I assume all of that will go and transition. Landscaping wise.

Mr. Davenport said they are providing red maple street trees now. They provide more than the code requires. But they will be provided to meet the code with street trees. That is proposed at this point. But they can choose anything from our permitted street trees categories.

Mr. Yoos said we are just looking to make sure it seems like it is all one community.

Mr. Davenport said it seems uniform now.

Mr. Patino said I just want to clarify something. This existing road has a concrete curb along the road edge. The new road is going to be an open section with no curb. Just to let you know.

Mr. Yoos said okay.

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Mr. Patino said it is going to have it is going to have 2 open roadside ditches running parallel to the road.

Mr. Yoos said the odd numbered houses, 2505 and 2507, they are set back 138 feet. But the plans for the houses that are going in are not set back that far. We were wondering if it was possible so if everything could look the same if they could be set back further.

Mr. Davenport said that is really going to be determined by their satisfactory percolation tests.

Mr. Yoos said I know right now the wells are in the front and the septic is in the back. Are homes it is kind of a hill there so the existing homes have the well in the back and the septic in the front. I don't know if that is going to be an issue or not for those homes going in that side. But as it is right now, we have the homes sitting back and then all of a sudden, we have these homes that would be sitting much further closer to the road.

Mr. Davenport said we have a minimum front, rear, and side setbacks. We can depict where those homes are going to go other than where those septic are going to determine.

Mr. Yoos said is that something that the planners could consider.

Mr. Davenport said they are here today so they can hear what you have to say.

Mr. Wilson said I will discuss it with the owners.

Mr. Yoos said this is a request from the residents of 2507, who could not be here. But they had asked that the house at 2509, if that footprint could possibly be flipped so the garage is facing the other direction.

Mr. Wilson said the garage are going to be on the high side of the lot.

Mr. Yoos said it should be the first one. It is 2509 on the top.

Mr. Wilson said this one. The way the topography is you would be forced to move a whole lot more dirt. Garages are set up to be on the high side of the lot. I will discuss it with them but that is a standard engineering practice. The garage is always on the high side.

Mr. Yoos said do we know what kind of timeline. If everything is approved, what kind of timeline are we looking at for construction.

Mr. Wilson said I would say you are probably looking at 9 months to 12 months to get everything approved.

Mr. Yoos said and then after approval. The actual construction.



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Mr. Wilson said it will be up to the owners and developers to go forward immediately or wait. I can't answer that question. I am assuming at that point in time they will probably go forward. I don't know that for a fact.

Ms. Beck said when you fix the Port Lane to accommodate not having the brick there. Are you making it straight. Are you going to take up any of our yards. I have existing brick columns with lights there now. Are they going to be removed? Are they going to be replaced, if so? Are they taking up anymore footprint for the road, which would take up part of our yards? And if so, are you going to fix it, replace my existing brick columns? Those sorts of things.

Mr. Patino said I saw on Google Map the site. What they are going to be doing it moving the T turn around, which means removing a little bit of the existing pavement on the sides. The flares that you may have. And that is going to be green space. It is not going to be pavement. It is going to be pervious surfaces. They are just going to grass and seed it and that is it. They need to create that transition to the new road basically. I don't think that they are going to be impacting adversely your columns or any of the existing infrastructure other than removing the existing pavement.

Ms. Beck said mailboxes won't be affected.

Mr. Patino said no.

Ms. Beck said I would just like to say, I recognize. I am not trying to be rude. But I find these meetings to be, for lack of a better term, a waste of time. I don't see how this better our neighborhood. You know, whenever we have development, it is going to be this 16 acres. And then the 52 after that resident passes on and sells the property. And that is going to be the number. The farm down the street, that is going to be developed. Then just over time this constant development. It is just crazy. We are not happy about it. I just want that on record. And #2, there is going to be more gridlock. There was just an accident there on Oakmont. And it is not for the betterment of the community. It is not. Like I said, eventually 10 years from now there is going to be so much more development. And if we don't represent and say that, who is going to represent and say it for us, other than 15 people in the room. Next question, is the land sold?

Mr. Wilson said I don't have that knowledge. I can't say it's under contract.

Ms. Beck said it wasn't publicly listed. We kept an eye on that property for years. We would have liked to have our hand in it and maybe purchased the property. So, my question is, is it sold, is it a done deal?

Mr. Wilson said I don't have that information. You can maybe check in land records to see if it changed hands.

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Carolyn Vanroden said to follow up to what they said. The traffic is really terrible there. I don't know if you thought about putting out a light and a road that meets Oakmont. It is going to take somebody to be killed. And we have had multiple accidents there and situations that. And that truly is the case. People come down that center lane to go down to Oakmont turn. The thing is you don't see a lot of neighbors here because the sign that was on Mountain Road is laying on the ground. The only reason most of us know is because we walked down Port Lane, or drove down Port Lane, or someone has mentioned it to us. I know quite a few of my neighbors did not even know about this. I drove by this morning. My husband said the sign hasn't been up for quite a while. I do know that a lot of people do not know about his meeting. The sign is laying back in the grass.

Patty Burgess said I would also like to go with Toni and Carolyn. People build things. Building happens but just what has impacted our community. Roni Chenowith building. Great for the community. Not so great for us coming in and out of our neighborhood. As you build this building it attracts senior citizens. It attracts moms and dads with their families, and they are busy. They are on their phones more. We are trying to turn left or turn right and not only are we fighting a state highway with a high rate of speed. People are going higher on average, in our intersection plus trying to get in or out. You also have older people, that are either turning into the Roni Chenowith Rec Center, or turning out. There is a one way only turn sign coming out of the Roni Chenowith Fallston Rec Center. They don't obey that. So, we are fighting this every day. Just this morning coming here, I usually leave around 8:00 in the morning. Today I left at 8:15. Just coming out of my neighborhood this morning there were 8 service trucks right at the intersection of Claret and 152. On the other side, once I got to the intersection, of 152 and Claret, there was a tractor trailer parked right in front of the Roni Chenowith Center. This is a normal occurrence for us just trying to get in and out of our neighborhood. The county, the state, has to consider what we are dealing with on a daily basis. Somebody just said Google Maps. I really would appreciate somebody coming out, doing a site visit, having a traffic study done again. It just, it has to stop without considering what we are facing on a daily basis.

Mr. Palardy said my question is, the other property around here is zoned R2. Is this the tip of the iceberg? If this goes in, are they going to extend that road again to get into this property?

Mr. Davenport said this would terminate that possibility with the cul de sac. We didn't require a stub road into the adjacent property. I don't know if there are other stub roads within Brandywine Farms. But this will end here. There will be no further on Port Lane. They would have to come off some of the other alternative roads that are both on paper or existing.

Ms. Erauth said they were doing other construction in the neighborhood not long ago and I remember I felt so sorry for all the people on the other end because I could hear all the explosions going off at 6 am. All the heavy equipment. It was horrible for the poor people who lived on that end. Their entire houses would be vibrating from that. So is that what these people on Port Lane are going to have to contend with.

Mr. Davenport said it depends on what they encounter when they start to build.

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Ms. Erauth said so that means yes. Thanks.

Ms. Lutz said I just have to agree with people who have stood up and talked about the traffic. The traffic on Claret Drive is horrendous. Getting in and out of that community is terrible. And like it was said there was a bad accident there at Oakmont the other morning. It is surprising that nobody dies on that street. It is to a point where big tractor trailers are coming up and down Claret Drive. It is a community. It is not a highway. It is just terrible for all of us that have lived there for years. And we see the community getting more wrecked by development. I'm sorry, I just don't agree that this needs to be done. There are so many houses. Connolly can't sell their houses. Connolly is trying to develop homes. They have one house on that whole lot. What is the point of putting eight more houses in this little community? I don't understand it.

**Meeting adjourned at 9:30 am.**