

**CECIL COUNTY COMPREHENSIVE PLAN  
CITIZEN OVERSIGHT COMMITTEE  
MEETING MINUTES  
21 May 2008**

**Present:** Shafer, Henry; Hutton, Randy; Pugh, Mike; Butler, Eileen; Bunnell, John; Lane, Diane; Jackson, Ann; Folk, Patricia; Rossetti, Rupert; Clewer, Jeff; Kilby Phyllis; Bennett, John; Derr, Dan; Smyser, Chuck; Tapley, Donna; Edwards, Sandra; Deckard, Donna; Thorne, Owen; Cairns, Ed; Walbeck, Carl; Snyder, Linda; Wiggins, Ken; Stewart, Gary; Strause, Vicki; Polite, Dan; Bolender, Brian; Buck, Walter; Gell, Robert; Whitehurst, Dan; Day, Shawn; Priapi, Vic; Gilley, Paula; Colenda, Sarah; Hodge, Robert; Denver, John; Doordan, Pat; Broomell, Diana; Bayer, Michael; Graham, Clive; Di Giacomo, Tony; Sennstrom, Eric

**Absent:** Whiteman, Will; Ellerton, Vaughan; Poole, John; Duckett, Vernon;

**Observers & Guests:** Abrams, Kerry Anne; Eberhardt, Jim; Price, Dick; Erickson, Heather; Cox, Judy; Bonenburger, Calvin; Minner, Jeanne; Di Nunzio, Joe; Leocha, John; Nemazie, Dave; Kenney, Brigid; Kaplan, George

**Call to Order:** Dr. Lane called the meeting to order at 6:42 p.m.

**Approval of Minutes:** Carl Walbeck made a motion to approve the 19 March 2008 meeting minutes. Motion was seconded by Randy Hutton. All members present voted in favor of the motion to approve the minutes. Motion carried.

**Old Business:** There was no old business.

**New Business:** Clive Graham presented a brief synopsis of the previous meetings and provided an explanation as to the purpose of tonight's meeting. Mr. Graham stated that ERM feels it is important for the Oversight Committee to not only have an understanding of the surrounding jurisdictions plans, but also to understand what each of the municipalities are planning for their futures. The Town's comments are non-binding, but it is important for the participants to begin to lay their cards on the table to help move the process forward.

Hon. John Bunnell, Mayor – Cecilton: Mayor Bunnell gave a presentation explaining the Town's current comprehensive plan. Cecilton's land use map, growth areas, sensitive areas, new growth areas, greenbelts, and infill were presented. The northeast side of Town is the primary growth area, southwest is the secondary growth area, southeast is tertiary, and the northwest is encumbered by Maryland Agricultural Land Preservation Foundation easements. Infill within the Town could add 236 new dwellings. Future annexations could add between 314 acres and 1,670 acres to the Town's present limits. Four alternate scenarios for future growth are being contemplated. Water treatment capacity has been increased from 99 gallons per minute to 199 gallons per minute. This will permit the Town to accommodate the anticipated growth over the next 20 years. The wastewater treatment plant is being upgraded from a lagoon system to a sequential batch reactor system. Spray irrigation was explored but for various reasons, did not work out.

Randy Hutton asked if the town's sewer system needs upgrades. Mayor Bunnell replied that the sewer system needs upgrade, the water system is fine.

Clive Graham asked which of the 4 alternate scenarios is preferred. Mayor Bunnell stated that no one alternative has been selected as of yet.

Dr. Gell inquired as to how the various alternatives will affect the highway system, specifically Maryland Route 213. Mayor Bunnell stated that the PUD scenario will have dramatic impact. U.S. Route 301 toll diversion will also affect the highway system. MDSHA has said solutions will be sought after impacts occur. The potential impacts to Maryland Route 213 are factors in selecting the preferred alternative.

Henry Shafer inquired about the Sailor Tower and if it is direct line of sight from Galena. Mayor Bunnell concurred and said the Town is attempting to have a fiber optic line extending into the corporate limits.

Hon. Dick Price, Commissioner – Charlestown: Com. Price presented an orientation as to the location of Charlestown vis-à-vis the region. He summarized the geographic constraints (North East River, U.S. Route 40, mining areas, the railroad) limiting the Town's future growth. Com. Price stated that the Town's draft comprehensive plan is in harmony with the County's present plan. The Town's present boundaries were indicated as well as a summary of potential infill development of an additional 441 dwellings by 2025. The Town estimates a need to increase its population by 2,500 – 3,000 additional residents by 2025 in order to provide for an adequate tax base. The long term growth plans include annexation north towards U.S. Route 40 since they are constrained on all other sides. Charlestown seeks to protect its character and integrity, and promote smart growth densities. The Town presently has a permitted water withdrawal of 0.207 mgd and is using 0.108 mgd. The maximum daily flow is 0.300 mgd. The Town system also includes a 500,000 gallon storage tank. Exploration of an additional well and potential service by Mountain Hill Water Company are being considered. The Town relies on the North East River Advanced Wastewater Treatment Plant for its sewage treatment. Charlestown and Cecil County are presently working out an agreement to meet the future demands on both entities.

Jeanne Minner, Town Planner – Elkton: Ms. Minner presented Mayor Fisona's apologies for being unable to attend tonight's meeting due to his attendance at budget meetings. She indicated that Elkton has very recently commenced the process to update its comprehensive plan. Ms. Minner conveyed her angst that the County's Elkton West Service area may create an infringement on parts of Elkton's contemplated growth. She provided a brief summary of the County's 2000 Urban Growth Boundary Plan and pleaded for more cooperation between Elkton and Cecil County in planning growth areas.

Randy Hutton inquired as to the Town's capabilities to serve the Elkton West Area. Ms. Minner said that while there is capacity at the wastewater treatment plant, an analysis of where that capacity should be used has not been done.

Dan Derr asked if there was water capacity. Ms. Minner replied that the Town is working on additional wells and additional water supplies.

Heather Erickson, Assistant for Planning & Zoning – Perryville: Ms. Erickson stated that revisions for the Town's final draft comprehensive plan are presently being reviewed. Public hearings will be held soon. The Town sees itself as a future growth area for Cecil County. The Town has experienced tremendous growth since 1997 when the current plan was adopted. Perryville estimates that its population will increase from 4,200 now to 9,300 in 2030. An additional 4.25 square miles containing 445 parcels are contemplated

for annexation. Future growth includes businesses, mixed use development and water oriented development. Limits of the Town's future growth would be demarcated by Maryland Route 222, Jackson Station Road, Susquehanna River, and the Veterans Administration hospital. The Town requires that annexed property connect to its water and wastewater systems. The Water Treatment and Wastewater Treatment plants are undergoing upgrades. Ms. Erickson presented the priorities for annexation which include the Happy Valley property, Jackson Farm, Coudon property, and Mt. Ararat Farm.

Dan Derr asked if the Urban Growth Boundary plan has benefited the Town. Mayor Eberhardt responded that he has no opinion on that matter. He further stated that the Town's annexations have been consistent with the County's land use plan. Consequently, there have not been any conflicts.

Phyllis Kilby asked if there have been any studies regarding infill in Perryville. Mayor Eberhardt responded that a capacity management plan has been completed and future growth numbers reflect infill. Heather Erickson indicated three areas that are the focus of infill development – the manufactured home park across from Town Hall, the waterfront, and the U.S. Route 40 area.

Robert Hodge inquired about the Town's densities. Mayor Eberhardt responded that Happy Valley is R-1, Jackson Farm is R-1, Ikea is industrial. Robert Hodge stated that Towns should absorb growth. Discussion ensued regarding Happy Valley property.

Rupert Rossetti asked if the Town has done non-point source computations for the comprehensive plan and the watershed. Mayor Eberhardt responded that he was not quite sure. Clive Graham interjected that it is required of each jurisdiction and MDE is encouraging collaboration through the WRE's. Brigid Kenney indicated that if a WRE is required, non-point is part of the analysis. MDE has a spread sheet that is crude at the small area level and will only show trends. It works better on a large scale and the Counties can incorporate Town areas if MDE finds it acceptable.

Rupert Rossetti asked if there will be any open space between Perryville and Port Deposit if Mt. Ararat annexation is completed. Mayor Eberhardt expected there would be open space.

Kerry Anne Abrams, Mayor – Port Deposit: Mayor Abrams opened by stating that the maps for the Town's comprehensive plan are up to date, but the draft text had not been received in time to bring tonight. She proceeded to familiarize the Oversight Committee with the Town of Port Deposit. Mayor Abrams presented the Town's mission statement, planning goals, future growth and housing trends. Growth is envisioned to occur on the Bailey/Harbold property, Anchor & Hope farm, Arundel property, and Cokesbury/Craigtown Road area. Existing land use as well as the town's economy and infrastructure are crucial to the Town's growth. Infill development is envisioned to be a method to enhance the existing Town. Mayor Abrams presented a summary of the Town's land use plan, transportation plan, sidewalk system in new town and old town, recreation plan, the new wastewater treatment plant, Chesapeake Bay Critical Area limitations, housing plan, Bainbridge Master Plan, wastewater and water treatment upgrades the creation of the Water & Sewer Authority, current pending projects, challenges facing the Town, and the upcoming events.

Rupert Rossetti asked if the 2021 capacity reflects the Bainbridge property. Mayor Abrams answered in the affirmative.

Calvin Bonenburger, Town Administrator – Rising Sun: Mr. Bonenburger provided an orientation on the Town's location in relation to the County, Pennsylvania and Delaware. Rising Sun presently has 1,200 dwellings and 80 businesses. The wastewater capacity is 0.275 mgd lagoon system that is found to be non-compliant by MDE. The collection system has significant I&I problems that lead to peak storm flows of 0.400 to 0.600 mgd. Mr. Bonenburger stated that correcting the I&I is a priority. The Town has identified the preferred type of plant to succeed the lagoon system. However, the cost is a problem. The water treatment plant has a capacity of 0.260 mgd and is at its maximum capability. The Maryland Route 274/Maryland Route 273 intersection is crucial to the Town as well as the effects of truck traffic on these routes. The Town is re-evaluating their previous plans to assess their viability. Infill development is estimated to be 698 residences and 5 businesses. The Town's draft land use plan projects significant growth for the Town. If all contemplated annexations were completed, 4,228 new dwellings would be added. The nutrient cap on the stream accepting the treated sewage effluent limits the capacity to 0.675 mgd. With the 1,280 already on the system and the 698 approved, only 683 could be added. The Town has to reconsider its future growth based on these limitations. The Rising Sun well fields are tapped out and are not re-charging as they have in the past. Alternative water sources have been recommended by the SRBC and MDE. This is primarily the Chester Water authority. The U.S. Route 1 corridor could become the Town's light industrial area.

Eileen Butler queried as to the Town's proposed densities for annexation. Mr. Bonenburger responded that 4 dwelling units per acre is the most dense.

Diana Broomell asked if there is a minimum amount that Chester Water authority requires for purchase. Mr. Bonenburger answered tentatively the figure stands at 250 gallons per user or 700,000 gallons per day. Diana Broomell wanted to know if the Town could sell the excess water. Mr. Bonenburger responded that if the Town only used 0.67 mgd, it would be open to selling the excess.

Robert Hodge asked if SRBC and MDE were consulted on the Town obtaining water from Pennsylvania. Mr. Bonenburger responded that those agencies suggested that scenario. The Town estimates it will cost \$23 million to correct the water and wastewater issues.

Robert Hodge inquired as to whether Rising Sun permits townhouses. Mr. Bonenburger said yes.

Clive Graham thanked the Towns for their presentations and said that he thought they were most informative.

Mayor Eberhardt interjected that he had been ruminating on the earlier question regarding the open area between Perryville and Port Deposit. Mayor Eberhardt does not necessarily see anything wrong with towns in the growth area abutting each other. The Mayor sees this area as the place where growth should be encouraged. He posed the question to the meeting as to whether it would necessarily be a bad thing if Perryville and Port Deposit ultimately shared a boundary.

Dr. Diane Lane asked if there were any questions from the committee.

Mike Pugh thought that the City of Newark should be invited to address the Committee since it is contiguous to a major portion of our designated growth area.

Dr. Diane Lane provided a description of the Chairperson and Co-Chairperson meeting held on 6 May 2008. She reminded the sub-committees of their core assignments and their need to focus on those items. Opportunity to participate in others work is afforded at the oversight committee meetings.

Michael Bayer provided a synopsis of his attendance at the last Council of Governments meeting. The County, Towns, MDE and MDP are all cooperating with a goal of moving forward in unison.

Clive Graham presented his thoughts on changing the timeline to provide for an alternative scenario worksession in September. After a summer study of information that is coming out, the committee could have a five to six hour workshop to explore different alternatives based on the data. 17 September 2008 would be the preferred date. The committee decided that the 17<sup>th</sup> would be the date of the meeting starting at 1:00 p.m.

Rupert Rossetti provided a report form the WRE sub-committee.

Discussion ensued regarding the July meeting as well as the scenarios for the September meeting.

**Adjournment:** The meeting was adjourned at 8:49 p.m.

Respectfully Submitted:

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Eric S. Sennstrom, AICP  
Director – Planning & Zoning

Next Meeting: 16 July 2008, 6:30 p.m. Cecil College Technology Center, Room 208