

CECIL COUNTY TECHNICAL ADVISORY COMMITTEE
Wednesday, April 3, 2024
9:00 a.m.
County Administration Building
200 Chesapeake Blvd., Elk Room, Elkton, Maryland

Present: William Goldman, (LUDS/PZ); Ryan Fisher, (CCSCD); Will McMahon (LUDS/DPR); and Jennifer Bakeoven (LUDS/PZ).

Absent: Ryan Worden (LUDS/WSP), Michael Berth, (DES), Troy Bernier, (MDE); Philip Cwiek, (USCoE); Michael Drabczyk, (Delmarva Power); Charles Simperts, (CCPS); Adam Gould, (Artesian Water); Stephen Lord, (Verizon Wireless); Rich Baker (MDOT SHA); Henry Dierker, (SHA); Citizen’s Representative and Fire Chief Representative.

1. Wash X North East, Courtesy Review - Town of North East, Concept Site Plan, Gateway Drive, Frederick Ward Associates, Fifth Election District.

Tom Miner, Frederick Ward Associates, appeared and presented an overview of the project.

Mr. Fisher read the comments from CCSCD:

A concept environment site design plan for this project is under review. All issues regarding erosion and sediment control will be addressed through the environmental site design plan review. Please make sure that the proposed improvements delineated on the site plan and those delineated on the environmental site design plan match.

Mr. McMahon read the comments from DPR:

Stormwater Management

1. The Concept Stormwater Management Plan has been submitted to the Division of Development Plans Review (DPR). DPR recommends technical approval of the Concept Stormwater Management Plan prior to the Town Planning Commission reviewing the Concept Site Plan.
2. DPR recommends technical approval of the Preliminary Stormwater Management Plan prior to Town Planning Commission reviewing the Preliminary Site Plan.
3. The stormwater management plan will need to be submitted to the State Highway Administration for review and approval as the stormwater management discharges into their right-of-way.

Road & Storm Drains

4. Development Plans Review recommends that the proposed entrance is designed in accordance with Cecil County Road Code & Standard Specifications.

Sanitary Sewer

5. This development will be served by County sewer and Town of North East water.
6. Sanitary sewer allocation will need to be requested in accordance with Cecil County Sanitary District Policy Memorandum # 1 - Allocation of Sanitary Sewer Capacity and Payment of Major Facility Fees.

Mr. Goldman read the comments from CCPS:

1. Cecil County Public Schools does not have any comments to make on this item since the project does not have any bearing on the school population.

Mr. Goldman read the comments from MDOT / SHA:

Based on the information provided, SHA has no objection to County approval. SHA does not have any additional issues or concerns with this application.

Mr. Goldman read the comments from MDE:

The presented plat illustrates a proposed car wash and oil change facility. It indicates that water will be provided by The Town of North East. Please note that neither a Water Appropriation and Use Permit nor a Notice of Exemption are required.

Mr. Goldman read the comments from Water & Sewer Planning:

Water & Sewer Planning will require the water and sewer allocation letter at the preliminary review of this project.

Comments were not received from the Army Corp. of Engineers, Delmarva Power Co., Verizon / Verizon Wireless, or Artesian Water.

No public comments were received.

Mr. Goldman, LUDS /P&Z read the comments of the division:

As a courtesy to the Towns in the County, the Technical Advisory Committee (TAC) from time-to-time reviews subdivision and site plan proposals – such as this

The Department of Land Use and Development Services (LUDS), Division of Planning & Zoning (PZ) are as follows:

It should be confirmed that the Town’s Zoning Ordinance permits the proposed use in the **Highway Commercial (HC)** zoning district.

It should be confirmed that this proposed Preliminary Site Plan is consistent with any previous approval(s) and/or conditional approval(s) by the Town.

As established by the County’s adoption of the 2012 Sustainable Growth and Agricultural Preservation Act’s tier map, this site is located within a **Tier I** area.

The project is located **within a Priority Funding Area (PFA)**; and is outside a Priority Preservation Area (PPA).

The site is located within **S-2** (future service, 0-2 years) sewer and **W-2** (future service, 0-2 years) water service areas per the 2019 Master Water & Sewer Plan.

The property is **not located** within a Critical Area or Floodplain overlay zone or district.

The site is located within the **North East Fire Company (005)** service area. LUDS is requesting this information be placed on all subdivision and site plans for the benefit of the State Department of Assessments and Taxation.

The Town of North East and Cecil County signed and “**Assigning obligation under the Forest Conservation Act**” agreement. A **Forest Conservation Plan (FCP)** for the site was approved by Cecil County Division of

Planning & Zoning on December 23, 2020. It is recommended that the file reference (FCP #709) and Declaration of Restrictions (CMN 4369/48) be listed on the final Site Plan.

It is recommended that any **Variances** or **Special Exceptions** with file references be listed on the final Site Plan.

It is recommended that any **administrative waivers** that have been granted be listed on the final Site Plan.

A **Traffic Impact Study (TIS)** is recommended prior to Site Plan approval. There is a general concern of stacking on public roads to access the proposed development.

Parking ratios should be confirmed with the Town. In particular, it should be clarified with the Town if the Americans with Disabilities Act (ADA) parking space ratios are included or in addition to the minimum parking ratios, and the proposed ADA spaces are adequate for the proposed parking area.

Potential **pedestrian-vehicle safety conflicts** should be identified. **MUTCD signage**, other traffic control devices and striping should be considered.

A **crosswalk** across the entrance, at the location of the existing sidewalk, is recommended.

It is recommended that **water allocation** be granted prior to final Site Plan approval.

It is recommended that **sewer allocation** be granted prior to final Site Plan approval.

It is recommended that any **required Public Improvement Plans** (i.e. sewer plans, road plans, stormwater plans, etc.) be approved prior to final Site Plan approval.

It is recommended that any **Public Works Agreements (County or Town) be recorded**, and any associated surety submitted prior to final Site Plan approval. It is recommended that the **recordation reference** for those agreements should be on the site plan.

It is recommended that any **Inspection and Maintenance Agreements be recorded** prior to Site Plan approval. It is recommended that the **recordation reference** for those agreements should be on the site plan.

The Division of Plans Review reports that the **Grading Plan** and the **Stormwater Management** must be addressed prior to Final Site Plan approval.

It is recommended that that final Site Plan contain a **statement signed by the Division of Water and Sewer Planning, approving authority**, to the effect that the use of community water supply and community sewerage system is in conformance with the **2019 Master Water and Sewer Plan**.

The April TAC meeting ended at 9:25 a.m.

Respectfully submitted,



*Jennifer Bakeoven
Administrative Assistant
Department of Land Use & Development Services
Division of Planning & Zoning*