



**TOWN OF PORT DEPOSIT
PLANNING COMMISSION WORK SESSION MEETING
November 20, 2025**

MEETING MINUTES

The public was invited to call into the meeting via videoconferencing or audio by phone.

PRESENT: Chair Bill Baron, Vice Chair Chris Komisar, Commissioner Shawn Branch, Commissioner Karen Allen, Commissioner Mitch Rosenzweig, Council Liaison Dan Berlin, Town Administrator Rinkerman, Chris Rodgers – AECOM.

ABSENT: None.

CALL TO ORDER

Chair Baron called the meeting to order at 6:00 p.m.

APPROVAL OF MINUTES

The meeting minutes of August 14, 2025, were presented. Motion was made by Commissioner Branch and seconded by Commissioner Allen to approve the minutes as presented. The motion passed unanimously.

The order of the agenda was reversed for convenience of the presenters.

FILE 41-2025

Applicant: Nexamp and Bohler Engineering
Property: Bainbridge Property Landfills
Tax Map: 23G Parcel: 648 Zone: Business & Industrial
Property Owner: Bainbridge Development Corporation
Proposal: Preliminary Site Plan for solar field on capped landfill property
File 15-2025 – Board of Appeals approval of Special Exception 6/10/2025

Morgan O'Donnell, P.E., Bohler Engineering, presented the proposed 2.5 MW solar array located on the capped Bainbridge landfill. She explained that the project uses ballasted racking to avoid disturbance of the landfill cap, includes stormwater facilities outside the waste boundary, and proposes a full-movement access onto Route 276. Ms. O'Donnell noted that stream buffer impacts total 0.32 acres and reviewed the viewshed analysis, which demonstrated that existing vegetation provides significant screening. She also described the project's glare mitigation through anti-reflective coatings and confirmed that a decommissioning plan will be provided at final.

Motion was made by Commissioner Rosenzweig to approve the preliminary site plan with conditions: approval of the stream buffer impact, compliance with AECOM's November 20, 2025 review letter, and Buffer Yard E landscaping along Route 276. Commissioner Allen seconded the motion.

Roll Call Vote: Chair Baron – Y, Vice Chair Komisar – Y, Commissioner Branch – Y, Commissioner Allen – Y, Commissioner Rosenzweig – Y. Motion carried unanimously.

FILE 40-2025

Applicant: Bohler Engineering
Property: Bainbridge Phase IA, Powers Road Extension to the Bainbridge property line
Tax Map: 29 Parcel: 648 Zone: Business & Industrial
Property Owner: Bainbridge Development Corporation
Proposal: Final Site Plan
File 07-2023 – Preliminary Site Plan approved 3/23/2023 with conditions

Morgan O’Donnell, P.E., Bohler Engineering, presented the final site plan for the Powers Road extension and the associated County and SHA roadway upgrades. She explained that the Town segment removes the existing cul-de-sac and extends Powers Road to the BGE right-of-way, resulting in 0.57 acres of stream buffer impact. She also outlined the County’s realignment and widening of Diamond Jim and Craigtown Roads and the planned culvert replacements, along with SHA’s approved turn-lane improvements along MD 275. Ms. O’Donnell reviewed the remaining right-of-way acquisition needs, school-area traffic considerations, and the continued enforcement of truck restrictions.

Motion was made by Commissioner Rosenzweig to approve the final site plan with conditions: approval of the stream buffer impact, completion of AECOM’s November 19, 2025 review comments, and acquisition of all required right-of-way before the Chair signs the plans. Commissioner Branch seconded the motion.

Roll Call Vote: Chair Baron – Y, Vice Chair Komisar – Y, Commissioner Branch – Y, Commissioner Allen – Y, Commissioner Rosenzweig – Y. Motion carried unanimously.

FILE 39-2025

Applicant: Bohler Engineering
Property: Bainbridge Logistics Center – Lot 1A Powers Road
Tax Map: 23G Parcel: 648 Zone: B&I Business & Industrial
Property Owner: BLC Lot A, LLC – Kate Nolan Bryden, Senior Vice President, MRP Industrial
Proposal: Revised Preliminary Site Plan – one (1) industrial building and site amenities including parking, stormwater management, landscaping, utilities, and lighting plans.
Replace File 28-2025 – Final Site Plan approval for the redevelopment of Lot 1A approved on 8/14/2025.

Morgan O’Donnell, P.E., Bohler Engineering, presented the revised preliminary site plan for a one-story, 1,227,760-square-foot industrial building on Lot 1A. She explained that the revised footprint replaces the previously approved five-story building while maintaining the permitted 55-foot height and meeting all zoning bulk requirements. Ms. O’Donnell noted that the previously approved stormwater facilities remain adequate for the revised layout, with only minor drainage adjustments needed. She reviewed the reuse of existing access points, the updated distribution of truck and trailer parking, and the proposed 15-foot sound wall along the north side to mitigate noise for nearby residences. Updated architectural elevations were presented to show compliance with the Town’s façade variation standards.

Motion was made by Commissioner Rosenzweig to approve the revised preliminary site plan subject to

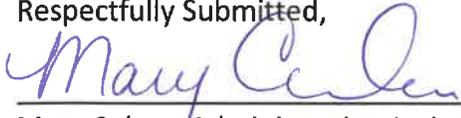
addressing AECOM's November 18, 2025 comments and securing all required County and State approvals before final site plan submission. Commissioner Allen seconded the motion.

Roll Call Vote: Chair Baron – Y, Vice Chair Komisar – Y, Commissioner Branch – Y, Commissioner Allen – Y, Commissioner Rosenzweig – Y. Motion carried unanimously.

ADJOURNMENT

Motion was made at 8:45 p.m. by Vice Chair Komisar to adjourn the meeting, seconded by Commissioner Branch. The motion passed unanimously.

Respectfully Submitted,



Mary Culver, Administrative Assistant

Approved:



Bill Baron, Chair