



**Town of Port Deposit
Planning Commission Work Session Meeting Minutes
September 9, 2021**

Chairman Heck called the meeting to order at 7:07 p.m.

PRESENT: In person: Chairman Heck, Vice Chair Davidson, Councilman Berlin, Town Administrator Rinkerman, Chris Rogers – AECOM, Reid Townsend – MRP and Kate Bryden- MRP. Via Zoom: Commissioner Komisar and Andrew Stine – AECOM

ABSENT: Commissioner Baron

DISCUSSION

Chair Heck called the meeting to discuss the process for approval of the final site plan and final subdivision plan for the Bainbridge Property (430-acres, Jacob Tome Hwy., tax map 29, parcel 648, zoned: Business & Industrial).

Chris Rogers – AECOM provided a status update of recent submissions. He stated Bohler Engineering has submitted engineering plans for review including the Geotechnical report and road plans. AECOM has reviewed those plans and submitted comments. The Geotechnical report comments have been addressed, and the road plans have been resubmitted which are still in review by AECOM. Mr. Rogers was requested to clarify what the Geotechnical report was and the information it entails.

The Commission discussed the road extensions as shown on the subdivision plan and site plan. Vice Chair Davidson asked for clarification on Fisk Road which had been taken out of the plan. Reid Townsend – MRP provided details and explained that Fisk Road will instead be a path used as a maintenance road to provide Artesian Water access.

Chris Rogers stated that the landscape and lighting plans have been reviewed and the comments have been addressed, in addition to the Subdivision plans which have been reviewed and resubmitted. He informed the Commission that Artesian has approved the water plans, however the Fire Chief commented on the plans in regards to the fire hydrants which are being addressed.

Andrew Stine – Bohler Engineering stated the State Highway Administration (SHA) plans were submitted and there were minor comments regarding the acceleration and deceleration lanes. They are addressing those comments and plan to resubmit next week. He also stated that the sewer plans have been resubmitted by D.W. Stevens per development planning review feedback from Kordell Wilen, Cecil County Plans Review Division, who is finalizing their comments, but Bohler has yet to receive those comments.

Reid Townsend stated that they are currently working on the wastewater agreement with Cecil County. Discussion ensued regarding the Wastewater Treatment plant and its capabilities.

Chris Rogers stated that at the last bi-weekly County meeting, the issue of storm water approval was brought up. Maryland Department of the Environment (MDE) will be overseeing the County for approval of the water and sewer plans and embankments associated with the Dam Safety Program, MDE will be reviewing a dam breach analysis submitted by Bohler. Kordell Wilen will not approve the storm water management plans until the dam breach analysis has been completed and is approved by MDE.

Chair Heck provided a series of questions for an absent Commissioner.

Q: To what standards were the storm water management ponds on site developed for? 10 year? 50 year? 100 year? Who approved that?

A: Andrew Stine – The initial basins were designed as sediment ponds rather than storm water management ponds. The embankments were designed to 378 specifications and were reviewed and approved by Kordell Wilen with the County. He explained that the basins are sized to treat the maximum drainage area and no changes are to occur during construction. Once construction is finished, the conversion from a sediment basin to a storm water management facility will occur.

Chair Heck asked for clarification on what happens during conversion and what that process looks like. Andrew Stine explained the process as follows: The water is drained and monitored, then mucked/cleaned out. An impervious liner is then put in place with soil on top to hold the liner down, followed by gravel and plantings are put in place.

Q: Chair Heck – Has there been any erosion to the sediment ponds due to the recent storms?

A: Andrew Stine stated he cannot speak on behalf of the Bainbridge Development Corporation (BDC) but one of the conditions with the controls that are on site is that the BDC is required to inspect them weekly in addition to inspections when there is a significant rainfall. Town Administrator Rinkerman stated that she spoke with Kordell Wilen and the BDC, who was on site doing inspections the day after the storm and there was no breach and the sediment ponds were operating as they were designed to.

Q: In lieu of the recent storms, are the current storm water management facilities adequate?

A: Andrew Stine explained that the storm in July was a large amount of rain in such a short period of time that no storm water management system in the State of Maryland could handle such an intense rainfall in that time period. Seven inches of rain fell within 2 hours during the storm on July 25, 2021.

Councilman Berlin asked what the difference is between passing and managing the storms. Andrew Stine explained the difference stating that they run an analysis based on the current condition and when managing a storm, things are put in place to temporarily store water and slow down the rate at which it is being released. When a storm passes, the water still runs through the pipe/facility but the release rate is not managed or slowed down.

Discussion ensued regarding the Public Works Agreement with the town, the timing and typical procedures for top coating roadways, and roadway dedication and right-of-way. Andrew Stine clarified that the Spine Road right-of-way is not part of any lot and it is its own separate acreage to be dedicated to the town.

Chris Rogers stated a letter will be attached to the site plan which will encompass the landscape, lighting, and subdivision plans. This will be a good guide for decisions and any conditions.

Motion was made by Vice Chair Davidson to adjourn the meeting at 8:45 PM. Seconded by Chair Heck. All in favor. Motion carried unanimously. Meeting recording available upon request.

Approved:



Jeff Heck, Chair