



Town of Port Deposit
Planning Commission Work Session Meeting Minutes
August 12, 2021

Chairman Heck called the meeting to order at 7:02 p.m.

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

NEW BUSINESS

2020 Annual Report

Town Administrator Rinkerman provided the Commission the 2020 Annual Report to be submitted to the Maryland Department of Planning required under the Land Use Article. The Commission reviewed the report for approval.

Motion was made by Chair Heck to approve and submit the 2020 Annual Report as presented. Seconded by Commissioner Baron. All in favor. Motion carried unanimously.

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) prior to review of the final site plan and subdivision plan at the August 26, 2021 Planning Commission Meeting.

Chris Rogers – AECOM provided a status update of recent submissions. He stated in May 2021 the Preliminary Site Plans were approved with a series of conditions. Since approval, Bohler Engineering has submitted engineering plans for review including the Geotechnical report and road plans. AECOM has reviewed those plans and provided comments. The Stormwater Management plan and Erosion and Sediment Control Plan has been submitted to Cecil County and the Soil Conservation District for their approval and AECOM received a copy of the County's comments. He stated that Bohler Engineering is now in the process of seeking approval from Artesian Water for water to the site, and the Sanitary Sewer Plans are in process for approval from the County. AECOM has already reviewed and submitted comments for the Subdivision Plan, Landscape Plan, and Lighting Plan that was provided to the Town, but has yet to provide comments for the Site Plan.

Chris Rogers stated that one of the conditions in the Preliminary Site Plan approved in May was that the applicant adheres to the procedural administrative comments from the preliminary review letter. The letter states that they want the plans 90-95% approved before they seek final site plan approval from the town. Mr. Rogers stated that he does not believe they will be at that 90-95% approval mark before the August 26, 2021 Meeting due to the outstanding comments. Reid Townsend – MRP agreed with Mr. Rogers and stated it would be ideal to come back in September for final site plan approval.

Chair Heck inquired if the Subdivision Plan needs to be resubmitted prior to the final approval to which Chris Rogers confirmed that it would need to be resubmitted with a 4 week lead time, putting resubmission at the end of August to meet the September 23, 2021 meeting deadline.

Andrew Stine – MRP clarified for the Commission that the resubmissions would include plat comments, public road plan comments, and minor landscape comments.

Chair Heck asked his fellow Commissioners if they had any additional questions prior to calling a Work Session Meeting on September 9, 2021 to address questions in anticipation of the September 23, 2021 Regular Session Meeting.

Commissioner Baron inquired about the Stormwater Retention and fencing requirements. Chris Rogers clarified that each basin will have fences and gates around them.

Commissioner Baron asked for clarification regarding the Subdivision Plan excluding Lot 6. Chris Rogers stated that Lot 6 was an additional lot for Phase II. The Subdivision Plan consists of four (4) industrial lots, and two (2) lots for Artesian Water (one 9 acre lot and one 2 acre lot). They removed Lot 6 (approx. 8-9 acres) from the plan but did provide an access easement for Artesian.

Councilman Berlin stated that as a Council Member he has received a lot of comments regarding the Stormwater on Bainbridge, especially after the July storm and inquired of the work that has been done thus far. Chris Rogers informed Councilman Berlin that the work being completed is done by the Bainbridge Development Corporation and the State of Maryland and MRP is not involved. He stated that he is aware they have 6 stormwater management facilities that have been put into place, and there are approximately 7 miles of perimeter silt fence that surround the entire area. By design, it is a system that should not be breached with any sediment or stormwater.

Andrew Stine explained that the storm in July was a large amount of rain in such a short period of time that no stormwater management system in the State of Maryland could handle such an intense rainfall in that time period. He stated he was on site yesterday and viewed 5 of the 6 basins and they seemed to be in good working condition.

Toni Sprenkle, Bainbridge Development Corporation informed the Commission that one of the conditions with the controls that are on site is that she is required to inspect them weekly in addition to inspections when there is a significant rainfall. Even with all of the rain received, she stated that none of the basins had any water overflow or run off. She assured the Commission that none of the controls have failed, and unfortunately with the severe rainfall and the natural grade, everything flows down Rt. 276 and Rt. 222.

Chair Heck cancelled the August 23, 2021 Meeting and called for a Work Session Meeting on September 9, 2021 at 7:00 PM. Final Site Plan approval is projected to take place at the September 23, 2021 Meeting.

Motion was made by Chair Heck to adjourn the meeting at 7:30 PM. Seconded by Commissioner Baron. All in favor. Motion carried unanimously. Meeting recording available upon request.

Approved:



Jeff Heck, Chair