

**WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE
AGENDA**

**Wednesday, February 9, 2022 at 1:00 p.m.
Worcester County Government Center, Room 1102, One West Market Street,
Snow Hill, Maryland 21863**

*****In Person with Call-In Option*****

Masks are recommended.

- I. Call to Order

- II. Site Plan Review (§ ZS 1-325)
 - a. **George Island Landing Road Solar** – Major site plan review
Proposed 2.0 Megawatt solar energy system. Located at 6025 George Island Landing Road, Stockton, MD, Tax Map 94, Parcel 134, Tax District 08, A-1 Agricultural District, Horace and Elwath, owner / ARM Group LLC, engineer.

- III. Adjourn

Please review the attached page following the agenda that outlines the call number and procedures for the meeting

**Technical Review Committee
Conference Call Directions
February 9, 2022 Meeting**

To members of the public dialing in:

- Call **(410) 632-9400**
- You will be prompted for the conference ID: **03#**
- You will then be prompted for the PIN: **123456#**

At approximately 1:00 PM, the Chair will call the meeting to order, and take roll call of all staff present, using the typical order found on each TRC packet cover sheet. Those persons should also identify any additional staff present with them on the call. We will follow the normal procedure for introduction of the project, identification of each of the applicants on the line, and will go through the review comments by department.

If you are listening in but are not participating in the discussion, please mute the call on your end to avoid disruptions.

For Minor Site Plan Review Projects:

The Technical Review Committee is the approving authority for minor projects. If your project qualifies, you will need to address the staff comments outlined in the packet, and submit plan sets to staff for follow-up review. Final signature approval will follow the normal review and email approval process. Once the revised plans have been approved, the zoning staff will direct you to submit the final copies for signature approval, along with any additional information. You may then proceed to permitting.

For Major Site Plan Review Projects:

The Planning Commission is the approving authority for major projects. If your project qualifies, you will need to address the staff comments outlined in the packet, and submit 10 sets of the plans for review by the Planning Commission. We will continue to adhere to our regular application submittal deadline in the event that the restrictions are lifted or modified, or until other solutions are identified.



DEPARTMENT OF
DEVELOPMENT REVIEW AND PERMITTING

Worcester County

GOVERNMENT CENTER
ONE WEST MARKET STREET, ROOM 1201
SNOW HILL, MARYLAND 21863
TEL: 410.632.1200 / FAX: 410.632.3008
<http://www.co.worcester.md.us/departments/drp>

ZONING DIVISION
BUILDING DIVISION
DATA RESEARCH DIVISION

ADMINISTRATIVE DIVISION
CUSTOMER SERVICE DIVISION
TECHNICAL SERVICES DIVISION

WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE MEETING

February 9, 2022

Project: **George Island Solar** - Proposed 2.0 MW solar energy system. 6025 George Island Landing Road, Stockton, MD, Tax Map 94, Parcel 134, Tax District 08, A-1 Agricultural District, Horace & Elwath, LLC, owner / ARM Group, LLC, engineer.

Prepared by: Stuart White, DRP Specialist

Contact: swhite@co.worcester.md.us or (410) 632-1200, extension 1139

General Requirements:

1. In order to obtain a Building Permit, the applicant must submit the following to the Department:
 - a. A complete Building Permit Application along with the initial fee of \$300 made payable to "Worcester County."
 - b. Four (4) sets of complete construction plans (footing, foundation, framing, floor plan and building elevations (front, rear and sides)). The construction plans must be sealed by an architect and prepared in accordance with the applicable International Building Code, Energy Code, and ADA Code.
 - c. Four (4) site plan sets as approved by the Technical Review Committee.
2. Once the permit is issued, the applicant must coordinate all necessary inspections with the respective Building/Housing/Zoning Inspector. The Department requires 24-hour notice for all inspections. The inspector may require special or additional inspections as needed.
3. In order to obtain a Certificate of Use and Occupancy, all of the necessary inspections must be completed and approved by the various inspections' agencies (building, zoning, plumbing, electrical, water, sewage, health, roads, etc.). Two (2) sets of As-Builts (illustrating all lighting, landscaping, parking, signs etc.) must be submitted at least one (1) week prior to the anticipated occupancy of the building, structure, or use of land. **Please note that it is unlawful to occupy a structure (employees or patrons) without the benefit of a Certificate of Use and Occupancy.**

Project Specific Comments: This project is subject to, but not limited to, the following sections of the Zoning and Subdivision Control Article:

§ ZS1-211	A-1 Agricultural District
§ ZS1-305	Lot Requirements Generally
§ ZS1-306	Access to Structures
§ ZS1-319	Access and Traffic Circulation Requirements
§ ZS1-322	Landscaping and Buffering Requirements
§ ZS1-325	Site Plan Review
§ ZS1-326	Classification of Highways
§ ZS1-327	Additional Setbacks from Drainage Ditches and Stormwater Management Facilities
§ ZS1-324	Alternative Energy Facilities

Basic Site Plan Corrections Required:

1. Site plan identifies a “painted woods line & wildlife boundary. Please provide detail about what this is.
2. Please relocate the inverter pad deeper into the property due to the proximity of existing residential area.
3. Please verify that all of the fencing, with the exception of the snow gate, will be woven wire. The height is restricted to six (6) feet unless a BZA special exception is obtained.
4. Please provide detail regarding caution signage.
5. Show the new residential home on Tax Map 94, Parcel 251, Lot 1 on the site plan.

Landscaping:

1. A vegetative buffer is required along the entranceway to protect the adjacent residences. See ZS 1-344(d)(2).
2. Please provide more detail about the seed mix out of concern for long term maintenance.

Other Agency Approvals:

1. Written confirmation will be required from the Department of Environmental Programs Natural Resources Division relative to Stormwater Management requirements prior to the Department granting signature approval.
2. Written confirmation of approval from the State Highway Administration regarding the existing, proposed, or modified commercial entrances on all parcels shall be provided to the Department prior to granting signature approval.



Worcester County
DEPARTMENT OF PUBLIC WORKS
6113 TIMMONS ROAD
SNOW HILL, MARYLAND 21863

MEMORANDUM

DALLAS BAKER JR., P.E.
DIRECTOR

JOHN S. ROSS, P.E.
DEPUTY DIRECTOR

TEL: 410-632-5623
FAX: 410-632-1753

TO: Kristen Tremblay, Zoning Administrator
FROM: Kevin Lynch, Roads Superintendent *KL*
DATE: January 26, 2022
SUBJECT: TRC Meeting – February 9, 2022

DIVISIONS

MAINTENANCE
TEL: 410-632-3766
FAX: 410-632-1753

ROADS
TEL: 410-632-2244
FAX: 410-632-0020

SOLID WASTE
TEL: 410-632-3177
FAX: 410-632-3000

FLEET MANAGEMENT
TEL: 410-632-5675
FAX: 410-632-1753

WATER AND
WASTEWATER
TEL: 410-641-5251
FAX: 410-641-5185

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Section 1-325 Site Plan Review

A. George Island Solar

1. No comments at this time. Borders State Highway.

cc: Dallas Baker, Jr., P.E.

KL:ll



Worcester County

Department of Environmental Programs
Natural Resources Division

Memorandum

To: Worcester County Technical Review Committee
From: Joy S. Birch, Natural Resources Specialist III JSB
Subject: February 9, 2022 - Technical Review Committee Meeting
Date: January 25, 2022

- **George Island Landing Road Solar – Major Site Plan Review for proposed 2.0-Megawatt solar energy system. Located at 6025 George Island Landing Road, Stockton, MD, Tax Map 94, Parcel 134, Tax District 08, A-1 Agricultural District, Horace and Elwath, LLC, owner / ARM Group LLC, engineer. This is located outside of the Atlantic Coastal and Chesapeake Bay Critical Area Program. No Comment.**

Citizens and Government Working Together



Worcester County

Department of Environmental Programs
Environmental Programs Division

Memorandum

To: Technical Review Committee (TRC) for February 9, 2022 Meeting

From: Environmental Programs Staff

**Subject: George Island Landing Road Solar – Major Site Plan Review;
Tax Map: 94, Parcel: 134**

Date: January 25, 2022

Environmental Programs comments are based on the plans submitted. These comments are subject to change every time a change is made to the plans that affect water and/or sewage for this site.

1. Environmental Programs has no comments for this proposed project as there are no impacts to water & sewer.

Citizens and Government Working Together




Worcester County

Department of Environmental Programs
Natural Resources Division

Memorandum

To: Technical Review Committee

From: David Mathers, Natural Resources Planner 

Subject: Forest Conservation & Stormwater Management Review

Date: January 27, 2022

Date of Meeting: February 9, 2022

Project: George Island Solar Project

Location: George Island Landing Road; Tax Map: 94; Parcel: 134

Owner/Developer: Horace & Elwath, LLC

Engineer: ARM Group, LLC

This project is subject to the Worcester County Forest Conservation Law. A Forest Conservation Application and fee have been submitted. A Forest Stand Delineation/Forest Conservation Plan have been submitted and approved. Forest Conservation Plan mylars, associated documents and fees must be submitted for recordation prior to the issuance of any permits.

This project is subject to the Worcester County Stormwater Ordinance. The project has obtained Stormwater Concept Plan Plan approval. Stormwater Site Development Plan approval must be received prior to this project going to Planning Commission.

Citizens and Government Working Together

**WORCESTER COUNTY
DEPARTMENT OF PUBLIC WORKS
WATER & WASTEWATER DIVISION
INTEROFFICE MEMORANDUM**

TO: Stuart White, DRP Specialist
Development Review and Permitting

FROM: Christopher S. Clasing, P.E., Deputy Director

DATE: February 4, 2022

SUBJECT: TRC Meeting – February 9, 2022

Site Plan Review

a) **George Island Solar**

i. No comments from DPW Water & Wastewater Division at this time.

b) **Seaside Christian Academy**

i. Confirm needed EDUs assigned to the project. Comment #4 on the transmittal letter states that there may be more sewer EDUs than necessary for the project. Please confirm this with Worcester County Department of Environmental Programs.

cc: Gary Serman, WWW Facilities Supervisor



GOVERNMENT CENTER

ONE WEST MARKET STREET, ROOM 1003

SNOW HILL, MARYLAND 21863-1194

TEL: 410-632-5666

FAX: 410-632-5664

TECHNICAL REVIEW COMMITTEE COMMENTS

PROJECT: George Island Landing Road Solar **TRC #: 2022029**

LOCATION: Tax Map 94; Parcel 134

CONTACT: E. Scott Tawes

MEETING DATE: February 9, 2022

COMMENTS BY: Matthew Owens

Chief Deputy Fire Marshal

As you requested, this office has reviewed plans for the above project. Construction shall be in accordance with applicable Worcester County and State of Maryland fire codes. This review is based upon information contained in the submitted TRC plans only, and does not cover unsatisfactory conditions resulting from errors, omissions or failure to clearly indicate conditions. A full plan review by this office is required prior to the issuance of a building permit. The following comments are noted from a fire protection and life safety standpoint.

Scope of Project

The proposed construction of a 2.0 megawatt solar energy system.

General Comments

1. Coordinate 9-1-1 addressing with Worcester County Department of Emergency Services (410) 632-1311.

Specific Comments

1. A clear area of 10 feet around ground-mounted photovoltaic installations shall be provided.
2. A gravel base or other non-combustible base shall be installed and maintained under and around the installations.
3. Fencing, skirting, or other suitable security barriers shall be installed.
4. Photovoltaic systems shall be installed in accordance with NFPA 70, *The National Electric Code*.
5. No further comments at this time.