

**Worcester County Planning Commission
Meeting Minutes**

Meeting Date: November 3, 2016

Time: 1:00 P.M.

Location: Worcester County Government Office Building, Room 1102

Attendance:

Planning Commission

Mike Diffendal, Chair

Jay Knerr, Vice Chair

Brooks Clayville

Marlene Ott

Jerry Barbierri

Rick Wells

Staff

Ed Tudor, Director

Maureen Howarth, County Attorney

Jennifer Keener, Zoning Administrator

Robert Mitchell, Director, DEP

Katherine Munson, Natural Resources Planner

I. Call to Order

II. Administrative Matters

A. Review and approval of minutes, October 6, 2016— As the first item of business, the Planning Commission reviewed the minutes of the October 6, 2016 meeting. Following the discussion it was moved by Mr. Barbierri, seconded by Mr. Knerr and carried unanimously to approve the minutes as submitted.

B. Board of Zoning Appeals agenda, November 10, 2016 — As the next item of business, the Planning Commission reviewed the agenda for the Board of Zoning Appeals meeting scheduled for November 10, 2016. Mrs. Keener was present for the review to answer questions and address concerns of the Planning Commission. No comments were forwarded to the Board.

III. Presentation – Joe Fehrer, The Nature Conservancy

As the next item of business, the Planning Commission was provided with an update of the conservation and restoration work being done at the Nassawango Preserve as well as information highlighting the watersheds critical habitats and areas of concern. Joseph Fehrer, Lower Shore Project Manager with The Nature Conservancy, was present for the review. Katherine Munson, Natural Resources Planner, introduced Mr. Fehrer. Mike Dryden, also with The Nature Conservancy, presented information on the Pocomoke Watershed projects that they are working on and those that they have completed.

IV. Water and Sewerage Plan Amendment

As the next item of business, the Planning Commission reviewed an application associated with the proposed expansion of the Ft. Whaley Campground. Tax Map 18, Parcel 20 (SW 2016-2). Bob Mitchell, Director of Environmental Programs, presented the request along with Hugh Cropper, IV and Dane Bauer, who were representing the applicants, Sun Properties, LLC.

The request is a proposed addition of sixty three (63) campsites to the campground without a change in the previously approved water and sewerage planning boundaries.

Anticipated infrastructure changes include establishment of additional drain field/reserve areas, connecting force/gravity mains for the new drain fields and any modifications to the wastewater treatment plant and storage as could be required by the Maryland Department of the Environment.

Mr. Cropper noted that the project is approved and consistent with the Comprehensive Plan and current zoning and reviewed the recently approved zoning reclassification for the commercial portion of the campground that was approved by both the Planning Commission and the County Commissioners. Mr. Bauer indicated that even though the current groundwater discharge permit for the campground required treatment to a level of 20 mg/l total nitrogen, the plant is being designed to achieve 8 mg/l.

Mr. Mitchell reviewed the staff report noting the consistencies found for such a development in the Comprehensive Plan and noted that the current campground and the large flow septic systems serving it have been in existence for decades. He noted that the treatment plant being installed for the current campground would have the capacity to serve this expansion and the treatment upgrade will be the last large septic system upgrade within Worcester County's Chesapeake Bay watershed. Mr. Mitchell also noted that the expansion needs to be included in the Plan before the Maryland Department of the Environment reviews any modifications to the groundwater discharge permit and WWTP design. He also noted that the seasonal testing required through the wet season will need to be completed before final approval of the additional drain field capacity.

Following the discussion, a motion was made by Ms. Ott, seconded by Mr. Knerr and carried unanimously to find this application consistent with the Comprehensive Plan and recommended that they forward a favorable recommendation to the County Commissioners. Ms. Ott's motion did include the condition, suggested in staff comments, that qualifies the approval pending completion of successful testing of the proposed new drain fields through the wet season.

V. §ZS 1-325 Site Plan Review – Hampton Inn and Suites Revisions

As the next item of business, the Planning Commission reviewed the proposed revision to the hotel building, located on the southerly side of Ocean Gateway, approximately 280 feet east of Stephen Decatur Highway (MD Route 611), Tax Map 27, Parcels 143, 144 and 157, Lots 9, 10, 11, 12, and part of 19, Tax District 10, C-2 General Commercial District. Heather Morrison with Fisher Architecture was present for the review. She explained that the previous design had a flat roof structure, and they re-looked at the Design Guidelines and Standards to implement as much as possible. Ms. Morrison noted that they are complying with the Planning Commission's requirement for the sloped roof structure, but it will require Board of Zoning Appeals action. They are currently requesting a waiver to the *Design Guidelines and Standards* to allow the stone veneer that Hampton Inn corporate wishes to provide. Mr. Diffendal confirmed with staff that this is located within the Seaside Architectural Tradition.

Following the discussion, a motion was made by Mr. Knerr, seconded by Mr. Clayville, and carried unanimously to approve the waiver as requested.

VI. §ZS 1-325 Site Plan Review – Kelly Solar Project

As the next item of business, the Planning Commission reviewed the proposed addition of 216 kW to an existing 155 kW solar energy system resulting in a large solar energy system, Tax Map 99, Parcel 18, Tax District 1, A-1 Agricultural District, located at 233 Wagram Road, approximately 570 feet south of Colona Road. Chris Custis, surveyor was present for the review. Mr. Custis explained that the property owner would like to add onto the solar panel system that is currently on site. They are requesting a waiver from the Planning Commission for the automatic irrigation system with rain sensor.

Following the discussion, a motion was made by Mr. Barbierri, seconded by Mr. Clayville, and carried unanimously to approve the site plan subject to the following conditions:

1. The Planning Commission granted a waiver to the automatic irrigation system with rain sensor.

VII. Adjourn – The Planning Commission adjourned at 1:36 P.M.



Mike Diffendal, Secretary pro tem



Jennifer K. Keener