

**WORCESTER COUNTY PLANNING COMMISSION  
MEETING MINUTES – July 1, 2021**

**Meeting Date:** July 1, 2021

**Time:** 1:00 P.M.

**Location:** Worcester County Government Office Building, Room 1102

**Attendance:**

**Planning Commission**

Rick Wells, Vice Chair

Marlene Ott, Secretary

Ken Church

Betty Smith

Mary Knight

Brooks Clayville

**Staff**

Jennifer Keener, Deputy Director, DRP

Stu White, DRP Specialist

Bob Mitchell, Director, Environmental Programs

**I. Call to Order**

**II. Administrative Matters**

**A. Review and approval of minutes, May 6, 2021**

As the first item of business, the Planning Commission reviewed the minutes of the June 3, 2021 meeting.

**A motion was made by Ms. Ott, seconded by Ms. Knight, and carried unanimously to approve the minutes.**

**B. Board of Zoning Appeals Agenda, July 8, 2021**

As the next item of business, the Planning Commission reviewed the agenda for the Board of Zoning Appeals meeting scheduled for July 8, 2021. Ms. Tremblay was present for the review to answer questions and address concerns of the Planning Commission. No comments were forwarded to the Board.

**C. Technical Review Committee Agenda, July 14, 2021**

As the next item of business, the Planning Commission reviewed the agenda for the Technical Review Committee meeting scheduled for July 14, 2021. Ms. Tremblay was present for the review to answer questions and address concerns of the Planning Commission. No comments were forwarded to the Committee.

**III. Comprehensive Water and Sewerage Plan Amendment**

- A.** As the next item of business, the Planning Commission reviewed an application associated with a to expand the service area and convert the manner of discharge with associated water and sanitary system improvements for the Riverview Mobile Home Park in the *Master Water and Sewerage Plan (The Plan)*. The firm of Rauch Engineering submitted the amendment on behalf of the

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applicant, James Lachum. Robert Mitchell, Director of Environmental Programs presented the staff report to the Planning Commission.

Mr. Mitchell explained that the applicant is requesting a revision of service area and other informational changes for the Riverview Mobile Home Park in *The Plan* to allow for the construction of a wastewater treatment plant for stream discharge and modifications to the existing water treatment plant to serve an expansion of the park by fifty-eight (58) units. The existing conventional subsurface multi-use septic system would be connected to the proposed wastewater plant, and the existing septic system would be properly abandoned. The drinking water plant for the Park will also have its permitted discharge abandoned and tied into the proposed wastewater treatment plant as well. Mr. Mitchell also reviewed a previously approved amendment to modify Section 1.2.2 D (Protection of the Environment) of *The Plan* amended language would make it possible for this facility to apply for a discharge permit.

Mr. Mitchell then reviewed the information details for the existing Riverview park, located in Bishopville, which is in *The Plan* as a multi-use septic system serving the residents of the park. Maximum number of trailers was noted to be capped at 66, and they have run between 58-63 units in the County's historical records and have the ability to add the last system connections. The current septic is a single system, with a low pressure-dosed drain field that has the old system as a backup. They were noted to possess conventional (zero) treatment at the present, and the system and drain field is an innovative system repair located entirely in the critical area. Mr. Mitchell added that in his experience with Water Quality Funding and the Bay Restoration Fund programs in Maryland, there is no guaranteed state funding for the pre-treatment (a package plant) that would be required with a system replacement should the existing system fail. It was also explained that this is the only large multi-use septic system (over 5,000 gpd) that does not have groundwater discharge permit, is located within the critical area, and is not adjacent to any sewer planning area, and does not have a guaranteed state funding source for the addition of treatment (systems located in our state parks).

Mr. Clayville asked about the nature of treatment system and could it handle the water plant effluent in the wastewater plant. Mr. Mitchell replied that it would be a part of the design of the wastewater plant (WWTP) and the scale and solids from the water plant effluent would most probably be dropped out into the sludge along with the phosphorus from the wastewater. Either way, the design review that will examine the plant technology and ultimate discharge permitting will be done by the MD Department of the Environment. He also asked about sprinklers and Ms. Keener, Deputy Director of the Department of Development Review and Permitting responded that residential sprinklers would be required for newly constructed and placed units. Mr. Clayville finished with two questions on rezoning requirements and growth allocations. Ms. Keener responded that the proposed additions within the property boundary would not require a rezoning of the property, and Mr. Mitchell responded that the proposed additions would not need a critical

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area growth allocation. He did add that the proposed improvements would need to go through local site plan approval and abide by critical area and other local and state regulatory and code requirements including seeking a special exception for the WWTP construction from the Board of Zoning Appeals.

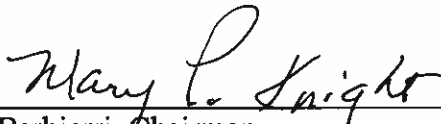
Mr. Mitchell finished his review of the staff report noting the consistencies found for such a development within the *Comprehensive Plan* and land use designations, and that the proposed improvements would be permitted in accordance with existing zoning within the property boundaries of the current mobile home park.

**Following the discussion, a motion was made by Mr. Clayville, seconded by Ms. Smith, and carried unanimously to find this application consistent with the *Comprehensive Plan* and recommended that they forward a favorable recommendation to the County Commissioners.**

**III. Appointment of Officers**

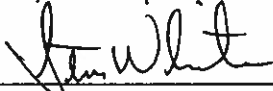
As the next item of business, the Commissioners appointed officers for the next term. Mr. Clayville nominated Mr. Barbierri as the Chair of the Commission and a vote was unanimously in favor. Ms. Knight nominated Mr. Wells as Vice Chair and a vote was unanimously in favor. Ms. Ott nominated Ms. Knight as Secretary and a vote was unanimously in favor.

**IV. Adjourn** – A motion to adjourn was made by Ms. Ott and seconded by Ms. Knight. The Planning Commission adjourned at 1:30 P.M.



~~Jerry Barbierri, Chairman~~

MARY KNIGHT SECRETARY



Stuart White, DRP Specialist



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