

**WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE  
AGENDA**

**Wednesday, November 9, 2022 at 1:00 p.m.**

**Worcester County Government Center, Room 1102, One West Market St. Snow Hill,  
Maryland 21863**

- I. **Call to Order**
  
- II. **Seaside Village**  
Seaside Village RPC Step II and Step III Phase 2A site plan revisions. Located on the northerly side of Rt. 50 (Ocean Gateway), East of Golf Course Road, Tax Map Parcel 707, Tax District 10, R-3 Multi-Family Residential District, Seaside Venture, LLC, owner / George, Miles, & Burr LLC, engineer.
  
- III. **Beech Tree Place** – Major Subdivision  
Proposed 9 lot single family major subdivision located at the northeast corner of Stephen Decatur Highway and Snug Harbor Road, Tax Map 33, Parcel 298, Lot 22A, Tax District 10, R-2 Suburban Residential District, Magnolia Court, LLC, owner / Ronnie Carpenter, engineer.
  
- IV. **Farmers Bank of Willards** – Minor site plan review  
Proposed construction of a 2,100 sq. ft. bank building. Located on the west side of Stephen Decatur Highway at the northern intersection with Whispering Woods Drive, Tax Map 26, Parcel 203, Tax District 10, C-2 General Commercial District, Wayne Lauman, owner / Frank Lynch, surveyor.
  
- V. **Adjourn**

**TECHNICAL REVIEW COMMITTEE**

STAFF PERSON: \_\_\_\_\_ DATE OF MEETING: November 9, 2022

PROJECT: **Seaside Village**

Seaside Village RPC Step II and Step III Phase 2A site plan revisions. Located on the northerly side of Rt. 50 (Ocean Gateway), East of Golf Course Road, Tax Map Parcel 707, Tax District 10, R-3 Multi-Family Residential District, Seaside Venture, LLC, owner / George, Miles, & Burr LLC, engineer.

APPLICANT(S) IN ATTENDANCE: \_\_\_\_\_  
\_\_\_\_\_

TRC MEMBERS IN ATTENDANCE:

\_\_\_\_\_ Tremblay, Zoning Administrator  
\_\_\_\_\_ White, DRP Specialist  
\_\_\_\_\_ Miller, Building Plans Reviewer III  
\_\_\_\_\_ Mitchell, Environmental Programs  
\_\_\_\_\_ Evans, Environmental Programs  
\_\_\_\_\_ Bradford, Environmental Programs  
\_\_\_\_\_ Birch, Environmental Programs  
\_\_\_\_\_ Gerthoffer, Environmental Programs  
\_\_\_\_\_ Mathers, Environmental Programs  
\_\_\_\_\_ Owens, Fire Marshal  
\_\_\_\_\_ Lynch, County Roads  
\_\_\_\_\_ Berdan, County Roads  
\_\_\_\_\_ Wilson, State Highway Admin.  
\_\_\_\_\_ Ezzat, State Highway Admin.  
\_\_\_\_\_ Clasing, W & WW, DPW  
\_\_\_\_\_ Clayville, Planning Commission Rep.

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DEPARTMENT OF  
DEVELOPMENT REVIEW AND PERMITTING

## Worcester County

ZONING DIVISION  
BUILDING DIVISION  
DATA RESEARCH DIVISION

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>

ADMINISTRATIVE DIVISION  
CUSTOMER SERVICE DIVISION  
TECHNICAL SERVICES DIVISION

### WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE MEETING

November 9, 2022

**Project:** Seaside Village RPC Phase 2A, Steps II and III (Combined) – Review of a previously approved, but expired, Residential Planned Community (RPC). Tax Map 27 Parcel 707, Lots 122-129; Located on the northeast corner of the intersection of Golf Course Road and Route 50/Ocean Gateway.

*\*Note that this project will be incorporated into the existing Seaside Village Community Association, Inc. (Home Owners Association).*

The current proposal seeks to finish the remainder of the development (shown as Phase 2A) and is proposed to consist of 16 multi-family residential units. The Department will be combining approvals for both Steps II and III (RPC Step II approval and subsequent Site Plan Approval). Readers should be aware that these processes may occur concurrently, however voting by the Planning Commission must be consecutive for Step II, then Step III.

**Background:** This request before the TRC is due to the projects expiration for approvals based on Section ZS1- 315(k)(2)(B)(8). <https://ecode360.com/14020804>.

The original Step I justification plan was approved by the Worcester County Commissioners in 2003. The Step II Master Plan and Step III site plan were subsequently reviewed and approved by the Planning Commission. In 2013, Phase 1 was revised to include fee simple lots for the remaining un-built townhouse units and in 2014 fee simple lots were established around those townhouse units within Phases 2 through 4.

All of these plans were submitted under the 1992 *Zoning and Subdivision Control Article* and are not subject to the *Worcester County Design Guidelines and Standards for Commercial Uses*. The Planning Commission was provided with Architectural Designs for its review only at its May 6, 2021 meeting.

**Prepared by:** Kristen M. Tremblay

## **GENERAL PROCEDURE:**

- (1) **Technical Review Committee (TRC):** The TRC shall review the application and meet with the applicants to provide comments for correction or discussion. The applicants are responsible for submitting ten (10) copies of a Step II and III plan and updated narratives that address the TRC's concerns. Following the meeting, the TRC shall then prepare a report to be forwarded to the Planning Commission for review within 90 days.
- (2) **Planning Commission:** The Planning Commission shall make findings of fact relative to the application and its consistency with the Comprehensive Plan, the terms of the Zoning and Subdivision Control Article, and all other applicable laws and regulations. The seven (7) findings of the TRC must also be addressed by the Planning Commission in their report. The Planning Commission shall make a recommendation (favorable or unfavorable) relative to the application which may address the items outlined in the TRC Report or other items as appropriate within 90 days.

## **Major Residential Planned Community Concept Master Plan Corrections Required:**

1. **Please provide an estimated timeframe for construction of Phase 2A.**
2. **Additionally, please provide a narrative that addresses Section §ZS1-315(k)(2)(B)(3)(i-vii) as seen on the following pages as 'Residential Planned Community (RPC) Technical Review Committee (TRC) Standards for Findings.' See also here: <https://ecode360.com/14020792>**
3. Sheet C2.2 is difficult to read with the combined site plan and stormwater plan. Please provide these items on separate sheets prior to the Planning Commission meeting.
4. The additional parking spaces shown on Sheet C2.2 should be labeled with the appropriate unit numbers similar to the adjacent parking lot to the east of the proposed units. Further, the applicants are advised that in the event the owners wish to seek 'Short Term Rentals' for these units, the *Zoning and Subdivision Control Article* requires an additional parking space be designated beyond that required by §ZS1-320. Please see the following link for the code requirements pertaining to Short Term Rentals (§ZS1-351): <https://ecode360.com/35278734>. Also, it should be noted that the requirement for an additional parking space is not applicable for any 'Long Term Rentals.' The submittal package letter dated October 12, 2022 from George Miles & Buhr, LLC (GMB) indicates that the proposed units are intended to be long term rentals.
5. Please provide a detail for the dumpster enclosure and for ADA handicapped signage.
6. Please show the dimensions of the ADA handicapped spaces on the site plan.
7. While a bike rack is not required under the 1992 Zoning Code, it is recommended that one be placed in the vicinity of the multi-family units that generally meets the requirements of ZS1-320(f)(12). <https://ecode360.com/14021060>
8. Sheet L1.0 does not show the proposed parking lot and dumpster enclosure. Please amend to align with Sheet C2.2 and others as appropriate.

**Technical Review Committee (TRC) Findings:** The TRC shall make findings relative to the items listed on the following page. If any member has additional comments relative to regulations under their purview that they feel need to be further expounded upon, please notify me in writing no later than **Friday, November 18, 2022** so that the TRC Report may be prepared.

The following items must be addressed in the TRC Report to the Planning Commission:

| <b>Residential Planned Community (RPC)</b><br><b>Technical Review Committee (TRC) Standards for Findings (§ZS1-315(k)(2)(B)(3)(i-vii))</b> |                                                                                                                                                                                                                                                                                                                              |
|--------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>(1)</b>                                                                                                                                 | The plans for the development fulfill the goals and objectives and comply with the recommendations of the Comprehensive Plan and are compatible with and complement the character and nature of existing and anticipated development in the vicinity of the proposed development.                                            |
| <b>(2)</b>                                                                                                                                 | The design of the development will, as its first priority, protect to the greatest extent feasible existing forested areas and greenways, floodplains, the Critical Area, where applicable, tidal and nontidal wetlands, sensitive areas or special habitats, and source water and aquifer recharge areas.                   |
| <b>(3)</b>                                                                                                                                 | The residential planned community's design lends itself to a clustered, pedestrian scaled development, providing mixed uses where appropriate, and is in keeping with the scale, layout, uses, architectural style and landscape design of existing County towns and villages and blends the natural and built environments. |
| <b>(4)</b>                                                                                                                                 | The residential planned community's design minimizes impervious surfaces and the consumption of vacant lands while maximizing open space.                                                                                                                                                                                    |
| <b>(5)</b>                                                                                                                                 | The project's layout and design promote street, trail and sidewalk connectivity within the project and to and through adjoining properties and neighborhoods.                                                                                                                                                                |
| <b>(6)</b>                                                                                                                                 | The types and extent of uses and structures in the project will not adversely affect the future development or value of undeveloped neighboring areas or the use, maintenance and value of neighboring areas already developed.                                                                                              |
| <b>(7)</b>                                                                                                                                 | The development will secure for the residents of the County a development which is consistent with the Comprehensive Plan and which is compatible with and complementary to established development in the County.                                                                                                           |

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ARCHITECTS  
ENGINEERS

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JAMES H. WILLEY, JR., P.E.  
PETER A. BOZICK, JR., P.E.  
CHARLES M. O'DONNELL, III, P.E.  
A. REGGIE MARINER, JR., P.E.  
JAMES C. HOAGESON, P.E.  
STEPHEN L. MARSH, P.E.  
DAVID A. VANDERBEEK, P.E.  
ROLAND E. HOLLAND, P.E.  
JASON M. LYTLE, P.E.  
CHRIS B. DERBYSHIRE, P.E.  
MORGAN H. HELFRICH, AIA  
KATHERINE J. MCALLISTER, P.E.  
W. MARK GARDOCKY, P.E.  
ANDREW J. LYONS, JR., P.E.

JUDY A. SCHWARTZ, P.E.  
W. BRICE FOXWELL, P.E.

JOHN E. BURNSWORTH, P.E.  
VINCENT A. LUCIANI, P.E.  
AUTUMN J. WILLIS  
CHRISTOPHER J. PFEIFER, P.E.

October 12, 2022

Worcester County  
Development, Review and Permitting  
1 West Market Street  
Government Center, Room 1201  
Snow Hill, MD 21863

Attn: Ms. Kristen Tremblay  
Zoning Administrator

RE: Seaside Village RPC Step II/III Site Plan Revisions  
Phase 2A Lot 96 – Buildings A & B, Units 122 through 137  
GMB No.: R200090.00 Task 002

Ms. Tremblay:

We are pleased to submit the Seaside Village RPC Step II & III Phase 2A Site plan revisions for Worcester County Technical Review Committee (TRC) evaluation and comment at the 11/9/2022 TRC meeting. The RPC Step II & III Plan approval expired in September 2021, therefore RPC Step II & III Plan re-approval is required to complete construction of the remaining undeveloped portion of Seaside Village RPC (Lot 96 - 0.52 Acres+/-). The remaining undeveloped area is referred to, and labeled as, Seaside Village RPC Phase 2A and will consist of two (2) eight (8) unit buildings. Below is a list of items enclosed:

- Worcester County Application to DDRP, TRC and Planning Commission (Site Plan Revision)
- GMB Check No. 3695 payable to Worcester County in the amount of \$150.00.
- Ten (10) copies of Seaside Village RPC Step II & III - Revision to Phase 2A. Plan sheets G1.0, C1.1, C2.0, RP-2, C2.2, & L1.0 prepared in accordance with Section ZS 1-319 of the Worcester County Zoning and Subdivision Control Article.

**RPC Development Notes:**

1. The proposed improvements to the Seaside Village RPC Phase 2A-Lot 96 site do not significantly modify the original proposed RPC layout which is expired in September 2021. Nearly identical Step II and III Master Plans (shown on Sheet C1.1 and C2.0) have been approved multiple times in project's history dating back to June 2005. The proposed land area is identical to the original RPC approval in 2005.
2. All Seaside Village RPC infrastructure has been installed in accordance with previously approved Step III plans and 121 units have been constructed and received County Certificate of Occupancy.
3. The WCDDRP and Planning Commission reviewed and approved Architectural Elevations on May 6, 2021. Therefore, Architectural plans are not included in this submittal.
4. Final approval for Erosion and Sediment Control (ESC) and Stormwater Management (SWM) was issued for Seaside Village RPC Phase 2A (Lot 96) proposed

development with a larger footprint in July 2021 by the Worcester Soil Conservation District (WSCD) and Worcester County Department of Environmental Programs (WCDEP). Current proposed revisions will be resubmitted to reflect revised proposed conditions.

5. A parking computation table is provided on Sheet C2.2 shows the as-built spaces provided with Phase 2A parking proposed for an overall RPC total of 392 spaces. This is six (6) less than the originally approved design, but still exceeds the overall requirement of 386 spaces. Note that Phase 1 was constructed with six(6) non-compliant spaces which are not included in the total on Sheet C2.2. The original approval Parking requirement allowed for 18 multi-family units rather than the 16 multi-family units proposed (see Sheet C1.1). The new proposal eight (8) spaces in a new proposed parking lot, and four (4) parallel spaces in front of Building B.
6. Seaside Venture LLC plans to maintain all 16 units as long-term rentals.
7. All roadways will be privately owned and maintained by the Seaside Village Community Association and will provide unobstructed Fire Lane access throughout the project construction.
8. A proposed plan for relocation and alignment of water meters and sanitary sewer cleanouts will be submitted to DPW for approval prior to submission for building permit.
9. The developer will be responsible for the remaining Briny Lane top coat pavement.
10. The revised land units reflecting as-built conditions will be recorded following construction and prior to final occupancy to be consistent with applicable condominium documents/plats.

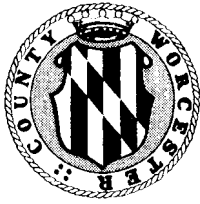
If you have any questions or concerns, please do not hesitate to call us at (410) 742-3115.

Thank you,



David J. Rovansek  
Project Manager

cc: Seaside Venture, LLC  
Attn: Tim Kamas (w/encls.)  
Ayres, Jenkins, Gordy & Almond P.A.  
Attn: Mark S. Cropper (w/out encls.)  
Becker Morgan Group Inc.  
Attn: Charles G. Dennig (w/o encls.)



## WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE

Department of Development Review & Permitting  
Worcester County Government Center  
1 W. Market St., Room 1201  
Snow Hill, Maryland 21863  
410-632-1200, Ext. 1151  
pmiller@co.worcester.md.us

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Project: Seaside Village

Date: 11/9/2022

Tax Map: 27 Parcel: 707 Section: \_\_\_\_\_ Lot: \_\_

### STANDARD COMMENTS

1. Items listed in this review are not required for Technical Review Committee approval.
2. Provide complete code review. List type of construction, use groups, height and area, occupant loads, live, dead and other structural loads.
3. Soils report required at time of building permit application.
4. Compaction reports due at all footings and slab inspections as well as any site work and structural fill.
5. Complete sealed architectural, structural, mechanical, plumbing and electrical plans are required.
6. Provide information for wind, snow and seismic loads.
7. Special inspections (Third party) required per IBC Chapter 17 for steel, concrete, masonry, wood, prepared fill, foundations and structural observations.
8. Provide plan for owner's special inspection program, list inspections and inspection agencies.
9. A Maryland Registered Architect must seal plans. This architect or architectural firm will be considered the architect of record.
10. A pre-construction meeting will be required before any work starts.
11. Provide complete accessibility code requirements and details (if applicable).
12. List on construction documents all deferred submittals.
13. Truss and other shop drawings will be required prior to installation. Design professional in responsible charge shall review and approve all shop drawings.
14. Please provide your design professional with a copy of these comments.

## SITE SPECIFIC COMMENTS

1. Current Codes: 2018 International Building Code  
2018 International Energy Conservation Code  
2018 International Mechanical Code  
2017 NEC  
MAC (Maryland Accessibility Code)  
2010 ADA Standards for Accessible Designs

**(The Building Code Administration anticipates adoption of the 2021 edition of the International Codes by January of 2023) Local jurisdictions have 12 months to adopt codes.**

2. Wind Design: 127 MPH (assumed); Risk category II; Exposure "C"
3. Complete sealed architectural, structural, mechanical, plumbing and electrical plans are required.
4. Exterior walls less than ten feet from property line to be one hour rated.
5. First floor units to comply with FHA, ADA and MAC minimum requirements.



GOVERNMENT CENTER

ONE WEST MARKET STREET, ROOM 1302

SNOW HILL, MARYLAND 21863-1294

TEL: 410-632-5666

FAD: 410-632-5664

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## TECHNICAL REVIEW COMMITTEE COMMENTS

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**PROJECT: Seaside Village RPC Step II and Step III, Phase 2A TRC #: 2022568**

**LOCATION: Tax Map 27; Parcel 707**

**CONTACT: Seaside Venture, LLC**

**MEETING DATE: November 9, 2022**

**COMMENTS BY: Matthew Owens  
Fire Marshal**

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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

Seaside Village RPC Step II & Step III Phase 2A site plan revisions.

### General Comments

1. A water supply for fire protection shall be identified indicating the following:
  - a. Water Source
  - b. Engineering study for reliability of water source
  - c. Size (in gallons) of water source
  - d. Replenishment of water supply
  - e. Diameter of in ground pipe
  - f. Number of hydrants
  - g. Location of hydrants
  - h. Roadway width and surface types
  - i. Distance from hydrant to roadway
2. If public water source, approved plans by the public works department.
3. Water source plans must be approved prior to recording of plat.

4. Fire hydrants shall be located within 3 ft. of curb line. Placement of fire hydrants shall be coordinated with this office prior to installation.
5. Obstructions shall not be placed or kept near fire hydrants, fire department inlet connections, or fire protection system control valves in a manner that would prevent such equipment or fire hydrants from being immediately visible and accessible.
6. All underground water mains and hydrants **shall be installed, completed, and in service** prior to construction work or as soon as combustible material accumulates, which ever comes first. A stop work order will be issued if fire hydrants are not in service prior to construction work start.
7. Fire Lanes shall be provided at the start of a project and shall be maintained throughout construction. Fire lanes shall be not less than 20 ft. in unobstructed width, able to withstand live loads of fire apparatus, and have a minimum of 13 ft. 6 in. of vertical clearance. Fire lane access roadways must be established prior to construction start of any structure in the project. Failure to maintain roadways throughout the project will be grounds to issue stop work orders until the roadway access is corrected.
8. Coordinate 9-1-1 addressing with Worcester County Department of Emergency Services (410) 632-1311.

### Specific Comments

1. Multifamily units shall be protected by an automatic sprinkler system. Plans shall be submitted and approved by this office prior to the installation of such system.
2. A fire hydrant shall be located within 100 feet of fire department connection for sprinkler system.
3. Provide the appropriate code compliant fire rated separation between units.
4. Complete set of building plans shall be submitted and approved prior to start of construction.
5. No further comments at this time.



**Worcester County**  
Department of Environmental Programs  
Natural Resources Division

**Memorandum**

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**To:** Technical Review Committee

**From:** Jenelle Gerthoffer, Natural Resources Administrator JG

**Subject:** Critical Area & Stormwater Management Review

**Date:** November 4, 2022

**Date of Meeting:** November 9, 2022

**Project:** Seaside Village Phase 2A

**Location:** Ocean Gateway/Golf Course Road; Tax Map: 27; Parcel: 707

**Owner:** Seaside Venture, LLC

**Surveyor:** George, Miles, & Buhr, LLC

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**This project is located within the Atlantic Coastal Bays Critical Area.** The property is designated as an Intensely Developed Area (IDA) within Buffer Management Area (BMA) A-15. Please see additional comments below:

1. Please provide the total square footage of Lot Coverage from the previously approved plan, and if there is an increase or decrease of Lot Coverage in the new plans. The new Lot Coverage square footage is provided on page C 2.2. It should be noted that pervious pavement does not reduce the area of Lot Coverage within the Critical Area as it is still considered Lot Coverage.
2. Please update sheet L 1.0 to reflect the changes shown on Phase 2A.
3. Update the phasing on page L 1.0.

**This project is subject to the Worcester County Stormwater Ordinance.** The project has obtained Stormwater concept plan approval. Stormwater Site Development Plan approval must be received prior to this project going to Planning Commission. Final plan approval must be received prior to this project receiving signature plan approval.

**Citizens and Government Working Together**

All projects over one acre shall be required to file for a General Permit/Notice of Intent (NOI) for construction activity through Maryland Department of Environment. This is mandated through the Environmental Protection Agency's (EPA) National Pollutant Discharge Elimination System (NPDES). Any permits to be issued by Worcester County for disturbance that exceeds one acre will not be issued without NOI authorization being obtained prior to.



DEPARTMENT OF  
ENVIRONMENTAL PROGRAMS

## Worcester County

GOVERNMENT CENTER  
ONE WEST MARKET STREET, ROOM 1306  
SNOW HILL, MARYLAND 21863  
TEL: 410.632.1220 / FAX: 410.632.2012

LAND PRESERVATION PROGRAMS  
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WELL & SEPTIC  
WATER & SEWER PLANNING  
PLUMBING & GAS  
CRITICAL AREAS  
FOREST CONSERVATION  
COMMUNITY HYGIENE

### MEMORANDUM

DATE: March 11, 2020  
TO: Applicant  
FROM: Jenelle Gerthoffer, Natural Resources Administrator (JG)  
SUBJECT: Stormwater/Sediment Erosion Control Plan/Permit

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Please note, if a Stormwater plan is approved by this office and does not include phasing, the corresponding permit can only receive Stormwater Final approval once all improvements are completed and the entire site is stabilized. This includes properties which have multiple Building or Zoning permits associated with the Stormwater plans. If a Stormwater Bond is required per the permit, the bond will only be released once a Stormwater Final approval takes place.

Additionally, if pervious pavement (i.e. asphalt, concrete) is proposed as a Stormwater Best Management Practice (BMP), an engineer will be required to ensure that this BMP is installed per the approved plan and the correct sequence is detailed on approved plans. Furthermore, all site disturbance must be stabilized prior to beginning the BMP installation process to avoid any contamination or performance issues. If components of the BMP become contaminated, excavation may be required. A detail/schematic must be site specific and reflect how associated sub drains are connected to piping and also illustrate all material being used in subgrade when using this BMP.

If you have any questions, please feel free to contact the Natural Resources Administrator, Jenelle Gerthoffer, at (410) 632-1220, ext. 1147.

**WORCESTER COUNTY  
DEPARTMENT OF PUBLIC WORKS  
INTEROFFICE MEMORANDUM**

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**TO:** Stuart White, DRP Specialist  
Development Review and Permitting

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

**DATE:** November 4, 2022

**SUBJECT:** TRC Meeting – November 2022 – Roads and Water/Wastewater Comments

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**Site Plan Review**

**a) Beech Tree Place**

- i. Please clarify if this is a public or private roadway.
- ii. Please include roadway pavement detail, cul-de-sac detail, entrance detail, and curbing/gutter detail (if proposed).
- iii. Confirm needed EDUs assigned to the project.
- iv. Please include a detailed utility plan showing locations and sizing of existing and proposed utilities.
- v. Hydrant spacing will be required every 500 feet, please utilize a hydrant at the end of the water main run to also serve as a blow-off.

**b) Farmers Bank of Willards**

- i. No comments from the Roads Division at this time.
- ii. Confirm needed EDUs assigned to the project.
- iii. Cleanout for sewer needs to traffic bearing if it is located in a paved area.
- iv. Water meter pit needs to be relocated outside of a paved area.
- v. Please provide the size of the proposed water line and meter.

**c) Seaside Village**

- i. No comments from the Roads Division at this time.
- ii. Please clarify intended use of the buildings (condo, townhouse, etc) as this will impact the meter and service sizing.
- iii. Please submit a revised water and sewer utility plan showing any updates to service locations or sizing.

cc: Kevin Lynch, Roads Superintendent  
Tony Fascelli, W/WW Superintendent

## Stuart White

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**From:** Aws Ezzat <AEzzat@mdot.maryland.gov>  
**Sent:** Friday, October 28, 2022 11:03 AM  
**To:** Stuart White; Kristen Tremblay  
**Cc:** Daniel Wilson; Jeffrey Fritts; Mark Gillis  
**Subject:** \*EXTERNAL\*:Re: TRC draft agenda

**CAUTION: This email originated from an external email domain which carries the additional risk that it may be a phishing email and/or contain malware.**

Good morning Stu,

Please see MDOT SHA District 1 comments for the Beech Tree Place, Farmers Bank of Willards and the Seaside Village copied below for your reference.

**Beech Tree Place:** After a review of the subject development, MDOT SHA determined that the proposed/existing Access on MD 611 will be denied per Maryland State Highway Access Management Guideline **1.3.2.B**. The proposed Access on Snug Harbor Road should be moved away from MDOT SHA R.O.W, and we also require a Trip Generation counts.

**Farmers Bank of Willards:** After a review of the subject development, MDOT SHA determined that the proposed/existing Access on MD 611 will be denied per Maryland State Highway Access Management Guideline **1.3.2.B**.

**Seaside Village:** After a review of the subject development, MDOT SHA determined that the proposed Multi-Family Residential development will have no negative impact to the surrounding State roadway network. We have no further comments at this time.

Thank you,



Aws Ezzat  
Regional Engineer, Access Management  
District 1  
660 West Road  
Salisbury, MD 21801  
[AEzzat@mdot.maryland.gov](mailto:AEzzat@mdot.maryland.gov)  
(410) 677-4048 (office)

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**From:** Stuart White <swhite@co.worcester.md.us>  
**Sent:** Friday, October 14, 2022 3:46 PM  
**To:** Aws Ezzat <AEzzat@mdot.maryland.gov>; Brooks Clayville (brooksc88@gmail.com) <brooksc88@gmail.com>; Catherine Zirkle <czirkle@co.worcester.md.us>; Chris Clasing <cclasing@co.worcester.md.us>; Dallas Baker <dbaker@co.worcester.md.us>; Daniel Wilson <DWilson12@mdot.maryland.gov>; David M. Bradford <dbradford@co.worcester.md.us>; David Mathers <dmathers@co.worcester.md.us>; Gary Serman <gserman@co.worcester.md.us>; Janet Davis <jdavis@co.worcester.md.us>; Jenelle Gerthoffer



## Worcester County

Department of Environmental Programs  
Environmental Programs Division

### Memorandum

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**To:** Technical Review Committee (TRC) for a November 9, 2022 Meeting

**From:** Environmental Programs Staff

**Subject:** Seaside Village RPC Step II & Step III Phase 2A Revisions;  
Tax Map: 27, Parcel: 707, Lot: 96

**Date:** November 4, 2022

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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 requires a \$60 fee for any Technical Review Committee projects submitted on public water & sewer. This fee will need to be submitted prior to Signature Approval being given on this project.
2. A plumbing permit will need to be obtained for the interior work and a separate one for the site utility work. Gas permits will be needed as well, if utilized for this project.
3. Plumbing Code is the 2018 International Plumbing Code (IPC).
4. The Gas Code is the International Fuel Gas Code, 2018 Edition.

**Citizens and Government Working Together**

## TECHNICAL REVIEW COMMITTEE

STAFF PERSON: \_\_\_\_\_ DATE OF MEETING: November 9, 2022

PROJECT: **Beech Tree Place** – Major Subdivision

Proposed 9 lot single family major subdivision located at the northeast corner of Stephen Decatur Highway and Snug Harbor Road, Tax Map 33, Parcel 298, Lot 22A, Tax District 10, R-2 Suburban Residential District, Magnolia Court, LLC, owner / Ronnie Carpenter, engineer.

APPLICANT(S) IN ATTENDANCE: \_\_\_\_\_  
\_\_\_\_\_

TRC MEMBERS IN ATTENDANCE:

\_\_\_\_\_ Tremblay, Zoning Administrator  
\_\_\_\_\_ White, DRP Specialist  
\_\_\_\_\_ Miller, Building Plans Reviewer III  
\_\_\_\_\_ Mitchell, Environmental Programs  
\_\_\_\_\_ Evans, Environmental Programs  
\_\_\_\_\_ Bradford, Environmental Programs  
\_\_\_\_\_ Birch, Environmental Programs  
\_\_\_\_\_ Gerthoffer, Environmental Programs  
\_\_\_\_\_ Mathers, Environmental Programs  
\_\_\_\_\_ Owens, Fire Marshal  
\_\_\_\_\_ Lynch, County Roads  
\_\_\_\_\_ Berdan, County Roads  
\_\_\_\_\_ Wilson, State Highway Admin.  
\_\_\_\_\_ Ezzat, State Highway Admin.  
\_\_\_\_\_ Clasing, W & WW, DPW  
\_\_\_\_\_ Clayville, Planning Commission Rep.

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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

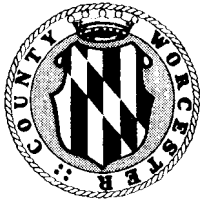
November 9, 2022

**Cathy Zirkle, DRP Specialist III (ext. 1136)**

Project: Beech Tree Place Preliminary Plat – Proposed 9 Lot Subdivision on the Northeast corner of the intersection of Stephen Decatur Highway (MD Route 611) and Snug Harbor Road, Tax Map 33, Parcel 298, Tax District 10, R-2 Suburban Residential District.

#### SPECIFIC COMMENTS:

1. Submit a check for the balance of the Zoning review fee – balance due \$20;
2. Remove the words “with” and “date” from the top and right of the Owners certification;
3. If applicable – Provide a draft of deed restrictions and covenants, homeowners association documents for review by the County Attorney – any requested revisions must be made prior to signature approval per §ZS 2-403(b)(2)D.12 and §ZS 2-502(m)(6)D;
4. Add the total linear feet of the proposed roadway per §ZS 2-403(b)(2)D.5;
5. The cul de sac will need to be approved by the Planning Commission during their review of the preliminary plat per §ZS 2-502(c)(7)A;
6. Location, dimensions and use of rights-of-way and/or easements proposed to be created for all existing and proposed utilities and stormwater management purposes §ZS 2-403(b)(2)D.8;
7. Sidewalks or other pedestrian pathways may be required by the Planning Commission adjacent to all roads. They shall be designed to provide pedestrian connectivity within the development and to areas outside of it while minimizing potential points of conflict with motorized vehicles. per §ZS 2-502(f);



## WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE

Department of Development Review & Permitting  
Worcester County Government Center  
1 W. Market St., Room 1201  
Snow Hill, Maryland 21863  
410-632-1200, Ext. 1151  
pmiller@co.worcester.md.us

\*\*\*\*\*

Project: Beech Tree Place

Date: 11/9/2022

Tax Map: 33      Parcel: 298      Section:      Lot: 22A

### STANDARD COMMENTS

1. Items listed in this review are not required for Technical Review Committee approval.
2. Soils report required at time of building permit application.
3. Compaction reports due at all footings and slab inspections as well as any site work and structural fill.
4. Provide information for wind, snow, floor, roof and seismic loads.
5. Truss and other shop drawings will be required with permit application.
6. Please provide your design professional with a copy of these comments.

### Site specific comments

1. Current Codes:      2018 International Residential Code  
                                 2018 International Energy Conservation Code  
                                 2017 NEC
2. Soil and compaction reports to be submitted for all building pads.

There is not enough information provided at this time to provide additional comments.



**Worcester County**  
Department of Environmental Programs  
Natural Resources Division

**Memorandum**

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**To:** Worcester County Technical Review Committee

**From:** Joy S. Birch, Natural Resources Specialist III

JB

**Subject:** November 9, 2022 - Technical Review Committee Meeting

**Date:** October 24, 2022

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- **Beech Tree Place** – Major Subdivision  
Proposed 9 lot single family major subdivision located at the northeast corner of Stephen Decatur Highway and Snug Harbor Road, Tax Map 33, Parcel 298, Tax District 10, R-2 Suburban Residential District, Magnolia Court, LLC, owner / Ronnie Carpenter, engineer. This is located outside of the Atlantic Coastal and Chesapeake Bay Critical Area Program. **No Comment.**



GOVERNMENT CENTER

ONE WEST MARKET STREET, ROOM 1302

SNOW HILL, MARYLAND 21863-1294

TEL: 410-632-5666

FAD: 410-632-5664

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## TECHNICAL REVIEW COMMITTEE COMMENTS

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PROJECT: **Beech Tree Place**  
LOCATION: **Tax Map 33; Parcel 298**  
CONTACT: **Magnolia Court, LLC**  
MEETING DATE: **November 9, 2022**

TRC #: **2022542**

COMMENTS BY: **Matthew Owens**  
**Fire Marshal**

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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 preliminary plat review for a proposed 9 single-family lot subdivision.

### General Comments

1. A water supply for fire protection shall be identified indicating the following:
  - a. Water Source
  - b. Engineering study for reliability of water source
  - c. Size (in gallons) of water source
  - d. Replenishment of water supply
  - e. Diameter of in ground pipe
  - f. Number of hydrants
  - g. Location of hydrants
  - h. Roadway width and surface types
  - i. Distance from hydrant to roadway
2. If public water source, approved plans by the public works department.
3. Water source plans must be approved prior to recording of plat.

4. Fire hydrants shall be located within 3 ft. of curb line. Placement of fire hydrants shall be coordinated with this office prior to installation.
5. Obstructions shall not be placed or kept near fire hydrants, fire department inlet connections, or fire protection system control valves in a manner that would prevent such equipment or fire hydrants from being immediately visible and accessible.
6. All underground water mains and hydrants **shall be installed, completed, and in service** prior to construction work or as soon as combustible material accumulates, whichever comes first. A stop work order will be issued if fire hydrants are not in service prior to construction work start.
7. Fire Lanes shall be provided at the start of a project and shall be maintained throughout construction. Fire lanes shall be not less than 20 ft. in unobstructed width, able to withstand live loads of fire apparatus, and have a minimum of 13 ft. 6 in. of vertical clearance. Fire lane access roadways must be established prior to construction start of any structure in the project. Failure to maintain roadways throughout the project will be grounds to issue stop work orders until the roadway access is corrected.
8. Coordinate 9-1-1 addressing with Worcester County Department of Emergency Services (410) 632-1311.

### Specific Comments

1. Single family homes shall be protected by an automatic sprinkler system. Plans shall be submitted and approved by this office prior to the installation of such system.
2. Location of proposed fire hydrants shall be coordinated with our office.
3. No further comments at this time.




## Worcester County

Department of Environmental Programs  
Natural Resources Division

### Memorandum

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**To:** Technical Review Committee

**From:** David Mathers, Natural Resources Planner 

**Subject:** Forest Conservation & Stormwater Management Review

**Date:** November 2, 2022

**Date of Meeting:** November 9, 2022

**Project:** Beech Tree Place

**Location:** Stephen Decatur Hwy; Tax Map: 33; Parcel: 298

**Owner:** Magnolia Court, LLC

**Engineer:** Ronnie Carpenter

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**This project is subject to the Worcester County Forest Conservation Law.** This property is subject to Forest Conservation Plan number 22-33. Forest Conservation Easement areas are to be kept as a natural habitat area, no clearing or grading within these Conservation Easement areas is permitted, and any new structures and improvements must not encroach into the Forest Conservation Easement. Furthermore, all Forest Conservation signs must be in place surrounding the Conservation Easements.

**This project is subject to the Worcester County Stormwater Ordinance.** The project has obtained Stormwater concept plan and site development plan approval. Final plan approval must be received prior to this project receiving signature plan approval.

All projects over one acre shall be required to file for a General Permit/Notice of Intent (NOI) for construction activity through Maryland Department of Environment. This is mandated through the Environmental Protection Agency's (EPA) National Pollutant Discharge Elimination System (NPDES). Any permits to be issued by Worcester County for disturbance that exceeds one acre will not be issued without NOI authorization being obtained prior to.

**Citizens and Government Working Together**



DEPARTMENT OF  
ENVIRONMENTAL PROGRAMS


**Worcester County**

GOVERNMENT CENTER  
ONE WEST MARKET STREET, ROOM 1306  
SNOW HILL, MARYLAND 21863  
TEL: 410.632.1220 / FAX: 410.632.2012

LAND PRESERVATION PROGRAMS  
STORMWATER MANAGEMENT  
SEDIMENT AND EROSION CONTROL  
SHORELINE CONSTRUCTION  
AGRICULTURAL PRESERVATION  
ADVISORY BOARD

WELL & SEPTIC  
WATER & SEWER PLANNING  
PLUMBING & GAS  
CRITICAL AREAS  
FOREST CONSERVATION  
COMMUNITY HYGIENE

**MEMORANDUM**

**DATE:** March 11, 2020  
**TO:** Applicant  
**FROM:** Jenelle Gerthoffer, Natural Resources Administrator   
**SUBJECT:** Stormwater/Sediment Erosion Control Plan/Permit

.....  
Please note, if a Stormwater plan is approved by this office and does not include phasing, the corresponding permit can only receive Stormwater Final approval once all improvements are completed and the entire site is stabilized. This includes properties which have multiple Building or Zoning permits associated with the Stormwater plans. If a Stormwater Bond is required per the permit, the bond will only be released once a Stormwater Final approval takes place.

Additionally, if pervious pavement (i.e. asphalt, concrete) is proposed as a Stormwater Best Management Practice (BMP), an engineer will be required to ensure that this BMP is installed per the approved plan and the correct sequence is detailed on approved plans. Furthermore, all site disturbance must be stabilized prior to beginning the BMP installation process to avoid any contamination or performance issues. If components of the BMP become contaminated, excavation may be required. A detail/schematic must be site specific and reflect how associated sub drains are connected to piping and also illustrate all material being used in subgrade when using this BMP.

If you have any questions, please feel free to contact the Natural Resources Administrator, Jenelle Gerthoffer, at (410) 632-1220, ext. 1147.

**WORCESTER COUNTY  
DEPARTMENT OF PUBLIC WORKS  
INTEROFFICE MEMORANDUM**

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**TO:** Stuart White, DRP Specialist  
Development Review and Permitting

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

**DATE:** November 4, 2022

**SUBJECT:** TRC Meeting – November 2022 – Roads and Water/Wastewater Comments

---

**Site Plan Review**

**a) Beech Tree Place**

- i. Please clarify if this is a public or private roadway.
- ii. Please include roadway pavement detail, cul-de-sac detail, entrance detail, and curbing/gutter detail (if proposed).
- iii. Confirm needed EDUs assigned to the project.
- iv. Please include a detailed utility plan showing locations and sizing of existing and proposed utilities.
- v. Hydrant spacing will be required every 500 feet, please utilize a hydrant at the end of the water main run to also serve as a blow-off.

**b) Farmers Bank of Willards**

- i. No comments from the Roads Division at this time.
- ii. Confirm needed EDUs assigned to the project.
- iii. Cleanout for sewer needs to traffic bearing if it is located in a paved area.
- iv. Water meter pit needs to be relocated outside of a paved area.
- v. Please provide the size of the proposed water line and meter.

**c) Seaside Village**

- i. No comments from the Roads Division at this time.
- ii. Please clarify intended use of the buildings (condo, townhouse, etc) as this will impact the meter and service sizing.
- iii. Please submit a revised water and sewer utility plan showing any updates to service locations or sizing.

cc: Kevin Lynch, Roads Superintendent  
Tony Fascelli, W/WW Superintendent

## Stuart White

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**From:** Aws Ezzat <AEzzat@mdot.maryland.gov>  
**Sent:** Friday, October 28, 2022 11:03 AM  
**To:** Stuart White; Kristen Tremblay  
**Cc:** Daniel Wilson; Jeffrey Fritts; Mark Gillis  
**Subject:** \*EXTERNAL\*:Re: TRC draft agenda

**CAUTION: This email originated from an external email domain which carries the additional risk that it may be a phishing email and/or contain malware.**

Good morning Stu,

Please see MDOT SHA District 1 comments for the Beech Tree Place, Farmers Bank of Willards and the Seaside Village copied below for your reference.

**Beech Tree Place:** After a review of the subject development, MDOT SHA determined that the proposed/existing Access on MD 611 will be denied per Maryland State Highway Access Management Guideline **1.3.2.B**. The proposed Access on Snug Harbor Road should be moved away from MDOT SHA R.O.W, and we also require a Trip Generation counts.

**Farmers Bank of Willards:** After a review of the subject development, MDOT SHA determined that the proposed/existing Access on MD 611 will be denied per Maryland State Highway Access Management Guideline **1.3.2.B**.

**Seaside Village:** After a review of the subject development, MDOT SHA determined that the proposed Multi-Family Residential development will have no negative impact to the surrounding State roadway network. We have no further comments at this time.

Thank you,



Aws Ezzat  
Regional Engineer, Access Management  
District 1  
660 West Road  
Salisbury, MD 21801  
[AEzzat@mdot.maryland.gov](mailto:AEzzat@mdot.maryland.gov)  
(410) 677-4048 (office)

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**From:** Stuart White <swhite@co.worcester.md.us>  
**Sent:** Friday, October 14, 2022 3:46 PM  
**To:** Aws Ezzat <AEzzat@mdot.maryland.gov>; Brooks Clayville (brooksc88@gmail.com) <brooksc88@gmail.com>; Catherine Zirkle <czirkle@co.worcester.md.us>; Chris Clasing <cclasing@co.worcester.md.us>; Dallas Baker <dbaker@co.worcester.md.us>; Daniel Wilson <DWilson12@mdot.maryland.gov>; David M. Bradford <dbradford@co.worcester.md.us>; David Mathers <dmathers@co.worcester.md.us>; Gary Serman <gserman@co.worcester.md.us>; Janet Davis <jdavis@co.worcester.md.us>; Jenelle Gerthoffer



## Worcester County

Department of Environmental Programs  
Environmental Programs Division

### Memorandum

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

**From:** Environmental Programs Staff

**Subject:** Residential Planned Community: Beech Tree Place – TM 33 P 298

**Date:** October 28, 2022

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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 requires a \$60 fee for any Technical Review Committee projects submitted on public water & sewer. This fee will need to be submitted prior to Signature Approval being given on this project.
2. This property would be served by Mystic Harbor Sanitary Service Area for both water & sewer. This should be identified on the site plan.
3. There is no EDU chart shown on this site plan. We will need an EDU chart shown that depicts the required water & sewer EDUs. An application for the water EDUs will need to be made through the Treasurer's Office Enterprise Fund Controller, Barbara Hitch. This was required when the sewer EDUs were allocated. All fees will need to be paid for these and the sewer EDUs prior to any building permits being signed.
4. A plumbing permit will also need to be obtained for the interior work and a separate one for the site utility work. Gas permits will be needed as well, if utilized for this project.
5. Plumbing Code is the 2018 International Plumbing Code (IPC).
6. The Gas Code is the International Fuel Gas Code, 2018 Edition.

**Citizens and Government Working Together**

**TECHNICAL REVIEW COMMITTEE**

STAFF PERSON: \_\_\_\_\_ DATE OF MEETING: November 9, 2022

PROJECT: **Farmers Bank of Willards** – Minor site plan review

Proposed construction of a 2,100 sq. ft. bank building. Located on the west side of Stephen Decatur Highway at the northern intersection with Whispering Woods Drive, Tax Map 26, Parcel 203, Tax District 10, C-2 General Commercial District, Wayne Lauman, owner / Frank Lynch, surveyor.

APPLICANT(S) IN ATTENDANCE: \_\_\_\_\_

TRC MEMBERS IN ATTENDANCE:

\_\_\_\_\_ Tremblay, Zoning Administrator  
\_\_\_\_\_ White, DRP Specialist  
\_\_\_\_\_ Miller, Building Plans Reviewer III  
\_\_\_\_\_ Mitchell, Environmental Programs  
\_\_\_\_\_ Evans, Environmental Programs  
\_\_\_\_\_ Bradford, Environmental Programs  
\_\_\_\_\_ Birch, Environmental Programs  
\_\_\_\_\_ Gerthoffer, Environmental Programs  
\_\_\_\_\_ Mathers, Environmental Programs  
\_\_\_\_\_ Owens, Fire Marshal  
\_\_\_\_\_ Lynch, County Roads  
\_\_\_\_\_ Berdan, County Roads  
\_\_\_\_\_ Wilson, State Highway Admin.  
\_\_\_\_\_ Ezzat, State Highway Admin.  
\_\_\_\_\_ Clasing, W & WW, DPW  
\_\_\_\_\_ Clayville, Planning Commission Rep.

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DEPARTMENT OF  
DEVELOPMENT REVIEW AND PERMITTING

## Worcester County

ZONING DIVISION  
BUILDING DIVISION  
DATA RESEARCH DIVISION

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>

ADMINISTRATIVE DIVISION  
CUSTOMER SERVICE DIVISION  
TECHNICAL SERVICES DIVISION

### WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE MEETING

November 9, 2022

#### **Farmers Bank of Willards – Minor Site Plan Review**

Proposed construction of a 2,100 sq. ft. bank building. Located on the west side of Stephen Decatur Highway at the northern intersection with Whispering Woods Drive, Tax Map 26, Parcel 203, Tax District 10, C-2 General Commercial District, Wayne Lauman, owner / Frank Lynch, surveyor.

**Prepared by:** Stuart White, DRP Specialist

**Contact:** [swhite@co.worcester.md.us](mailto: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. Three (3) site plan sets once 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 inspection 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:

|          |                                                                                |
|----------|--------------------------------------------------------------------------------|
| §ZS1-210 | C-2 General Commercial District                                                |
| §ZS1-305 | Lot Requirements Generally                                                     |
| §ZS1-306 | Access to Structures                                                           |
| §ZS1-319 | Access and Traffic Circulation Requirements                                    |
| §ZS1-320 | Off-Street Parking                                                             |
| §ZS1-322 | Landscaping and Buffering Requirements                                         |
| §ZS1-323 | Exterior Lighting                                                              |
| §ZS1-324 | Signs                                                                          |
| §ZS1-325 | Site Plan Review                                                               |
| §ZS1-326 | Classification of Highways                                                     |
| §ZS1-327 | Additional Setbacks from Drainage Ditches and Stormwater Management Facilities |

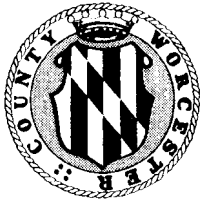
1. Please show drive through stacking on the site plan.
2. A landscaping installation and maintenance agreement including the associated bond will need to be provided along with a check for \$60 for recordation fees.
3. In accordance with §ZS 1-322(g), a maintenance and replacement bond for required landscaping is mandatory for a period not to exceed two (2) years in an amount not to exceed one hundred and twenty-five percent (125%) of the installation cost. A landscape estimate from a nursery will be required to be provided at permit stage to accurately determine the bond amount.
4. In accordance with §ZS1-320(f)(1), all parking spaces and associated vehicular travelways provided above the minimum parking requirements established herein shall be constructed with a pervious paving system with not less than a twelve-percent void rate as certified by a licensed design professional and approved by the Department.
5. All signage shall be in accordance with the provisions of §ZS 1-324; signage will be addressed at the time of permitting.

**\*Please provide a detailed listing of all site plan changes along with any resubmission.**

**Other Agency Approvals:**

1. Written confirmation that the water and sewer requirements have been met will be required to be provided from the Department of Environmental Programs and the Department of Public Works prior to the Department granting signature approval.

2. Written confirmation will also be required from the Department of Environmental Programs Natural Resources Division relative to Critical Area and Stormwater Management requirements prior to the Department granting signature approval.
3. Written confirmation of approval will be required from the Maryland Department of Transportation State Highway Administration and/or Worcester County Roads Division regarding the existing, proposed, or modified commercial entrances on all parcels shall be provided to the Department prior to granting signature approval.



## WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE

Department of Development Review & Permitting  
Worcester County Government Center  
1 W. Market St., Room 1201  
Snow Hill, Maryland 21863  
410-632-1200, Ext. 1151  
pmiller@co.worcester.md.us

\*\*\*\*\*

Project: Farmers Bank of Willards

Date: 11/9/2022

Tax Map: 26 Parcel: 203 Section: \_\_\_\_\_ Lot: \_\_

### STANDARD COMMENTS

1. Items listed in this review are not required for Technical Review Committee approval.
2. Provide complete code review. List type of construction, use groups, height and area, occupant loads, live, dead and other structural loads.
3. Soils report required at time of building permit application.
4. Compaction reports due at all footings and slab inspections as well as any site work and structural fill.
5. Complete sealed architectural, structural, mechanical, plumbing and electrical plans are required.
6. Provide information for wind, snow and seismic loads.
7. Special inspections (Third party) required per IBC Chapter 17 for steel, concrete, masonry, wood, prepared fill, foundations and structural observations.
8. Provide plan for owner's special inspection program, list inspections and inspection agencies.
9. A Maryland Registered Architect must seal plans. This architect or architectural firm will be considered the architect of record.
10. A pre-construction meeting will be required before any work starts.
11. Provide complete accessibility code requirements and details (if applicable).
12. List on construction documents all deferred submittals.
13. Truss and other shop drawings will be required prior to installation. Design professional in responsible charge shall review and approve all shop drawings.
14. Please provide your design professional with a copy of these comments.

## SITE SPECIFIC COMMENTS

1. Current Codes: 2018 International Building Code  
2018 International Energy Conservation Code  
2018 International Mechanical Code  
2017 NEC  
MAC (Maryland Accessibility Code)  
2010 ADA Standards for Accessible Designs

**(The Building Code Administration anticipates adoption of the 2021 edition of the International Codes by January of 2023) Local jurisdictions have 12 months to adopt codes.**

2. Wind Design: 127 MPH (assumed); Risk category II; Exposure "C"
3. Complete sealed architectural, structural, mechanical, plumbing and electrical plans are required.
4. Submit a soils report for the site at time of permit application.
5. ADA: Provide all details and specifications per 2010 ADA design standards.
6. Provide an accessible route from parking to building entrance. Roof columns may not encroach on the accessible route.
7. Provide an Energy Compliance Report and lighting plan (wattage report) for each building.

There is not enough information provided at this time to provide additional comments.



## Worcester County

Department of Environmental Programs  
Natural Resources Division

### Memorandum

---

**To:** Worcester County Technical Review Committee

**From:** Joy S. Birch, Natural Resources Specialist III

JB

**Subject:** November 9, 2022 - Technical Review Committee Meeting

**Date:** October 24, 2022

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- **Farmers Bank of Willards** – Minor Site Plan Review  
Proposed construction of a 2,100 sq. ft. bank building. Located on the west side of Stephen Decatur Highway at the northern intersection with Whispering Woods Drive, Tax Map 26, Parcel 203, Lot 22A, Tax District 10, C-2 General Commercial District, Wayne Lauman, owner / Frank Lynch, surveyor. This is located outside of the Atlantic Coastal and Chesapeake Bay Critical Area Program. No Comment.

**Citizens and Government Working Together**



GOVERNMENT CENTER

ONE WEST MARKET STREET, ROOM 1302

SNOW HILL, MARYLAND 21863-1294

TEL: 410-632-5666

FAD: 410-632-5664

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## TECHNICAL REVIEW COMMITTEE COMMENTS

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**PROJECT: Farmers Bank of Willards**  
**LOCATION: Tax Map 26; Parcel 201, Lot 22A**  
**CONTACT: Celeste Rayne**  
**MEETING DATE: November 9, 2022**

**TRC #: 2022543**

**COMMENTS BY: Matthew Owens**  
**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 2100 square foot bank building.

### General Comments

1. A water supply for fire protection shall be identified indicating the following:
  - a. Water Source
  - b. Engineering study for reliability of water source
  - c. Size (in gallons) of water source
  - d. Replenishment of water supply
  - e. Diameter of in ground pipe
  - f. Number of hydrants
  - g. Location of hydrants
  - h. Roadway width and surface types
  - i. Distance from hydrant to roadway
2. If public water source, approved plans by the public works department.
3. Water source plans must be approved prior to recording of plat.

4. Fire hydrants shall be located within 3 ft. of curb line. Placement of fire hydrants shall be coordinated with this office prior to installation.
5. Obstructions shall not be placed or kept near fire hydrants, fire department inlet connections, or fire protection system control valves in a manner that would prevent such equipment or fire hydrants from being immediately visible and accessible.
6. All underground water mains and hydrants **shall be installed, completed, and in service** prior to construction work or as soon as combustible material accumulates, which ever comes first. A stop work order will be issued if fire hydrants are not in service prior to construction work start.
7. Fire Lanes shall be provided at the start of a project and shall be maintained throughout construction. Fire lanes shall be not less than 20 ft. in unobstructed width, able to withstand live loads of fire apparatus, and have a minimum of 13 ft. 6 in. of vertical clearance. Fire lane access roadways must be established prior to construction start of any structure in the project. Failure to maintain roadways throughout the project will be grounds to issue stop work orders until the roadway access is corrected.
8. Coordinate 9-1-1 addressing with Worcester County Department of Emergency Services (410) 632-1311.

### Specific Comments

1. Complete set of building plans shall be submitted and approved prior to start of construction.
2. No further comments at this time.



**Worcester County**  
Department of Environmental Programs  
Natural Resources Division

## Memorandum

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**To:** Technical Review Committee  
**From:** David Mathers, Natural Resources Planner **DM**  
**Subject:** Forest Conservation & Stormwater Management Review  
**Date:** November 2, 2022  
**Date of Meeting:** November 9, 2022  
**Project:** Farmers Bank of Willards  
**Location:** Stephen Decatur Hwy; Tax Map: 26; Parcel: 203  
**Owner:** Wayne Lauman  
**Surveyor:** Frank Lynch

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**This project is not subject to the Worcester County Forest Conservation Law.** This property is less than forty thousand square feet and therefore exempt from Forest Conservation.

**This project is subject to the Worcester County Stormwater Ordinance.** The project has obtained Stormwater concept plan approval. Final plan approval must be received prior to this project receiving signature plan approval.

All projects over one acre shall be required to file for a General Permit/Notice of Intent (NOI) for construction activity through Maryland Department of Environment. This is mandated through the Environmental Protection Agency's (EPA) National Pollutant Discharge Elimination System (NPDES). Any permits to be issued by Worcester County for disturbance that exceeds one acre will not be issued without NOI authorization being obtained prior to.

**Citizens and Government Working Together**



DEPARTMENT OF  
ENVIRONMENTAL PROGRAMS


**Worcester County**

GOVERNMENT CENTER  
ONE WEST MARKET STREET, ROOM 1306  
SNOW HILL, MARYLAND 21863  
TEL: 410.632.1220 / FAX: 410.632.2012

LAND PRESERVATION PROGRAMS  
STORMWATER MANAGEMENT  
SEDIMENT AND EROSION CONTROL  
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WELL & SEPTIC  
WATER & SEWER PLANNING  
PLUMBING & GAS  
CRITICAL AREAS  
FOREST CONSERVATION  
COMMUNITY HYGIENE

**MEMORANDUM**

**DATE:** March 11, 2020  
**TO:** Applicant  
**FROM:** Jenelle Gerthoffer, Natural Resources Administrator   
**SUBJECT:** Stormwater/Sediment Erosion Control Plan/Permit

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Please note, if a Stormwater plan is approved by this office and does not include phasing, the corresponding permit can only receive Stormwater Final approval once all improvements are completed and the entire site is stabilized. This includes properties which have multiple Building or Zoning permits associated with the Stormwater plans. If a Stormwater Bond is required per the permit, the bond will only be released once a Stormwater Final approval takes place.

Additionally, if pervious pavement (i.e. asphalt, concrete) is proposed as a Stormwater Best Management Practice (BMP), an engineer will be required to ensure that this BMP is installed per the approved plan and the correct sequence is detailed on approved plans. Furthermore, all site disturbance must be stabilized prior to beginning the BMP installation process to avoid any contamination or performance issues. If components of the BMP become contaminated, excavation may be required. A detail/schematic must be site specific and reflect how associated sub drains are connected to piping and also illustrate all material being used in subgrade when using this BMP.

If you have any questions, please feel free to contact the Natural Resources Administrator, Jenelle Gerthoffer, at (410) 632-1220, ext. 1147.

**WORCESTER COUNTY  
DEPARTMENT OF PUBLIC WORKS  
INTEROFFICE MEMORANDUM**

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**TO:** Stuart White, DRP Specialist  
Development Review and Permitting

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

**DATE:** November 4, 2022

**SUBJECT:** TRC Meeting – November 2022 – Roads and Water/Wastewater Comments

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**Site Plan Review**

**a) Beech Tree Place**

- i. Please clarify if this is a public or private roadway.
- ii. Please include roadway pavement detail, cul-de-sac detail, entrance detail, and curbing/gutter detail (if proposed).
- iii. Confirm needed EDUs assigned to the project.
- iv. Please include a detailed utility plan showing locations and sizing of existing and proposed utilities.
- v. Hydrant spacing will be required every 500 feet, please utilize a hydrant at the end of the water main run to also serve as a blow-off.

**b) Farmers Bank of Willards**

- i. No comments from the Roads Division at this time.
- ii. Confirm needed EDUs assigned to the project.
- iii. Cleanout for sewer needs to traffic bearing if it is located in a paved area.
- iv. Water meter pit needs to be relocated outside of a paved area.
- v. Please provide the size of the proposed water line and meter.

**c) Seaside Village**

- i. No comments from the Roads Division at this time.
- ii. Please clarify intended use of the buildings (condo, townhouse, etc) as this will impact the meter and service sizing.
- iii. Please submit a revised water and sewer utility plan showing any updates to service locations or sizing.

cc: Kevin Lynch, Roads Superintendent  
Tony Fascelli, W/WW Superintendent

## Stuart White

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**From:** Aws Ezzat <AEzzat@mdot.maryland.gov>  
**Sent:** Friday, October 28, 2022 11:03 AM  
**To:** Stuart White; Kristen Tremblay  
**Cc:** Daniel Wilson; Jeffrey Fritts; Mark Gillis  
**Subject:** \*EXTERNAL\*:Re: TRC draft agenda

**CAUTION: This email originated from an external email domain which carries the additional risk that it may be a phishing email and/or contain malware.**

Good morning Stu,

Please see MDOT SHA District 1 comments for the Beech Tree Place, Farmers Bank of Willards and the Seaside Village copied below for your reference.

**Beech Tree Place:** After a review of the subject development, MDOT SHA determined that the proposed/existing Access on MD 611 will be denied per Maryland State Highway Access Management Guideline **1.3.2.B**. The proposed Access on Snug Harbor Road should be moved away from MDOT SHA R.O.W, and we also require a Trip Generation counts.

**Farmers Bank of Willards:** After a review of the subject development, MDOT SHA determined that the proposed/existing Access on MD 611 will be denied per Maryland State Highway Access Management Guideline **1.3.2.B**.

**Seaside Village:** After a review of the subject development, MDOT SHA determined that the proposed Multi-Family Residential development will have no negative impact to the surrounding State roadway network. We have no further comments at this time.

Thank you,



Aws Ezzat  
Regional Engineer, Access Management  
District 1  
660 West Road  
Salisbury, MD 21801  
[AEzzat@mdot.maryland.gov](mailto:AEzzat@mdot.maryland.gov)  
(410) 677-4048 (office)

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**From:** Stuart White <swhite@co.worcester.md.us>  
**Sent:** Friday, October 14, 2022 3:46 PM  
**To:** Aws Ezzat <AEzzat@mdot.maryland.gov>; Brooks Clayville (brooksc88@gmail.com) <brooksc88@gmail.com>; Catherine Zirkle <czirkle@co.worcester.md.us>; Chris Clasing <cclasing@co.worcester.md.us>; Dallas Baker <dbaker@co.worcester.md.us>; Daniel Wilson <DWilson12@mdot.maryland.gov>; David M. Bradford <dbradford@co.worcester.md.us>; David Mathers <dmathers@co.worcester.md.us>; Gary Serman <gserman@co.worcester.md.us>; Janet Davis <jdavis@co.worcester.md.us>; Jenelle Gerthoffer



**Worcester County**  
Department of Environmental Programs  
Environmental Programs Division

## Memorandum

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**To:** Technical Review Committee (TRC) for a November 9, 2022 Meeting

**From:** Environmental Programs Staff

**Subject:** Major Site Plan: Farmers Bank of Willards; TM 26 P 203 L 22A

**Date:** October 28, 2022

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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.

Please address the following comments:

1. The existing on-site septic tank was just plugged and not filled in 1988 when sewer was connected. The tank will need to be filled and Septic Tank Abandonment Form submitted to this office before permits are signed.
2. This property has 3 EDUs of water and sewer currently allocated.
3. There is no EDU chart shown; we will need an EDU chart shown that depicts the flow being used with this proposal. The flow calculation would be the square footage x 0.05 gallons.
4. Gas permits will be needed as well if utilized. Gas is available to this property.
5. Commercial Plumbing Plans will need to be submitted for review with building permit and a \$125 review fee submitted. A plumbing permit will be need to be obtained for the interior work and another plumbing permit will be needed for the site utility work.
6. Plumbing Code is the 2018 International Plumbing Code (IPC).
7. The Gas Code is the International Fuel Gas Code, 2018 Edition.

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