

**WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE
AGENDA**

Wednesday, June 11, 2025 at 1:00 p.m.

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

I. Call to Order

II. Site Plan Review (§ ZS 1-325)

A. WO27 – Major Site Plan Review

Proposed large solar energy system. Located at 9251 Peerless Road, Bishopville, MD 21813. Tax Map 8, Parcel 5, Tax District 1, A-1 Agricultural District. Dana West & Sharon Baker Irrevocable Trust, owner / TPE MD WO27, LLC, applicant / Kimley-Horn & Associates, Inc., engineer.

B. WO60 Solar – Major Site Plan Review

Proposed large solar energy system. Located at 9223 Peerless Road, Bishopville, MD 21813. Tax Map 8, Parcel 6, Tax District 1, A-1 Agricultural District. David & Crystal Baker, owner / TPE MD WO60, LLC, applicant / Kimley-Horn & Associates, Inc., engineer.

C. Snow Hill Property, LLC – Minor Site Plan Review

Proposed mosque and parking spaces. Located on Ocean Gateway, Ocean City, MD 21842. Tax Map 26, Parcel 130, Tax District 10, C-2 General Commercial District. Snow Hill Property, LLC, owner / Frank Lynch Jr., engineer/surveyor.

D. Pocomoke Storage, LLC – Major Site Plan Review

Proposed parking lot for RV and boat storage. Located at 1757 Worcester Highway, Pocomoke City, MD 21851. Tax Map 84, Parcel 50, Tax District 10, C-2 General Commercial District. Pocomoke Storage, LLC, owner and applicant / Wilkins-Noble, LLC, surveyor/engineer.

III. Adjourn

TECHNICAL REVIEW COMMITTEE

DATE OF MEETING: June 11, 2025

PROJECT: WO27 Solar

APPLICANT(S) IN ATTENDANCE:

TRC MEMBERS IN ATTENDANCE:

____ Tremblay, Zoning Administrator
____ Zito, DRP Specialist III
____ Miller, Building Plans Reviewer III
____ Mitchell, Environmental Programs
____ White, Environmental Programs
____ Soper, Environmental Programs
____ Birch, Environmental Programs
____ Mathers, Environmental Programs
____ Owens, Fire Marshal
____ Korb, Deputy Fire Marshal
____ Lynch, County Roads
____ Berdan, County Roads
____ Wilson, State Highway Admin.
____ Fritts, State Highway Admin.
____ Clasing, W & WW, DPW
____ Knight, Planning Commission Rep.



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

June 11, 2025

WO27 – Major Site Plan Review

Proposed large solar energy system. Located at 9251 Peerless Road, Bishopville, MD 21813. Tax Map 8, Parcel 5, Tax District 1, A-1 Agricultural District. Dana West & Sharon Baker Irrevocable Trust, owner / TPE MD WO27, LLC, applicant / Kimley-Horn & Associates, Inc., engineer.

Prepared by: Ben Zito, DRP Specialist

Contact: bmzito@worcestermid.gov or (410) 632-1200 x1134

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 \$350 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-Built (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:

§ZS1-201	A-1 Agricultural District
§ZS1-305	Lot Requirements Generally
§ZS1-306	Access to Structures
§ZS1-319	Access and Traffic Circulation Requirements
§ZS1-320	Off-Street Parking Areas
§ZS1-321	Off Street Loading Spaces
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§ZS1-323	Exterior Lighting
§ZS1-324	Signs
§ZS1-325	Site Plan Review
§ZS1-326	Classification of Highways
§ZS1-344	Alternative Energy Facilities

1. Please revise the map and parcel information to Tax Map 8, Grid 24, Parcel 5 In the Overall Site Summary on C-000
2. Please specify the height of the proposed landscape buffer at maturity.
3. Please revise the following sentence on the List of Plant Material detail within the Planting Notes on Sheet C-250: “Substitutions shall not be made without the written approval of Worcester County, Kimley-Horn, and the owner.”
4. Each landscaped area must be readily accessible to a water supply. Unless xeriscaping plant material and technologies are employed, all landscaped areas shall provide an automatic irrigation systems with rain sensors. Drip irrigation systems are preferred. If an automatic system is not feasible, the Planning Commission at its discretion may approve an alternate watering system to maintain the plant material. §ZS1-322(b)(7). <https://ecode360.com/14021089>
5. 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 for a nursery will be required to be provided at permit stage to accurately determine the bond amount. §ZS1-322(g). <https://ecode360.com/14021139>
6. Please add signage (i.e. “Danger High Voltage”) details and locations.
7. Please provide additional details on the proposed fence. Sheet C-200 references a detail on Sheet C-210, but the detail is not provided.

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

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

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The approval of the site plan or the installation of the improvements as required in this Title shall in no case serve to bind the County to accept such improvements for maintenance, repair or operation thereof. Acceptance of improvements shall be subject to applicable County or state regulations.

No public easement, right-of-way or public improvement shall be accepted for dedication unless approved by the County Commissioners. Such approval shall not be given by the County Commissioners until any such easement, right-of-way or improvement complies with all the requirements set forth by the approving body, including such other requirements that the approving body might impose for public utilities, streets, roads, drainage, etc. All improvements accepted for dedication shall be depicted on an instrument to be recorded in the land records of Worcester County.

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

TO: Kristen M. Tremblay, AICP
Zoning Administrator
FROM: Christopher S. Clasing, P.E., Deputy Director
DATE: May 21, 2025
SUBJECT: TRC Meeting – June 2025 –Roads & Water/Wastewater Comments

1. WO27 – Solar Project 9251 Peerless Rd
 - a. Water and Wastewater Division has no comments as it is outside our water and wastewater service area.
 - b. A commercial entrance and bond will be required by the Roads Division for this project. Please add the commercial entrance detail to the plans.
2. WO60 – Solar Project 9223 Peerless Rd
 - a. No comments from DPW Roads and Water & Wastewater Divisions.
3. Snow Hill Property, LLC – 12004 Ocean Gateway
 - a. No comments from DPW Roads and Water & Wastewater Divisions.
4. Pocomoke Storage, LLC – 1757 Worcester Highway
 - a. No comments from DPW Roads and Water & Wastewater Divisions.
5. Lighthouse Business Park – 13203 Handy Lane
 - a. No comments from DPW Roads and Water & Wastewater Divisions.
6. Crepe Myrtle Court – MD707 Old Bridge Rd
 - a. Utility plans need to be submitted to Water and Wastewater office for further review.
 - b. Water and sewer profiles need to be added to the plans.
 - c. Sheet C-600, is missing building numbers and please include hatching for driveway/paved areas.
 - i. Please show a 10' Worcester County Utility Easement capturing the water/sewer mains, cleanouts, and meter pits. Please relocate any structures, bike racks, or street lights outside of this 10' utility easement.
 - d. No comments from the DPW Roads Division.

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



DEPARTMENT OF
DEVELOPMENT REVIEW AND PERMITTING

Worcester County

GOVERNMENT CENTER
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SNOW HILL, MARYLAND 21863
TEL: 410.632.1200 / FAX: 410.632.3008

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ZONING DIVISION
BUILDING DIVISION
LIQUOR LICENSE DIVISION

ADMINISTRATIVE DIVISION
CUSTOMER SERVICE DIVISION
TECHNICAL SERVICES DIVISION

To: Ben Zito, DRP Specialist
From: Kelly Henry, Technical Services Division Manager
Date: May 23, 2025
Subject: Technical Review Committee – June 2025

WO27 – Major Site Plan Review – Large Solar Energy System – Peerless Road: A different street number will be assigned to the solar facility.

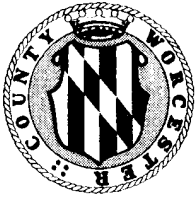
WO60 – Major Site Plan Review - Large Solar Energy System - Peerless Road: A different street number will be assigned to the solar facility.

Snow Hill Property, LLC – Mosque: 12004 Ocean Gateway is not a current address. The address assigned to the Dog-tel Hotel is 12006 Ocean Gateway. Will need to discuss matter with staff regarding the future status of the existing dwelling prior to making a final decision on address assignment for the mosque.

Pocomoke Storage, LLC – RV and Boat Storage: The address assignment will be off Groton Road, not Worcester Highway due to the location of the driveway access to the public road.

Lighthouse Business Park – Building No. 9: This complex has already been addressed. This is Building “I” – Units 1-7.

Crepe Myrtle Court: The interior loop road will be named. The buildings and units will be addressed off this interior private lane / driveway. Please submit several names for consideration.



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@worcestermd.gov

Project: WO27 Solar Energy System

Date: 6/11/2025

Tax Map: 8 Parcel: 5 Section: Lot: Block:

COMMENTS

1. Current Codes: 2021 International Building Code
2017 National Electric Code
2. Wind Design (assumed): 115 MPH risk category I; 123 MPH risk category II;
Exposure Category "C".
3. Soils report required at time of permit application, for foundation design.
4. Engineered sealed plans (Maryland) required for all systems and components.
Soils evaluation for pile / column foundation for embedment.
5. Special inspector (**third party engineer**) will be required for all piles / columns, systems and components during construction. Submit final certification and report of project prior to final inspection by building inspector. Third party inspections do not supersede required Worcester County inspections. Inspections are listed on the inspection list supplied with your approved plans.
6. Submit with the permit application the total number and size of solar panels to be in installed.
7. Provide total wattage amount at time of application.
8. Please provide your design professional with a copy of these comments.

Additional information may be requested at the time of plan review.

Permit fee is by ft² of panels.



Worcester County

Department of Environmental Programs
Natural Resources Division

Memorandum

To: Worcester County Technical Review Committee

From: Joy S. Birch, Natural Resources Planner III JB

Subject: June 11, 2025 - Technical Review Committee Meeting

Date: May 21, 2025

- **WO27 Solar – Major Site Plan Review**

Proposed large solar energy system. Located at 9251 Peerless Road, Tax Map 8, Parcel 5, Tax District 01, A-1 Agricultural District, Dana West & Sharon Baker Irrevocable Trust, owner / TPE MD WO27, LLC, applicant / Kimley-Horn & Associates, Inc., 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 a June 11, 2025 Meeting

From: Environmental Programs Staff

Subject: **WO27 Solar – Major Site Plan**
Tax Map: 8, Parcel: 5

Date: June 4, 2025

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 \$150 fee for any Technical Review Committee projects submitted on private water & sewer. This fee will need to be submitted prior to Signature Approval being given on this project.
2. This project is located within a Priority Preservation Area (PPA) as well as the Bishopville-Showell Rural Legacy Area (RLA).

Citizens and Government Working Together



GOVERNMENT CENTER

ONE WEST MARKET STREET, ROOM 1302

SNOW HILL, MARYLAND 21863-1294

TEL: 410-632-5666

FAX: 410-632-5664

TECHNICAL REVIEW COMMITTEE COMMENTS

PROJECT: **WO27 Solar**

TRC #: **20250222**

LOCATION: **9251 Peerless Road – Bishopville, Maryland 21851**

CONTACT: **TPE MD WO27, LLC**

MEETING DATE: **June 11, 2025**

COMMENTS BY: **Robert Korb, Jr.**

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:

Proposed utility scale solar array project.

Specific Comments:


1. Provide a Knox Box furnished by the Showell Volunteer Fire Department at the entrance to the project.
2. Upon completion of the project, provide awareness training to the Showell Volunteer Fire Department on site specific safety details.



Worcester County
Department of Environmental Programs
Natural Resources Division

Memorandum

To: Technical Review Committee

From: David Mathers, Natural Resources Planner IV 

Subject: Forest Conservation & Stormwater Management Review

Date: June 4, 2025

Date of Meeting: June 11, 2025

Project: WO27 Solar

Location: 9251 Peerless Road; Tax Map: 8; Parcel: 5

Owner/Developer: Dana West & Sharon Baker Irrevocable Trust

Engineer: Kimley-Horn & Associates, Inc.

This project is exempt from the Worcester County Forest Conservation Law. In accordance with House Bill 723, as of July 1, 2024, solar photovoltaic facilities are exempt from the County's Forest Conservation Law provided there is no cutting or clearing of forest, and provided that all forested area cut or cleared is replaced at a ratio of one acre planted for each one acre removed, or, is replaced at a ratio of one half acre planted for each one acre removed in a priority funding area. Furthermore, any future approval of this land for a regulated activity shall be subject to the County's Forest Conservation Law.

The Forest Conservation statement above shall be included in the plans for this project.

This project is subject to the Worcester County Stormwater Ordinance. The project has obtained Stormwater Concept Plan approval. This project will need Stormwater Development Plan approval prior to proceeding to Planning Commission.

All projects over one acre of disturbance 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

Citizens and Government Working Together

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

WORCESTER COUNTY GOVERNMENT CENTER 1 WEST MARKET STREET, ROOM 1306 SNOW HILL, MARYLAND 21863
TEL: 410-632-1220 FAX: 410-632-2012



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: January 1, 2024

TO: Applicant

FROM: David M. Bradford, Deputy Director

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 Deputy Director, David Bradford, at (410) 632-1220, ext. 1143.

RE: 6/11/25 TRC Transmittal - WO27 Solar

From Jeffrey Fritts <JFritts@mdot.maryland.gov>

Date Mon 5/19/2025 3:35 PM

To Benjamin M. Zito <bmzito@worcestermid.gov>; Kristen Tremblay <ktremblay@worcestermid.gov>; Brian M. Soper <bmsoper@worcestermid.gov>; Cathy Zirkle <czirkle@worcestermid.gov>; Chris Clasing <cclasing@co.worcester.md.us>; Dallas Baker <dbaker@co.worcester.md.us>; Daniel Wilson <DWilson12@mdot.maryland.gov>; David M. Bradford <dbradford@worcestermid.gov>; David Mathers <dmathers@worcestermid.gov>; Gary Serman <gserman@co.worcester.md.us>; Gary R. Pusey <grpusey@worcestermid.gov>; Jennifer Keener <jkkeener@worcestermid.gov>; Jessica Wilson <jwilson@co.worcester.md.us>; Joy Birch <jbirch@worcestermid.gov>; Kevin Lynch <klynch@co.worcester.md.us>; Laurie Bew <lbew@worcestermid.gov>; Lisa Lawrence <llawrence@co.worcester.md.us>; Mmknights@comcast.net <Mmknights@comcast.net>; Matt Owens <mowens@worcestermid.gov>; Matthew Laick <mllaick@worcestermid.gov>

Ben,

WO27 Solar will have no negative impact to the state roadways. No comments.

Thanks,



Jeff Fritts
Access Management
Regional Engineer
410.677.4039 **office**
443.397.5063 **mobile**
Jfritts@mdot.maryland.gov
Maryland Department of Transportation
660 West Road, Salisbury, MD 21801

From: Benjamin M. Zito <bmzito@worcestermid.gov>

Sent: Monday, May 19, 2025 8:13 AM

To: Kristen Tremblay <ktremblay@worcestermid.gov>; Brian M. Soper <bmsoper@worcestermid.gov>; Cathy Zirkle <czirkle@worcestermid.gov>; Chris Clasing <cclasing@co.worcester.md.us>; Dallas Baker <dbaker@co.worcester.md.us>; Daniel Wilson <DWilson12@mdot.maryland.gov>; David M. Bradford <dbradford@worcestermid.gov>; David Mathers <dmathers@worcestermid.gov>; Gary Serman <gserman@co.worcester.md.us>; Gary R. Pusey <grpusey@worcestermid.gov>; Jeffrey Fritts <JFritts@mdot.maryland.gov>; Jennifer Keener <jkkeener@worcestermid.gov>; Jessica Wilson <jwilson@co.worcester.md.us>; Joy Birch <jbirch@worcestermid.gov>; Kevin Lynch <klynch@co.worcester.md.us>; Laurie Bew <lbew@worcestermid.gov>; Lisa Lawrence <llawrence@co.worcester.md.us>; Mmknights@comcast.net; Matt Owens <mowens@worcestermid.gov>; Matthew Laick <mllaick@worcestermid.gov>; Paul Miller <pmiller@worcestermid.gov>; Robert Korb Jr. <rkorb@worcestermid.gov>; Robert Mitchell <bmitchell@worcestermid.gov>; Stuart White <swhite@worcestermid.gov>; Tony Fascelli <tfascelli@co.worcester.md.us>; Kelly Henry

<khenry@worcestermd.gov>

Subject: 6/11/25 TRC Transmittal - WO27 Solar

Caution: Suspicious? Double-check! This email is from an external source. If something seems unusual, even from someone you know, verify directly. Report concerns to MDOTServiceDesk@mdot.maryland.gov or 410-768-7181.

All,

Please see the attached site plan and transmittal for the WO27 solar project that will be on the 6/11/25 TRC meeting. The project is adjacent to the WO60 solar project that is also on the agenda.

Hard copies have been sent out today as well.

Thank you,

Ben Zito

DRP Specialist III

Dept. of Development, Review and Permitting

Worcester County Government

One West Market Street, Room 1201

Snow Hill, MD 21863

(410) 632-1200, ext. 1134

bmzito@worcestermd.gov

TECHNICAL REVIEW COMMITTEE

DATE OF MEETING: June 11, 2025

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NEXT STEPS: For a Major Site Plan, please address all comments provided by the TRC and resubmit any changes as needed for the Planning Commission. If approved by the Planning Commission, final approval of the site plan will not be granted until all comments provided to the applicant by the TRC have been addressed on the site plan and any associated documents. Once the site plan and other documents have been adjusted, it will need to be resubmitted to the TRC for ‘final signature approval’ before building/zoning permits will be issued.

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No public easement, right-of-way or public improvement shall be accepted for dedication unless approved by the County Commissioners. Such approval shall not be given by the County Commissioners until any such easement, right-of-way or improvement complies with all the requirements set forth by the approving body, including such other requirements that the approving body might impose for public utilities, streets, roads, drainage, etc. All improvements accepted for dedication shall be depicted on an instrument to be recorded in the land records of Worcester County.

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

TO: Kristen M. Tremblay, AICP
Zoning Administrator
FROM: Christopher S. Clasing, P.E., Deputy Director
DATE: May 21, 2025
SUBJECT: TRC Meeting – June 2025 –Roads & Water/Wastewater Comments

1. WO27 – Solar Project 9251 Peerless Rd
 - a. Water and Wastewater Division has no comments as it is outside our water and wastewater service area.
 - b. A commercial entrance and bond will be required by the Roads Division for this project. Please add the commercial entrance detail to the plans.
2. WO60 – Solar Project 9223 Peerless Rd
 - a. No comments from DPW Roads and Water & Wastewater Divisions.
3. Snow Hill Property, LLC – 12004 Ocean Gateway
 - a. No comments from DPW Roads and Water & Wastewater Divisions.
4. Pocomoke Storage, LLC – 1757 Worcester Highway
 - a. No comments from DPW Roads and Water & Wastewater Divisions.
5. Lighthouse Business Park – 13203 Handy Lane
 - a. No comments from DPW Roads and Water & Wastewater Divisions.
6. Crepe Myrtle Court – MD707 Old Bridge Rd
 - a. Utility plans need to be submitted to Water and Wastewater office for further review.
 - b. Water and sewer profiles need to be added to the plans.
 - c. Sheet C-600, is missing building numbers and please include hatching for driveway/paved areas.
 - i. Please show a 10' Worcester County Utility Easement capturing the water/sewer mains, cleanouts, and meter pits. Please relocate any structures, bike racks, or street lights outside of this 10' utility easement.
 - d. No comments from the DPW Roads Division.

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



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
LIQUOR LICENSE DIVISION

ADMINISTRATIVE DIVISION
CUSTOMER SERVICE DIVISION
TECHNICAL SERVICES DIVISION

To: Ben Zito, DRP Specialist
From: Kelly Henry, Technical Services Division Manager
Date: May 23, 2025
Subject: Technical Review Committee – June 2025

WO27 – Major Site Plan Review – Large Solar Energy System – Peerless Road: A different street number will be assigned to the solar facility.

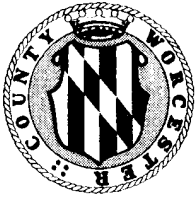
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Crepe Myrtle Court: The interior loop road will be named. The buildings and units will be addressed off this interior private lane / driveway. Please submit several names for consideration.



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@worcestermd.gov

Project: WO 60 Solar Energy System

Date: 6/11/2025

Tax Map: 8 Parcel: 6 Section: Lot: Block:

COMMENTS

1. Current Codes: 2021 International Building Code
2017 National Electric Code
2. Wind Design (assumed): 115 MPH risk category I; 123 MPH risk category II;
Exposure Category "C".
3. Soils report required at time of permit application, for foundation design.
4. Engineered sealed plans (Maryland) required for all systems and components.
Soils evaluation for pile / column foundation for embedment.
5. Special inspector (**third party engineer**) will be required for all piles / columns, systems and components during construction. Submit final certification and report of project prior to final inspection by building inspector. Third party inspections do not supersede required Worcester County inspections. Inspections are listed on the inspection list supplied with your approved plans.
6. Submit with the permit application the total number and size of solar panels to be installed.
7. Provide total wattage amount at time of application.
8. Please provide your design professional with a copy of these comments.

Additional information may be requested at the time of plan review.

Permit fee is by ft² of panels.



Worcester County

Department of Environmental Programs
Natural Resources Division

Memorandum

To: Worcester County Technical Review Committee

From: Joy S. Birch, Natural Resources Planner III (JB)

Subject: June 11, 2025 - Technical Review Committee Meeting

Date: May 21, 2025

- **WO60 Solar – Major Site Plan Review**

Proposed large solar energy system. Located at 9223 Peerless Road, Tax Map 8, Parcel 6, Tax District 01, A-1 Agricultural District, David & Crystal Baker, owner / TPE MD WO60, LLC, applicant / Kimley-Horn & Associates, Inc., 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 a June 11, 2025 Meeting

From: Environmental Programs Staff

Subject: **WO60 Solar – Major Site Plan**
Tax Map: 8, Parcel: 6

Date: June 4, 2025

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 \$150 fee for any Technical Review Committee projects submitted on private water & sewer. This fee will need to be submitted prior to Signature Approval being given on this project.
2. This project is located within a Priority Preservation Area (PPA) as well as the Bishopville-Showell Rural Legacy Area (RLA).

Citizens and Government Working Together



GOVERNMENT CENTER

ONE WEST MARKET STREET, ROOM 1302

SNOW HILL, MARYLAND 21863-1294

TEL: 410-632-5666

FAX: 410-632-5664

TECHNICAL REVIEW COMMITTEE COMMENTS

PROJECT: **WO60 Solar**

TRC #: **20250223**

LOCATION: **9223 Peerless Road – Bishopville, Maryland 21851**

CONTACT: **TPE MD WO60, LLC**

MEETING DATE: **June 11, 2025**

COMMENTS BY: **Robert Korb, Jr.**

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:

Proposed utility scale solar array project.

Specific Comments:

1. Provide a Knox Box furnished by the Showell Volunteer Fire Department at the entrance to the project.
2. Upon completion of the project, provide awareness training to the Showell Volunteer Fire Department on site specific safety details.




Worcester County

Department of Environmental Programs
Natural Resources Division

Memorandum

To: Technical Review Committee

From: David Mathers, Natural Resources Planner IV 

Subject: Forest Conservation & Stormwater Management Review

Date: June 4, 2025

Date of Meeting: June 11, 2025

Project: WO60 Solar

Location: 9223 Peerless Road; Tax Map: 8; Parcel: 6

Owner/Developer: David & Crystal Baker

Engineer: Kimley-Horn & Associates, Inc.

This project is exempt from the Worcester County Forest Conservation Law. In accordance with House Bill 723, as of July 1, 2024, solar photovoltaic facilities are exempt from the County's Forest Conservation Law provided there is no cutting or clearing of forest, and provided that all forested area cut or cleared is replaced at a ratio of one acre planted for each one acre removed, or, is replaced at a ratio of one half acre planted for each one acre removed in a priority funding area. Furthermore, any future approval of this land for a regulated activity shall be subject to the County's Forest Conservation Law.

The Forest Conservation statement above shall be included in the plans for this project.

This project is subject to the Worcester County Stormwater Ordinance. The project has obtained Stormwater Concept Plan approval. This project will need Stormwater Development Plan approval prior to proceeding to Planning Commission.

All projects over one acre of disturbance 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

Citizens and Government Working Together

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

WORCESTER COUNTY GOVERNMENT CENTER 1 WEST MARKET STREET, ROOM 1306 SNOW HILL, MARYLAND 21863
TEL: 410-632-1220 FAX: 410-632-2012



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: January 1, 2024

TO: Applicant

FROM: David M. Bradford, Deputy Director

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 Deputy Director, David Bradford, at (410) 632-1220, ext. 1143.

RE: 6/11/25 TRC Transmittal - WO60 Solar

From Jeffrey Fritts <JFritts@mdot.maryland.gov>

Date Mon 5/19/2025 3:33 PM

To Benjamin M. Zito <bmzito@worcestermid.gov>; Kristen Tremblay <ktremblay@worcestermid.gov>; Brian M. Soper <bmsoper@worcestermid.gov>; Cathy Zirkle <czirkle@worcestermid.gov>; Chris Clasing <cclasing@co.worcester.md.us>; Dallas Baker <dbaker@co.worcester.md.us>; Daniel Wilson <DWilson12@mdot.maryland.gov>; David M. Bradford <dbradford@worcestermid.gov>; David Mathers <dmathers@worcestermid.gov>; Gary Serman <gserman@co.worcester.md.us>; Gary R. Pusey <grpusey@worcestermid.gov>; Jennifer Keener <jkkeener@worcestermid.gov>; Jessica Wilson <jwilson@co.worcester.md.us>; Joy Birch <jbirch@worcestermid.gov>; Kevin Lynch <klynch@co.worcester.md.us>; Laurie Bew <lbew@worcestermid.gov>; Lisa Lawrence <llawrence@co.worcester.md.us>; Mmknights@comcast.net <Mmknights@comcast.net>; Matt Owens <mowens@worcestermid.gov>; Matthew Laick <mllaick@worcestermid.gov>

Ben,

WO60 Solar will have no negative impact to the state roadways. No comments.

Thanks,



Jeff Fritts
Access Management
Regional Engineer
410.677.4039 **office**
443.397.5063 **mobile**
Jfritts@mdot.maryland.gov
Maryland Department of Transportation
660 West Road, Salisbury, MD 21801

From: Benjamin M. Zito <bmzito@worcestermid.gov>

Sent: Monday, May 19, 2025 8:13 AM

To: Kristen Tremblay <ktremblay@worcestermid.gov>; Brian M. Soper <bmsoper@worcestermid.gov>; Cathy Zirkle <czirkle@worcestermid.gov>; Chris Clasing <cclasing@co.worcester.md.us>; Dallas Baker <dbaker@co.worcester.md.us>; Daniel Wilson <DWilson12@mdot.maryland.gov>; David M. Bradford <dbradford@worcestermid.gov>; David Mathers <dmathers@worcestermid.gov>; Gary Serman <gserman@co.worcester.md.us>; Gary R. Pusey <grpusey@worcestermid.gov>; Jeffrey Fritts <JFritts@mdot.maryland.gov>; Jennifer Keener <jkkeener@worcestermid.gov>; Jessica Wilson <jwilson@co.worcester.md.us>; Joy Birch <jbirch@worcestermid.gov>; Kevin Lynch <klynch@co.worcester.md.us>; Laurie Bew <lbew@worcestermid.gov>; Lisa Lawrence <llawrence@co.worcester.md.us>; Mmknights@comcast.net; Matt Owens <mowens@worcestermid.gov>; Matthew Laick <mllaick@worcestermid.gov>; Paul Miller <pmiller@worcestermid.gov>; Robert Korb Jr. <rkorbb@worcestermid.gov>; Robert Mitchell <bmmitchell@worcestermid.gov>; Stuart White <swhite@worcestermid.gov>; Tony Fascelli <tfascelli@co.worcester.md.us>; Kelly Henry

<khenry@worcestermd.gov>

Subject: 6/11/25 TRC Transmittal - WO60 Solar

Caution: Suspicious? Double-check! This email is from an external source. If something seems unusual, even from someone you know, verify directly. Report concerns to MDOTServiceDesk@mdot.maryland.gov or 410-768-7181.

All,

Please see the attached site plan and transmittal for the WO60 solar project that will be on the 6/11/25 TRC meeting. The project is adjacent to the WO27 solar project that is also on the agenda.

Hard copies have been sent out today as well.

Thank you,

Ben Zito

DRP Specialist III

Dept. of Development, Review and Permitting

Worcester County Government

One West Market Street, Room 1201

Snow Hill, MD 21863

(410) 632-1200, ext. 1134

bmzito@worcestermd.gov

TECHNICAL REVIEW COMMITTEE

DATE OF MEETING: June 11, 2025

PROJECT: Snow Hill Property, LLC

APPLICANT(S) IN ATTENDANCE:

TRC MEMBERS IN ATTENDANCE:

_____ Tremblay, Zoning Administrator
_____ Zito, DRP Specialist III
_____ Miller, Building Plans Reviewer III
_____ Mitchell, Environmental Programs
_____ White, Environmental Programs
_____ Soper, Environmental Programs
_____ Birch, Environmental Programs
_____ Mathers, Environmental Programs
_____ Owens, Fire Marshal
_____ Korb, Deputy Fire Marshal
_____ Lynch, County Roads
_____ Berdan, County Roads
_____ Wilson, State Highway Admin.
_____ Fritts, State Highway Admin.
_____ Clasing, W & WW, DPW
_____ Knight, Planning Commission Rep.



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

June 11, 2025

Snow Hill Property, LLC – Minor Site Plan Review

Proposed mosque and parking spaces. Located at 12004 Ocean Gateway, Ocean City, MD 21842. Tax Map 26, Parcel 130, Tax District 10, C-2 General Commercial District. Snow Hill Property, LLC, owner / Frank Lynch Jr., engineer/surveyor.

Prepared by: Ben Zito, DRP Specialist

Contact: bmzito@worcestermd.gov or (410) 632-1200 x1134

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 \$350 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:

§ZS1-210	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 Areas
§ZS1-321	Off Street Loading Spaces
§ZS1-322	Landscaping and Buffering Requirements
§ZS1-323	Exterior Lighting
§ZS1-324	Signs
§ZS1-325	Site Plan Review
§ZS1-326	Classification of Highways

1. Please add a note stating that the minimum lot width was reduced from 200 feet to 150 feet per BZA case #25-24.
2. Please label the total square footage of the proposed building on the site plan.
3. Please confirm all parking bumpers will be at least five inches high and five inches wide. §ZS1-320(f)(5). <https://ecode360.com/14021053>.
4. Each landscaped area must be readily accessible to a water supply. Unless xeriscaping plant material and technologies are employed, all landscaped areas shall provide an automatic irrigation systems with rain sensors. Drip irrigation systems are preferred. If an automatic system is not feasible, the Planning Commission at its discretion may approve an alternate watering system to maintain the plant material. §ZS1-322(b)(7). <https://ecode360.com/14021089>.
5. 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 for a nursery will be required to be provided at permit stage to accurately determine the bond amount. §ZS1-322(g). <https://ecode360.com/14021139>.

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 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 from the County Roads Division and/or 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.

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

NEXT STEPS: For a Minor Site Plan - Final approval of the site plan will not be granted until all comments provided to the applicant by the TRC have been addressed on the site plan and associated documents. Once the site plan and other documents have been adjusted, it will need to be resubmitted to the TRC for final signature approval before building/zoning permits will be issued.

The approval of the site plan or the installation of the improvements as required in this Title shall in no case serve to bind the County to accept such improvements for maintenance, repair or operation thereof. Acceptance of improvements shall be subject to applicable County or state regulations.

No public easement, right-of-way or public improvement shall be accepted for dedication unless approved by the County Commissioners. Such approval shall not be given by the County Commissioners until any such easement, right-of-way or improvement complies with all the requirements set forth by the approving body, including such other requirements that the approving body might impose for public utilities, streets, roads, drainage, etc. All improvements accepted for dedication shall be depicted on an instrument to be recorded in the land records of Worcester County.

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

TO: Kristen M. Tremblay, AICP
Zoning Administrator
FROM: Christopher S. Clasing, P.E., Deputy Director
DATE: May 21, 2025
SUBJECT: TRC Meeting – June 2025 –Roads & Water/Wastewater Comments

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



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
LIQUOR LICENSE DIVISION

ADMINISTRATIVE DIVISION
CUSTOMER SERVICE DIVISION
TECHNICAL SERVICES DIVISION

To: Ben Zito, DRP Specialist
From: Kelly Henry, Technical Services Division Manager
Date: May 23, 2025
Subject: Technical Review Committee – June 2025

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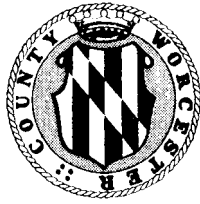
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Crepe Myrtle Court: The interior loop road will be named. The buildings and units will be addressed off this interior private lane / driveway. Please submit several names for consideration.



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: Mosque; 12004 Ocean Gateway

Date: 6/11/2025

Tax Map: 26 Parcel: 130 Section: _____ Lot: _____ Block: _____

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 the time of building permit application.
4. Compaction reports are 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 steel, concrete, masonry, wood, prepared fill, foundations, and structural observations. **These are required in addition to the required Worcester County inspections.**
8. Provide plan for the 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.
12. List on construction documents all deferred submittals.
13. Truss and other shop drawings will be required prior to installation.
14. Architect / Engineer to provide verification construction is in accordance with approved plans and specifications prior to final inspection.
15. Provide your design professional with a copy of these comments.

SITE SPECIFIC COMMENTS

1. Current Codes: 2021 International Building Code
2021 International Energy Conservation Code
2021 International Mechanical Code
2017 NEC
Maryland Accessibility Code (MAC)
2010 ADA Standards for Accessible Design
1. Wind Design: 126 MPH (assumed) Risk category II; 132 MPH (assumed) Risk category III; Exposure "C"
2. Complete sealed architectural, structural, mechanical, plumbing, and electrical plans are required.
3. Soils report submittal with permit application.
4. Provide an Energy Compliance Report and lighting plan.
5. Provide all details and specifications per 2010 ADA design standards and MAC (Maryland Accessibility Code).
6. Provide an ADA drinking fountain (hi/low).
7. Provide an accessible route from the parking lot to the building entry.
8. Provide an egress plan.
9. Second means of egress from second floor.
10. Egress doors to swing in direction of travel.
11. Automatic fire suppression system may be required.
12. Vertical accessibility may be required to the second floor.
13. Complete detailed air barrier design.

14. Building envelope performance verification by certified third party contractor.
15. Additional energy-efficiency credit requirements to be included with the submittal.
16. Permits required for all structures that are a change in use; modified or refurbished.

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 Planner III 

Subject: June 11, 2025 - Technical Review Committee Meeting

Date: May 21, 2025

- **Snow Hill Property, LLC – Minor Site Plan Review**

Proposed mosque and parking spaces. Located at 12004 Ocean Gateway, Tax Map 26, Parcel 130, Tax District 10, C-2 General Commercial District, Snow Hill Property, LLC, owner / Frank Lynch, JR., engineer/surveyor. 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 a June 11, 2025 Meeting

From: Environmental Programs Staff

Subject: Snow Hill Property, LLC – Minor Site Plan
Tax Map: 26, Parcel: 130

Date: June 4, 2025

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. Please provide a summary of the proposed use for the mosque, including number of prayer stations, hours, proposed events, etc.
2. What is the intended use for the existing dwelling?
3. Once the projected flows are determined, please include a flow chart on the site plan.
4. Plumbing permits will need to be obtained. Backflow device(s) will be required as part of the plumbing work in accordance with cross connection requirements.
5. Plumbing Code is the 2021 International Plumbing Code (IPC) Illustrated (National). The Gas Code is the 2021 International Fuel Gas Code (IFGC), for natural gas.
6. Septic permits will be required for septic tank replacement as needed.

Citizens and Government Working Together



GOVERNMENT CENTER

ONE WEST MARKET STREET, ROOM 1302

SNOW HILL, MARYLAND 21863-1294

TEL: 410-632-5666

FAX: 410-632-5664

TECHNICAL REVIEW COMMITTEE COMMENTS

PROJECT: **Mosque – Snow Hill Property LLC**

TRC #: **20250224**

LOCATION: **12004 Ocean Gateway – Ocean City, Maryland 21842**

CONTACT: **Frank G. Lynch, Jr.**

MEETING DATE: **June 11, 2025**

COMMENTS BY: **Robert Korb, Jr.**

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:

Proposed mosque and parking spaces.

Specific Comments:

1. A 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

To: Technical Review Committee

From: David Mathers, Natural Resources Planner IV 

Subject: Forest Conservation & Stormwater Management Review

Date: June 4, 2025

Date of Meeting: June 11, 2025

Project: Snow Hill Property, LLC

Location: 12004 Ocean Gateway, Tax Map: 26, Parcel: 130

Owner/Developer: Snow Hill Property, LLC

Surveyor: Frank G. Lynch, Jr. & Associates, Inc.

This project is subject to the Worcester County Forest Conservation Law. A Forest Conservation Application and fee have been submitted. A Forest Stand Delineation (FSD) has been submitted and approved. A Forest Conservation Plan (FCP) must be approved prior to this project receiving Signature Plan Approval.

The net tract area is 4.09 acres. There are 2.02 acres of forest within the net tract area. With an afforestation threshold of 15 percent and conservation threshold of 15 percent, the break-even point is 2.02 acres. Compliance with the Forest Conservation Law will be provided for with 2.02 acres of forest placed in a Forest Conservation easement.

This project is subject to the Worcester County Stormwater Ordinance. The project has obtained Stormwater Concept Plan approval. Stormwater Final Plan approval must be received prior to this project receiving Signature Plan Approval.

All projects over one acre of disturbance 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

Citizens and Government Working Together

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

WORCESTER COUNTY GOVERNMENT CENTER 1 WEST MARKET STREET, ROOM 1306 SNOW HILL, MARYLAND 21863
TEL: 410-632-1220 FAX: 410-632-2012



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: January 1, 2024

TO: Applicant

FROM: David M. Bradford, Deputy Director

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 Deputy Director, David Bradford, at (410) 632-1220, ext. 1143.

TECHNICAL REVIEW COMMITTEE

DATE OF MEETING: June 11, 2025

PROJECT: Pocomoke Storage, LLC

APPLICANT(S) IN ATTENDANCE:

TRC MEMBERS IN ATTENDANCE:

_____ Tremblay, Zoning Administrator
_____ Zito, DRP Specialist III
_____ Miller, Building Plans Reviewer III
_____ Mitchell, Environmental Programs
_____ White, Environmental Programs
_____ Soper, Environmental Programs
_____ Birch, Environmental Programs
_____ Mathers, Environmental Programs
_____ Owens, Fire Marshal
_____ Korb, Deputy Fire Marshal
_____ Lynch, County Roads
_____ Berdan, County Roads
_____ Wilson, State Highway Admin.
_____ Fritts, State Highway Admin.
_____ Clasing, W & WW, DPW
_____ Knight, 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

June 11, 2025

#### **Pocomoke Storage, LLC – Major Site Plan Review**

Proposed parking lot for RV and boat storage. Located at 1757 Worcester Highway, Pocomoke City, MD 21851, Tax Map 84, Parcel 59, Tax District 1, C-2 General Commercial District, Pocomoke Storage, LLC, owner and applicant/Wilkins-Noble, LLC, surveyor.

**Prepared by:** Ben Zito, DRP Specialist

**Contact:** [bmzito@worcestermd.gov](mailto:bmzito@worcestermd.gov) or (410) 632-1200 x1134

#### **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 \$350 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:

|          |                                             |
|----------|---------------------------------------------|
| §ZS1-210 | 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 Areas                    |
| §ZS1-321 | Off Street Loading Spaces                   |
| §ZS1-322 | Landscaping and Buffering Requirements      |
| §ZS1-323 | Exterior Lighting                           |
| §ZS1-324 | Signs                                       |
| §ZS1-325 | Site Plan Review                            |
| §ZS1-326 | Classification of Highways                  |

1. Please add the setbacks in the legend.
2. Please provide additional details on the proposed chain-link fence.
3. Please specify if you will be seeking a waiver from the Planning Commission for the gravel parking areas. All parking areas and vehicular travelways shall be constructed of materials that provide a hard and durable surface that precludes or limits particulate air pollution. Concrete, asphalt, tar and chip, brick, and interlocking paving blocks or stones, including those semi-pervious systems that retain space for vegetation, are acceptable paving materials. Other paving materials and systems, including gravel, stone, stone dust and crushed oyster or clam shells may be permitted by the Planning Commission where these parking areas are supplied and maintained with a binding agent to stabilize the surface and prevent dust. §ZS1-320(f)(1). <https://ecode360.com/14021049>
4. Please provide an interparcel connector to Tax Map 84, Parcel 314. The connector needs to be labeled on the site plan. §ZS1-319(c)(4). <https://ecode360.com/14021022>
5. Please provide a landscaping plan. §ZS1-322(c). <https://ecode360.com/14021092>.
6. Please provide a landscaped buffer along all adjoining properties. §ZS1-210(b)(4)(B). <https://ecode360.com/14019737>. The buffer shall be provided to diminish the visual and physical impacts of the use or structure, both on the site and from adjacent properties, and the landscaping may be a mix of trees, shrubs and other vegetation and of such density that the view, while not obscured, is diffused. §ZS1-322(e)(2). <https://ecode360.com/14021106>.
7. Please provide a landscaped buffer along US Route 113. §ZS1-322(e)(7). <https://ecode360.com/14021131>. The buffer shall be provided to diminish the visual and physical impacts of the use or structure, both on the site and from adjacent properties, and the landscaping may be a mix of trees, shrubs and other vegetation and of such density that the view, while not obscured, is diffused. §ZS1-322(e)(2). <https://ecode360.com/14021106>.

8. Please provide landscaped screening along Groton Road to ensure there is screening between the development and the residences on the other side of the road. §ZS1-322(e)(4)(B)(1). <https://ecode360.com/14021117>. The landscaped screening shall be thickly planted and of such species that it will provide a complete visual barrier and thus obscure the use or structure from sight from adjacent properties once the vegetation reaches maturity or within five years, whichever comes first. §ZS1-322(e)(1)(A). <https://ecode360.com/14021104>.
9. Each landscaped area must be readily accessible to a water supply. Unless xeriscaping plant material and technologies are employed, all landscaped areas shall provide an automatic irrigation systems with rain sensors. Drip irrigation systems are preferred. If an automatic system is not feasible, the Planning Commission at its discretion may approve an alternate watering system to maintain the plant material. §ZS1-322(b)(7). <https://ecode360.com/14021089>.
10. 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 for a nursery will be required to be provided at permit stage to accurately determine the bond amount. §ZS1-322(g). <https://ecode360.com/14021139>.
11. Please indicate if there is any proposed lighting. If so, please provide a lighting plan. §ZS1-323. <https://ecode360.com/14021144>.

**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 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 from the County Roads Division and/or 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.

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

**NEXT STEPS:** For a Major Site Plan, please address all comments provided by the TRC and resubmit any changes as needed for the Planning Commission. If approved by the Planning Commission, final approval of the site plan will not be granted until all comments provided to the applicant by the TRC have been addressed on the site plan and any associated documents. Once the site plan and other documents have been adjusted, it will need to be resubmitted to the TRC for ‘final signature approval’ before building/zoning permits will be issued.

The approval of the site plan or the installation of the improvements as required in this Title shall in no case serve to bind the County to accept such improvements for maintenance, repair or operation thereof. Acceptance of improvements shall be subject to applicable County or state regulations.

No public easement, right-of-way or public improvement shall be accepted for dedication unless approved by the County Commissioners. Such approval shall not be given by the County Commissioners until any such easement, right-of-way or improvement complies with all the requirements set forth by the approving body, including such other requirements that the approving body might impose for public utilities, streets, roads, drainage, etc. All improvements accepted for dedication shall be depicted on an instrument to be recorded in the land records of Worcester County.

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

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**TO:** Kristen M. Tremblay, AICP  
Zoning Administrator  
**FROM:** Christopher S. Clasing, P.E., Deputy Director  
**DATE:** May 21, 2025  
**SUBJECT:** TRC Meeting – June 2025 –Roads & Water/Wastewater Comments

---

1. WO27 – Solar Project 9251 Peerless Rd
  - a. Water and Wastewater Division has no comments as it is outside our water and wastewater service area.
  - b. A commercial entrance and bond will be required by the Roads Division for this project. Please add the commercial entrance detail to the plans.
2. WO60 – Solar Project 9223 Peerless Rd
  - a. No comments from DPW Roads and Water & Wastewater Divisions.
3. Snow Hill Property, LLC – 12004 Ocean Gateway
  - a. No comments from DPW Roads and Water & Wastewater Divisions.
4. Pocomoke Storage, LLC – 1757 Worcester Highway
  - a. No comments from DPW Roads and Water & Wastewater Divisions.
5. Lighthouse Business Park – 13203 Handy Lane
  - a. No comments from DPW Roads and Water & Wastewater Divisions.
6. Crepe Myrtle Court – MD707 Old Bridge Rd
  - a. Utility plans need to be submitted to Water and Wastewater office for further review.
  - b. Water and sewer profiles need to be added to the plans.
  - c. Sheet C-600, is missing building numbers and please include hatching for driveway/paved areas.
    - i. Please show a 10' Worcester County Utility Easement capturing the water/sewer mains, cleanouts, and meter pits. Please relocate any structures, bike racks, or street lights outside of this 10' utility easement.
  - d. No comments from the DPW Roads Division.

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



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  
LIQUOR LICENSE DIVISION

ADMINISTRATIVE DIVISION  
CUSTOMER SERVICE DIVISION  
TECHNICAL SERVICES DIVISION

To: Ben Zito, DRP Specialist  
From: Kelly Henry, Technical Services Division Manager  
Date: May 23, 2025  
Subject: Technical Review Committee – June 2025

\*\*\*\*\*

WO27 – Major Site Plan Review – Large Solar Energy System – Peerless Road: A different street number will be assigned to the solar facility.

WO60 – Major Site Plan Review - Large Solar Energy System - Peerless Road: A different street number will be assigned to the solar facility.

Snow Hill Property, LLC – Mosque: 12004 Ocean Gateway is not a current address. The address assigned to the Dog-tel Hotel is 12006 Ocean Gateway. Will need to discuss matter with staff regarding the future status of the existing dwelling prior to making a final decision on address assignment for the mosque.

Pocomoke Storage, LLC – RV and Boat Storage: The address assignment will be off Groton Road, not Worcester Highway due to the location of the driveway access to the public road.

Lighthouse Business Park – Building No. 9: This complex has already been addressed. This is Building “I” – Units 1-7.

Crepe Myrtle Court: The interior loop road will be named. The buildings and units will be addressed off this interior private lane / driveway. Please submit several names for consideration.



## 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 Planner III 

**Subject:** June 11, 2025 - Technical Review Committee Meeting

**Date:** May 21, 2025

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- **Pocomoke Storage, LLC – Major Site Plan Review**

Proposed parking lot for RV and boat storage. Located at 1757 Worcester Highway, Tax Map 84, Parcel 50, Tax District 10, C-2 General Commercial District, Pocomoke Storage, LLC, owner and applicant / Wilkins-Noble, LLC, surveyor/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

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**To:** Technical Review Committee (TRC) for a June 11, 2025 Meeting

**From:** Environmental Programs Staff

**Subject:** Pocomoke Storage – Major Site Plan  
Tax Map: 84, Parcel: 59

**Date:** June 4, 2025

---

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. Please verify a five-foot separation from the driveway to the septic system.
2. The wells to be abandoned and sealed must be completed by a licensed well driller. The septic tanks to be abandoned must be pumped, crushed and filled. Abandonment reports will be required prior to licensing.
3. Environmental Programs requires a \$150 fee for any Technical Review Committee projects submitted on private water & sewer. This fee will need to be submitted prior to Signature Approval being given on this project.

**Citizens and Government Working Together**



GOVERNMENT CENTER

ONE WEST MARKET STREET, ROOM 1302

SNOW HILL, MARYLAND 21863-1294

TEL: 410-632-5666

FAX: 410-632-5664

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## TECHNICAL REVIEW COMMITTEE COMMENTS

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PROJECT: **Pocomoke Storage LLC**  
LOCATION: **1757 Worcester Highway – Pocomoke, Maryland 21851**  
CONTACT: **Pocomoke Storage LLC**  
MEETING DATE: **June 11, 2025**

TRC #: **20250225**  
COMMENTS BY: **Robert Korb, Jr.**  
**Chief Deputy 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:**

Proposed parking lot for RV and Boat Storage.

### **Specific Comments:**

1. No 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 IV 

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

**Date:** June 4, 2025

**Date of Meeting:** June 11, 2025

**Project:** Pocomoke Storage, LLC

**Location:** 1747 Worcester Hwy, Tax Map: 84, Parcel: 59

**Owner/Developer:** Pocomoke Storage, LLC

**Surveyor:** Wilkins-Noble, 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 (FSD) has been submitted and approved. A Forest Conservation Plan (FCP) must be approved prior to this project proceeding to Planning Commission.

The net tract area is 12.07 acres. There are 7.1 acres of forest within the net tract area, of which 0.7 acres will be cleared. With an afforestation threshold of 15 percent and conservation threshold of 15 percent, the break-even point is 2.87 acres. Compliance with the Forest Conservation Law will be met by providing 2.35 acres on-site forest retention and 1.04 acres off-site forest retention.

**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 proceeding to Planning Commission.

All projects over one acre of disturbance 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

**Citizens and Government Working Together**

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**

WORCESTER COUNTY GOVERNMENT CENTER 1 WEST MARKET STREET, ROOM 1306 SNOW HILL, MARYLAND 21863  
TEL: 410-632-1220 FAX: 410-632-2012



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

## MEMORANDUM

DATE: January 1, 2024

TO: Applicant

FROM: David M. Bradford, Deputy Director

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 Deputy Director, David Bradford, at (410) 632-1220, ext. 1143.

---

**RE: 6/11/25 TRC Transmittal - Pocomoke Storage, LLC**

---

**From** Jeffrey Fritts <JFritts@mdot.maryland.gov>

**Date** Wed 5/21/2025 10:48 AM

**To** Benjamin M. Zito <bmzito@worcestermid.gov>; Kristen Tremblay <ktremblay@worcestermid.gov>; Brian M. Soper <bmsoper@worcestermid.gov>; Cathy Zirkle <czirkle@worcestermid.gov>; Chris Clasing <cclasing@co.worcester.md.us>; Dallas Baker <dbaker@co.worcester.md.us>; Daniel Wilson <DWilson12@mdot.maryland.gov>; David M. Bradford <dbradford@worcestermid.gov>; David Mathers <dmathers@worcestermid.gov>; Gary Serman <gserman@co.worcester.md.us>; Gary R. Pusey <grpusey@worcestermid.gov>; Jennifer Keener <jkkeener@worcestermid.gov>; Jessica Wilson <jwilson@co.worcester.md.us>; Joy Birch <jbirch@worcestermid.gov>; Kevin Lynch <klynch@co.worcester.md.us>; Laurie Bew <lbew@worcestermid.gov>; Lisa Lawrence <llawrence@co.worcester.md.us>; Mmknight@comcast.net <Mmknight@comcast.net>; Matt Owens <mowens@worcestermid.gov>; Matthew Laick <mllaick@worcestermid.gov>

Ben,

Access shown on plan sheet shows access meets SHA corner clearance standards. SHA would need to be contacted if site plans change and for any reason access relocates closer to US 113.

Thanks,



**Jeff Fritts**  
Access Management  
Regional Engineer  
410.677.4039 **office**  
443.397.5063 **mobile**  
[Jfritts@mdot.maryland.gov](mailto:Jfritts@mdot.maryland.gov)  
**Maryland Department of Transportation**  
660 West Road, Salisbury, MD 21801

---

**From:** Benjamin M. Zito <bmzito@worcestermid.gov>

**Sent:** Monday, May 19, 2025 8:14 AM

**To:** Kristen Tremblay <ktremblay@worcestermid.gov>; Brian M. Soper <bmsoper@worcestermid.gov>; Cathy Zirkle <czirkle@worcestermid.gov>; Chris Clasing <cclasing@co.worcester.md.us>; Dallas Baker <dbaker@co.worcester.md.us>; Daniel Wilson <DWilson12@mdot.maryland.gov>; David M. Bradford <dbradford@worcestermid.gov>; David Mathers <dmathers@worcestermid.gov>; Gary Serman <gserman@co.worcester.md.us>; Gary R. Pusey <grpusey@worcestermid.gov>; Jeffrey Fritts <JFritts@mdot.maryland.gov>; Jennifer Keener <jkkeener@worcestermid.gov>; Jessica Wilson <jwilson@co.worcester.md.us>; Joy Birch <jbirch@worcestermid.gov>; Kevin Lynch <klynch@co.worcester.md.us>; Laurie Bew <lbew@worcestermid.gov>; Lisa Lawrence <llawrence@co.worcester.md.us>; Mmknight@comcast.net; Matt Owens <mowens@worcestermid.gov>; Matthew Laick <mllaick@worcestermid.gov>; Paul Miller <pmiller@worcestermid.gov>; Robert Korb Jr. <rkorb@worcestermid.gov>; Robert Mitchell <bmitchell@worcestermid.gov>; Stuart White <swhite@worcestermid.gov>; Tony Fascelli <tfascelli@co.worcester.md.us>; Kelly Henry

<khenry@worcestermd.gov>

**Subject:** 6/11/25 TRC Transmittal - Pocomoke Storage, LLC

**Caution:** Suspicious? Double-check! This email is from an external source. If something seems unusual, even from someone you know, verify directly. Report concerns to [MDOTServiceDesk@mdot.maryland.gov](mailto:MDOTServiceDesk@mdot.maryland.gov) or 410-768-7181.

All,

Please see the attached transmittal and site plan for Pocomoke Storage, LLC that will be on the 6/11/25 TRC meeting.

Hard copies have been sent out today as well.

Thank you,

Ben Zito

DRP Specialist III

Dept. of Development, Review and Permitting

Worcester County Government

One West Market Street, Room 1201

Snow Hill, MD 21863

(410) 632-1200, ext. 1134

[bmzito@worcestermd.gov](mailto:bmzito@worcestermd.gov)