

**DORCHESTER COUNTY PLANNING COMMISSION
MINUTES – MAY 6, 2020**

The Dorchester County Planning Commission held their regular meeting on May 6, 2020 at 12:00 PM Via Conference Call. Members present were Robert Hanson, Chairman, Mary Losty, Ralph Lewis, Bill Giese, Laura Layton, Jerry Burroughs, Vice Chairman. Absent: Bill Windsor

Also present were Steve Ball, Director of Planning & Zoning, Brandon Vermillion, GIS Specialist, and Christopher Drummond, Attorney.

- **MINUTES:** Mary Losty motioned to approve the minutes from the previous meeting of March 4th, this was seconded by Jerry Burroughs and they were approved.

- **OLD BUSINESS:** N/A

- **NEW BUSINESS:**

- **Critical Area Administrative Variance Request – Case #AV-60.** Dawn and Edward Coulbourn owners for property located at 6245 Suicide Bridge Road. The request is to replace and expand an existing house and driveway within the Chesapeake Bay Critical Area 100' buffer area.

The applicant's representative, Mr. Steve Whitten, was sworn in. Steve Ball of staff presented an overview of the request. He noted that the proposed expansion will not encroach any further onto the 100ft tidewater buffer area. He also stated that the proposed expansion is not to exceed the 500 square foot limit, and that the proposed replacement structure maintains the same distance from the buffer area. Mr. Ball ended by noting that the Critical Area Commission has reviewed the project and they have no objections. The Critical Area Commission is requiring the implementation of a buffer management plan. Mr. Steve Whitten stated that the property was created prior to critical area law. He then noted that the proposed expansion and replacement will adhere to all critical area regulations.

Jerry Burroughs motioned to recommend approval of the request to the Planning Director, Mary Losty seconded the motion and it was

unanimously approved.

- **Water and Sewerage Plan Amendment – A request by Dorchester County Sanitary District to amend this plan to allow 14 lots currently on a shared septic system for the McKeil Point 1 shared facility on Cherry Point and Brooks road to connect to central sewer service treatment line and wastewater treatment plant.**

Steve Ball of staff presented an overview of the request. He stated that the Dorchester County Sanitary District plans on providing service to Mckeil Point residents within 2 years. Mr. Ball also noted that after completion the sewer is to be treated by the City Of Cambridge's waste water treatment facility. It was also stated that the Mckeil Point shared septic system is failing and discharging sewer water. He ended by recommending that the Planning Commission review this request. The Planning Commission discussed the issue of what is to be done with old infiltration ponds. The Commission moved to recommend approval of the project under the condition that the ponds are fenced in.

Laura Layton motioned to recommend support of the sewer water amendment, the motion was seconded by Mary Losty and it was unanimously recommended to the County Council for approval.

- **BOARD OF APPEALS CASES – Planning Commission review and advisory comments only to the Board of Appeals**
- **GAFIA, LLC Request for a variance to the front yard setbacks to allow renovation and expansion of a house and deck at 3289 Cemetery Road, Crapo, Maryland**

The applicant's representative, Mr. Steve Whitten, was sworn in. Steve Ball of staff presented an overview of the request. Steve Whitten noted that the property is very burdened by Critical Area regulation. Mr. Whitten explained that the proposed renovation sits in the same location as the current dwelling. It was then noted that the driveway will be accessed by Cemetery Road and the new structure will be built on pilings. Mr. Hansen suggested that the intersection be investigated to ensure proper road visibility from the stop sign.

The Planning Commission suggested that the intersection is investigated to ensure the view from the stop sign is not being obstructed.

They had no other comments.

- **Hubbard Solar. The project is located on the west side of Osborne Road and the east side of Maryland Route 392 and on the north side of Maryland Route 14 in the East New Market area of Dorchester County, Maryland**

Chairman Hansen of the Planning Commission and Steve Ball of staff gave a brief overview of the project. Hubbard's representative Mr. Finn McCabe, stated that the project adheres to all the county code for solar site construction. The Commission discussed the landscape buffer with Mr. McCabe. The Planning Commission recommended irrigation for the landscape buffer to ensure longevity. The commission then recommended to the board of appeals that they allow the 7ft fence. It was also noted that all of the neighbors should be contacted and notified about the project.

- **INFORMATION**

- **Update on the draft Comprehensive Plan process.**

Steve Ball of staff announced that he has completed the second round of edits and has provided them to the consultants to make the last changes. He then stated that he will have a final draft in about 2 weeks to present to the Planning Commission. Mr. Ball noted that the comprehensive plan will be put on the July 1st Planning commission Meeting.

No Additional Information was provided By the Planning Commission or by staff and the meeting adjourned at 1PM

Respectfully Submitted,

Brandon Vermillion

GIS Specialist

