

DORCHESTER COUNTY PLANNING COMMISSION

MINUTES – January 3, 2018

The Dorchester County Planning Commission held their regular meeting on January 3, 2018 at 12:00 pm in the County Office Building, Room 110 in Cambridge MD. Members present were: Laura Layton, Vice Chair, Bill Giese, Jerry Burroughs, Ralph Lewis and Mary Losty. Also present were Steve Dodd, Director, Rodney Banks, Deputy Director, Brian Soper, Critical Area Planner and Christopher Drummond, Attorney. Absent: Robert Hanson and Jeffrey King

Mrs. Layton called the meeting to order at 12:00 p.m.

Mrs. Layton asked for a motion to approve the minutes of December 6, 2017. Mr. Giese made a motion to approve the minutes and Ms. Losty seconded. The motion unanimously carried.

OLD BUSINESS

A. None

NEW BUSINESS

A. Critical Area Administrative Variance & Modified Buffer Area Request – Case #AV-39, Martienus and Deborah Boeren, owners, for property located at 2345 Hoopers Island Road, Fishing Creek, Maryland. Requesting an administrative variance and modified buffer approval to allow the replacement of an existing dwelling and a new deck and pool within the Chesapeake Bay Critical Area 100' Buffer.

Steve Whitten, applicant, 108 Dorchester Ave., Cambridge, MD and any other person who would be testifying in this case, were sworn in.

Mr. Soper advised that there is an Administrative Variance request for the front, Hoopers Island Rd. side of the property, and a modified buffer area request for the Honga River side.

Mr. Soper reviewed the Administrative Variance request. The property is zoned V – Village and the critical area overlay is LDA, Limited Development Area. The request is for replacement and expansion of a dwelling within the 100 ft. buffer. He reviewed the staff report. He advised that Charlotte Shearin, Critical Area Commission commented in an email dated December 18, 2017 that the Commission had no objection to the request as long as mitigation is performed. A buffer management plan will be required at the time of permit application.

Mr. Whitten briefly reviewed the site plan.

Mrs. Layton asked for a motion. Mr. Giese made a motion to send a favorable recommendation to the Director and Mr. Burroughs seconded. The motion unanimously carried.

Mr. Soper then reviewed the Staff Report for the Modified Buffer Area request. He advised that this is the first case under the new language in the Critical Area Ordinance, approved by the Critical Area Commission August, 2017, updating the Buffer Exempt Area into the Modified Buffer Area language. The request is for a pool with deck in the Modified Buffer Area.

Proposed disturbance will not be closer to shoreline than 88.8 ft. Current lot coverage is 1, 768 sq. ft. Proposed development will increase lot coverage by approximately 1,365 sq. ft. for a new total of approximately 3,133 sq. ft.

Mr. Soper reviewed an email dated December 18, 2017 from Charlotte Shearin, Critical Area Commission stating they have no objection to the request provided the lot is properly grandfathered and each of the Modified Buffer Area criteria can be met.

Mr. Soper read the Application of Ordinance Language (§68.26.C) to Facts, from the Staff Report. A buffer management plan will be required at the time of permit application.

Mrs. Layton asked for a motion. Mr. Burroughs made a motion to approve the request and Mr. Giese seconded. The motion unanimously carried.

B. Board of Appeals Cases – Review and recommendation.

Mr. Banks advised that there are no new cases for January. The January meeting will be a continuation of the Richfield utility scale solar project.

C. Comprehensive Plan Update

Mr. Soper advised that the request for proposal (RFP) due date was December 12th. Three proposals were received. Mr. Soper advised that a small evaluation team consisting of Mr. Hanson, Ms. Losty, Mr. Dodd, Mr. Soper, Anna Sierra, Director of Emergency Services and Cindy Smith, will review the bids. The team will be meeting after the Planning Commission meeting today. Bidders will be interviewed within the next several weeks. A third meeting will be held to review evaluations and possibly recommend the preferred bidder to the County Council at their February meeting.

INFORMATION

Mr. Giese asked if any progress had been made with the landscaping issues at the Bucktown solar project. Mr. Banks advised they recently met on site with several landscape architects. A plan will be put together and presented sometime in January to plant larger shrubs on site as well as fill in sparse areas. The planting would probably be done in the spring.

With no further business, Mr. Giese made a motion to adjourn and Ms. Losty seconded. The motion unanimously carried. The meeting was adjourned at 12:30 pm.

Respectfully submitted,

A handwritten signature in black ink, appearing to be "M. Giese", written over a horizontal line.