

Minutes

Walkersville Planning Commission Meeting

October 8, 2019

Commission Chairman Dick Brady called the meeting to order at 7:30 p.m. with members David Ennis, Mike Kuster, Russ Winch, Ray Santullo and Tom Gilbert present. Also present were Town Commissioner Mary Ann Brodie-Ennis, Town Engineer Shawn Burnett and Town Planner Susan Hauver. Member Tim Pollak was absent.

1. Minutes

Member Gilbert made a motion, seconded by Member Kuster, to approve the minutes of the August 27, 2019 meeting. The motion passed on a vote of 5-0-1 (Winch).

Member Winch made a motion, seconded by Member Santullo, to approve the minutes of the September 10, 2019 workshop as corrected. The motion passed on a vote of 6-0.

2. Site Plan: Lonza loop driveway and parking expansion

Planner Hauver reviewed the status of the site plan and staff and agency comments. She noted that the driveway conflicts with FEMA 100 year floodplain in a small area so the applicant is in the process of obtaining approval from the State.

The applicant was represented by Mr. Tom Murray of The Engineering Groupe. He noted that the adjoining residents use the second driveway to access the back of their lots that front on Biggs Ford Road. Therefore, he feels that adding a landscape buffer or fence might not be desirable to them.

Chairman Brady said that he checked out the houses most impacted by the headlights of vehicles leaving the site and noticed that accessory buildings block the view of the houses. Member Ennis said that the existing conditions might be the most desirable to the residents and he would rather not get into the middle of the situation by mandating an unwelcome change. He noted the need for water tight joints on all the pipes, an impervious lining in all stormwater management facilities and stormwater management easements. He noted the presence of a sewer easement on site that needs to be avoided. He noted minor corrections on Sheet 8 (sewer manhole), Note 21 (no County R.O.W.), and Note 38 (provide advance notice to the Town of any blasting). Mr. Brady asked about the plan for the existing gravel lot that is shown to be paved and wondered about the utilities to be re-located. Mr. Murray said that the utility re-location depends on whether the temporary office trailer in that location is to be removed.

Mr. Murray said that the next step would be to prepare the stormwater management easement documents. He noted that a fee payment is all that's left to get approval to disturb the FEMA floodplain.

Member Winch made a motion, seconded by Member Gilbert to approve the site plan as presented with the condition that all outstanding Town engineer comments are addressed to the satisfaction of staff. The motion passed on a vote of 6-0.

3. Site Improvement Plans: Rock Creek School

Planner Hauver presented staff notes and comments on the site improvement plans, noting the several rounds of reviews that had been conducted by staff, the Town engineer and County agencies.

The Rock Creek School team was represented by Brian Staiger and Adnan Mamoon of FCPS, Lisa Graditor of Linowes and Blocher, Kori Purdum Mattheis and Donna Rosano of Profitt and Associates, and Jason Fritz and Jim Barto of Adtek Engineers.

Chairman Brady asked that the design team address questions about storm drainage and the flatness of the site. Mr. Fritz presented the hydraulic sketch included in the most recent

submission. He acknowledged that a lot of storm water flows onto the site from other parts of town. The plans account for it.

Mr. Brady asked about plans to remove pavement markings on Frederick Street and Mr. Fritz said they would use whatever method was satisfactory to the Town engineer and public works staff.

Mr. Brady asked about the status of the plat to combine the two parcels on which the middle school currently sits. Ms. Hauver said that the plat will be recorded when all the easement documents are signed and recorded so that recording references can be added to the plat.

Mr. Gundars Osvalds, 108 Challedon Drive, noted his concern about the storm flow on site and the potential for flooding in Mill Run, Glade Village and Maryland Avenue. The pipes under the railroad tracks are inadequate and the buildup of sediment prevents water from flowing well through them. He reviewed storm data from the last two years and the reports of flooding from neighboring residents. He also mentioned concerns about the swale along Glade Village and the underlying gas line. He asked whether it was appropriate to have a school driveway within 6 to 8 feet of classrooms.

Mr. Brady noted that the applicants are not responsible for upstream conditions as long as they are not making the situation worse. He agreed that the water might have dug a hole causing water to back up in the railroad culverts.

Member Winch said that the applicants have proved that the proposed development would not increase the upstream and downstream issues. He felt that the issue of storm water flowing through the property would be better addressed by the Burgess and Commissioners.

Member Ennis asked Mr. Fritz to confirm that the project will not increase the inundation of the 100 year storm and will not affect upstream conditions. Mr. Fritz agreed. Mr. Ennis noted his concern about the flatness of the site and potential for ponding. He asked FCPS officials to comment on what they will do about the potential of dampness and mosquitoes onsite. He said that he was still not satisfied with the design with regard to this issue. Mr. Fritz noted the difficulties and the solution of a concrete culvert that was rejected by the Town.

Mr. Brady suggested the installation of a sump to pump lingering stormwater into the storm drains onsite. Mr. Gilbert concurred with the idea. The applicant agreed to consider it.

Ms. Lisa Graditor, representing the applicant, said that the applicant had tried to strike a balance on a difficult site and said they wanted to avoid project delays.

Mr. Ennis asked whether the water line on site would be public or private. The issue is currently being discussed by staff.

Mr. Staiger said that FCPS stands by their projects and will address any problems that crop up after construction.

Mr. Charles Eaves, 40 Georgetown Road, said that he has experienced flooding on his lot already and is concerned it will get worse. He complained about the site selection process and feels the school should locate on another site.

Mr. Lamar Estridge, Ports Circle, is concerned about flooding in the area of the existing culvert. He feels the applicant is "over-engineering" the design. He expressed concern about flooding during construction. Mr. Brady explained that sediment and erosion control devices need to be put in place.

Chairman Brady noted the number of pages of extensive staff, engineer and agency comments and the number of reviews that had been conducted since the plans were submitted in July. He said the town has not been dragging its feet on the project. He also said that they can't re-fight the site selection process.

Member Kuster said there were a lot of issues with the site plan and he continues to have reservations about the water on the property.

Mr. Jason Fritz, Adtek Engineers, offered on behalf of the applicants to provide a pump system to deal with standing water.

Member Ennis made a motion, seconded by Member Gilbert, to accept the applicants' proffer of the pump system and to grant conditional approval of the site improvement plans subject to satisfactory responses to outstanding comments and the addition of a pumping system to assure adequate drainage within three days after storm events. The motion passed on a vote of 6-0.

4. Announcements

Member Kuster re-iterated concerns about Frederick East Classical homeschool co-op that is meeting at the St. Paul's Lutheran Church across from his home. He said that there are about a total of 30 cars parked on site and on the street every Monday and Wednesday. He expressed concern about conflict with a funeral at Stauffer's Funeral Home and also about whether the school would expand in numbers of students or number of days that they meet.

There being no other business, the meeting was adjourned.

Respectfully submitted,

Susan J. Hauver