



GREATER SEVERNA PARK COUNCIL

General Meeting Minutes

www.gspc.org

October 11, 2016



General Meetings are held the 2nd Tuesday of the Month, except in November of election years when they are held on the 3rd Tuesday.

*Prior to the meeting, Attorney David Plott and Engineer Peter Loytka representing One Eighty Holdings LLC gave a small presentation about the former Work Force Housing site. They have requested an Administrative Hearing to allow an assisted living project to be placed on this site. Assisted care means there will be no independent living. The average age of each resident will be 83. They passed out samples of the interior. Modifications include the generator and trash that have been moved away from homes. They are asking for variances. The building is 4 stories with a maximum height of 35 feet with 50 foot setback. Although the building will be 43 feet, the proposed canopy will cause height difference. There will be a right in/out only entrance/exit from Ritchie Highway. The drainage is away from Chestnut Hill towards Church parking lot. There are 143 units that will be on a meal plan. Mary Vogglesteen was under the impression that these were going to be single family homes, but now it is an assisted care? Gary Koch owns property and has been looking at different options. Although this is an R2 zone, special exception is allowed in residential zones that are non-profit office buildings, assisted living facilities, residential hearing. **The special exception hearing is scheduled for October 27th at 9:30 a.m.** The Attorney David Plott will get back to President Maureen Carr York about the size of the staff and layout/square footage.*

After the meeting, President Maureen Carr York received the following responses:

What is the square footage of the dwelling units?

- *Studios: Average size = 450 SF*
- *1-bedrooms: Average size = 600 SF*
- *2-bedrooms: Average size = 800 SF*

What are the staffing levels?

- *Totally number of employees is projected to be 39.*
- *Maximum number of employees on site at one time is projected to be 22.*

How many elevators will be in the building?

- *Two.*

The Greater Severna Park Council General Meeting called to order by President Maureen Carr York at 7:40 p.m. Introductions included Sharon Wood, Olde Severna Park Improvement Association; Pat Daly, Constituent Services for the County Executive; Nancy Shall, County Executive's Office; Michael Peroutka, County Councilman; Dustin Ferris, new Cool Pond delegate; and Pat Lynch, Broadneck Council of Communities.

Secretary's Report (Holly Slack)

Motion to accept the minutes made by John Norville and seconded.

Motion passed unanimously.

Treasurer's Report (Steve Poland)

Account balances (as of 09/30/2016)

BB&T checking = \$ 4,077.36

SmithBarney money market = \$ 6,261.14

SmithBarney CDs (4) = \$ 20,000.00

President's Report: There are communities in arrears. She is trying to get in touch with them.

Speaker Presentation:

Director of the Anne Arundel County Department of Public Works, Chris Phipps, and Administrator for the Anne Arundel County Watershed Protection and Restoration Program, Erik Michelsen.

There are so many infrastructure issues because Anne Arundel County was rural up until the 1950s, but started getting built dramatically in 65 years. The environment was not prepared for this. Since water, sewer, storm drains are mostly underground, they are out of sight and out of mind to most citizens – until there is a problem. Storm drainage does not typically get a lot of attention, but the issues have mounted over decades. The biggest issue is addressing velocity of water running off, but the Bay water quality seems to have rebounded with water quality improvements. Since improving the algae there are not as many dead zones. Corrugated mineral pipes are a big problem and there hasn't been dedicated way to tackle this infrastructure replacement.

Stormwater Pond Retrofits: Existing facilities such as dry ponds, detention ponds, or infiltration basins that have failed will be rebuilt to optimize their pollution reduction capacity and provide an array of ecosystem benefits. Projects anticipated = 128; Projects completed = 60.

Stormwater Outfall Repairs: Eroded or failing stormwater outfall – locations where drainage systems discharge onto erosive soils – will be reconstructed into systems that can both safely convey high flows as well as provide water quality benefits and improved habitat. Projects anticipated = 75; Projects completed = 9.

Stream and Wetland Restoration: Stream erosion is the largest contributor of sediment and phosphorus to our local rivers, and our strategy to rehydrate valley bottoms through restoration will provide water quality, floodplain connection, and ecological benefits on a broad scale. Projects anticipated = 41; Projects completed = 7.

Grant Projects pending in the Severna Park Area for are FY15 Ben Oaks and Round Bay; FY17 is looking at a possible project in Berrywood.

Questions and Answers:

Can you find a way to not close down west Benfield? (Doug Nichols, Director of External Affairs, Shipley's Choice Homeowners Association.)

Shipley's Dam Removal was due to an enlarged wet area at the foot of the dam that was discovered in Feb of 2006. The County performed emergency corrective work to ensure public safety. Engineering determined long term repairs were not cost effective so removing the dam and restoring the site will assure public safety, protect property and improve water quality. They are hoping to finish Benfield around this time next year, but they don't want to remove dam before repairing the road. The road work, etc. will require closing West Benfield Road for some time.

Can we get remediation of Cool Pond from 30 years of sediment? (Dustin Ferris, Cool Pond)

Erik Michelsen: We are working closely with the Inspections Department to make sure there's as little sediment loss as possible. After SPHS is completed, they will go back and reevaluate. Even if it is dredging, it is a nice resource/habitat, so they want to be light in touch because trying too hard could worsen everything. They have committed to going back and evaluating after SPHS is complete. The AA Co Restoration Grant Program requires a non-profit fiscal agent. It has worked with Ben Oaks, Round Bay, Severn River, and the Alliance for Chesapeake Bay. It is administered through CBT www.cbtrust.org. They have awarded \$444,108 in year 1 and \$900,000 in year 2.

Where is the interaction with the development process? We like protection plans, but what about development? (Ben Roberts, Chartridge)

Erik Michelsen: DPW is not formally involved in Planning and Zoning. Sometimes they collaborate in an advisory capacity but nothing formal. Chartridge's recreation area was the designated stormwater management area, but at the time it was built they were also allowed to call it a rec area. It is actually designed to be muddy.

Why are new communities expected to maintain their own stormwater management? (Anonymous)

Erik Michelsen: That is more of an engineering question. New developments would have stormwater management where many preexisting properties are out. The jury is still out.

Kevin Lusby spoke last week and said stormwater management will be on HOA? (Amy Leahy, GSPC Board of Directors)

Chris Phipps: We are working out how to transfer the knowledge in sustainable feasible manner to HOAs so it is not so daunting.

What can we do as citizens to help the county understand they have to have accountability and responsibility to give this to the HOA, and the decisions they're making on how they will impact the future of the county? (Lisa Bender, Environmental Committee)

Chris Phipps: We are the fixes on the back end. We are invested in the problem but not part of the ideal solution.

If you are in an HOA that is responsible for stormwater, where can we go to maintain the stormwater pond that's part of our development? (Anonymous)

Erik Michelsen: I'll give you my contact information.

Why is maintaining the stormwater ditch in the community the owner's responsibility and not the county's? (Ben Roberts, Chartridge)

Chris Phipps: Funding. We haven't been allocated the funds in the budget to possibly do that. The idea was HOAs would be given sufficient knowledge but currently have not yet received it. They were hoping contracting firms would be out there to assist HOAs like snow plowing.

Contact Information:

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www.aarivers.org (where they are in project implementation; ideally updated on weekly basis; MS4 Permit Progress tracking).

Facebook: AA Watershed Protection and Restoration Program.

Chamber of Commerce (Nancy Greer)

The Golf Tournament was postponed to this Monday. The Holiday Trade Fair will have free flu shots.

Planning and Zoning (Art Timmons)

- The Severn Acres 6 lots becoming 16 lots: Modifications still pending.
- Marsh Landing at 412 Asbury Drive: No application yet. Berrywood plans to oppose.
- Robinson's Reserve: Modifications are still pending.
- 30 Wishing Rock Road. This is a Koch Homes project that wants to rezone a 12.84-acre wooded R-1 site to R-15. The site is surrounded by commercial and R-10 properties. Planning and Zoning wants to wait for the GDP Comprehensive Rezoning in a couple of years. GSPC Board supports that position.
- One Eighty Holdings LLC. This is the former Work Force Housing site that has requested an Administrative Hearing to allow an assisted living project to be placed on this site. See Item 6, Administrative Hearing Schedule above.
- Planning and Zoning hopes to introduce new Cluster Development Bill to County Council on October 17, 2016. This will be the result of 18 months' work by OPZ, GAN, and MBIA.
- With the Cluster Development issues winding down, the Growth Action Network, (GAN) met to discuss the next county-wide problem in which to get involved. We went in thinking it would be storm water management. We came out believing the private

ownership of storm water management is a more pressing issue and that is our next major effort.

- On Friday, October 14, 2016, speakers will discuss “The Unsustainable Spiral of Growth” presented by the Chesapeake Environmental Protection Association Forum from 7:00 PM to 9:00 PM at the AACC CULT building, Room 100. Admission is free. Development, fees, and taxes may not cover the cost of maintenance and replacement of our current infrastructure. Government often looks to new growth for revenues. New growth consumes our environment, clean water, animal habitat, forests and open space. New growth also burdens current residents with inadequate services, congested roads, and a deteriorating Quality of Life.
- County enters Forest Preservation Partnership with Chesapeake Bay Trust. The Cattail Commons site meets every criteria for this program. A similar use was even suggested, and turned down by the County. Sabrina Park, Phase 3 meets all but one. It would preserve 7 acres of existing forest, not 10, and would contain one or two homes on the 8-acre property. This could end 2 current Board of Appeals Hearings. The 1st Board of Appeals hearing for Cattail Commons is November 30.
- Reading the Watch List: Any item written in black is new to the watch list. When you see an item on the Watch List in Black that you want to follow, highlight that item and watch for it in Gray in the following Watch Lists until it works its way off the list. Except for the items you want to follow, read only the Black, or new items. There were 48 items on the late September Watch List. Only 9 are new.
- Looking at private ownership of former public facilities. People don’t know how their street needs to be repaved. Streetlights BG&E.
- Friday, Oct 14 speakers to discuss “unstainable spiral of growth”
- Would take developer money and put into forestation. Funding to prevent forested property from being torn down.
- Pat Lynch: at 4pm Ann Fligstone met with Chris Phipps and Erik Michelson. Steve Miller, president of deep creek villas, has been through horrors of HOA. Learning his responsibilities as HOA.
- Do not hesitate to call County Councilman Michael Peroutka with any concerns.

Airport Noise Committee (Linda Curry)

They had a meeting with Howard County about combining as one large group. BWI does not stand alone -- National is also affected. They are trying to get bigger so the FAA will meet with us. They are also making a Facebook page and drafting a petition to be signed. Linda will send the information once it is available.

Education Committee (Amy Leahy)

Amy had a meeting with Principal Bathras regarding the SPHS project. They will have crossing guards from Red Oak to Holland for students to cross Benfield. The school will move in to the new school over Christmas holiday/winter break. Dates to tour old high school and new school are not yet established. They will be recycling everything from the old school, such as lockers going to neighboring schools, etc.

SPHS Demolition Committee (George Foote and Carol Boudman)

- During the deconstruction process, the school will be done in sections. Evergreen will be incredibly congested with it being the only entrance. Stormwater runoff has already impacted Cool Pond. There will be no official bus loop until 2018. Buses will come in where cars are but circling around building and coming out at staff parking.
- The previous stadium was 40 feet from curb to back of grandstands. This one will be 43 feet. The playing field is 3-4 feet below street level, 14.5 feet from grand level to top of grandstand, with 14 ft tall bleachers. AstroTurf for fields will also serve as drainage and will help in water management. They are also putting AstroTurf on practice fields.
- They are trying to save the historic tree at the corner of the stadium. This should be easy to do, as there is a 40 ft distance between the tree and the stadium. It has aesthetic, historical value, and would be a shame to destroy.
- They don't want to restore the irrigation sprinklers on the fields that booster clubs invested in. If the boosters pay for installation, they said they will not support it, claiming it is an equity issue.
- They have agreed to plant Leeland Cyprus trees along the fence line in the buffer zone on the Erin Garth side.

Environmental Committee (Paul Spadaro)

The Magothy River water trail is complete. There are 1,000 brochures printed, which include trivia questions and a mileage chart specifically designed for Magothy River. He is finishing circumnavigation of the Magothy. There is a Beach cleanup on October 29 from 9am to noon at Beachwood Park. The presenter said the Bay is getting better, but the creeks are not getting better, and Paul has proof.

Police Community Relations (Cindi Mitchell)

There are 1700 thefts from autos to date, and 1500 from unlocked autos.

Cattail Creek Caucus (Cindi)

We are waiting for hearings and will begin the letter-writing campaign as the date nears.

Public Works (Dan Nataf and Erin O'Neill)

Erin O'Neill spoke with Hilary Gonzalez from SHA regarding the continuous water in the roadway on MD 648 (eastbound) between Hoyle Lane and Jones Station Road. After inspection, it was determined that there is a natural spring located between the property at 963 and 967 on B & A. She is sending the Glen Burnie Road Crew out and contacting the Department of the Environment. The Annapolis Maintenance shop will be out to the location in the next few weeks to remedy the situation. They will create a swale to direct the water from the natural spring down the road (towards Hoyle) into existing drainage.

ASPIRE Report (Maureen Carr York)

None.

Nominations Committee (John Norville)

Pres. Carr-York re-appointed Director John Norville to Chair the Nominations Committee (previously Approved by the Board. He will appoint two Committee Members.) Most incumbents are willing to be Candidates for re-election and we appreciate & thank them. This

October Report is the first call for additional Nominations, which will be repeated at the November & December meetings. Volunteers for Candidates should contact anyone on the Board of Directors, who will relay such to the Nominations Chairman. The final election will take place in December when Steve Poland will explain the electronic voting system. Directors and officers are expected to attend most Delegates meetings and monthly Board Meetings and chair one or more committees. GSPC needs more volunteers on all committees -- please see the President to volunteer.

New Business:

*Motion to have GSPC support the Planning and Zoning Committee in their effort to avoid spot zoning and comprehensive rezoning wherever possible. **Motion passed unanimously.***

Unfinished Business:

None.

Updates:

- Pat Daly: He was glad they had meeting last weekend about SPHS and the communication flowing. Citizens are very grateful to Pat for setting it up and pushing them to be there with us.
- Linda Curry: The 8 foot privacy fence promised by the Board of Education is scheduled for October 17. Linda thanked Pat again for getting everything together.
- Maureen Carr York: We are hopeful to get the Superintendent for the next meeting on Tuesday, November 15.

Meeting closed at 9:45 p.m.

Next Meetings

General: 11/15/2016 at Severna Park Library, 7:30pm

Board of Directors: 10/25/2016 at Severna Park Library, 7:30pm

Minutes respectfully submitted by Holly Slack.