Present: Paoletti, Amanda (CCP&Z), Harding, Aaron (CCDPW), Brown, Chris (CCSCD), Harmon, Lloyd (DEH) and Bakeoven, Jennifer (CCP&Z).

Absent: Di Giacomo, Tony (CCP&Z), Peoples, Rob (MDE), Graham, Daniel (Citizen’s Rep.), Cwiek, Philip (USCoE), Ouano, Jun (Delmarva Power), Carroll, Bill (SHA), Simpers, Charles (CCPS).

1. Royal Farms – Store #267, Conceptual Site Plan, Courtesy Review – Town of Perryville, Perryville Road, Frederick Ward Associates, Seventh Election District.

Gerry Powell and Daniel Blevins, Frederick Ward Associates, Jack Whisted, Royal Farms, Steve Feazell, Owner and Mark Healey, Traffic Concepts appeared and presented an overview of the project.

Mr. Harding, DPW, read the comments of the department:
1. The Department understands that the Town of Perryville will own and operate the sanitary sewer and water distribution systems.
2. The SWM plan for the proposed project must be designed in accordance with the current SWM Ordinance and will follow the concept, preliminary & final SWM plan approval process.
3. We request that the Town of Perryville not accept the preliminary plat for review until the concept & preliminary SWM plans have been approved and signed by all reviewing agencies. We further request that the same hold true for the final plat.
4. No infiltrative ESD practices should be proposed in C & D soils. Follow the MDE guidelines in Chapter 5 for practices acceptable in those soil types.
5. ESDv must be treated to the maximum extent practicable (MEP) before the use of a SWM pond for treatment.
6. The CCDPW will not approve the final SWM plans for this project until the Mass and Final E&S plans have been approved.
7. All stormwater management practices must have maintainable slopes; i.e. 3:1, if stabilized with vegetation; 2:1 slopes may be permitted dependent on the slope stabilization method used for long term maintenance.
8. The design review fees for this project must be provided at the time of first submittal.
9. The following standard notes and requirements apply to this plat and project: The details of these notes and requirements will be identified in the record but will not be read at this time. Those being:

9.1 The Final Plat Lot Grading Note and the Lot Grading Plan Construction Limits Note.
9.2 Requirements for Stormwater Inspection and Maintenance Agreements/Microscale Practice Declarations.

Notes and requirements identified for record:
1. The Final Plat must include the Lot Grading Plan standard note and the Lot Grading Plan must include the standard construction limits note.
2. An Inspection & Maintenance Agreement/Microscale Practice Declaration is required for the private SWM facilities.

Mr. Harmon, DEH, read the comments of the department:
A permit to demolish all existing structures is required. The applicant must inspect for asbestos and submit a Notice of Intent to Demolish to Maryland Department of the Environment’s Asbestos Division.

The existing well must be abandoned and sealed by a licensed well driller prior to site grading occurring. The existing septic tank must be pump and filled with earth.

Written confirmation of Water and sewer allocations must be received from the utilities prior to building permit approval. A Food Service Facility plan review approval letter from the Department of Health and Mental Hygiene must be received by the Health Department prior to building permit approval.

Mr. Brown, read the comments for CCSCD:
To date, Concept, Preliminary, nor Final Stormwater Management Plans have been submitted to the Cecil Soil Conservation District for review and/or approval. Please include Cecil Soil Conservation District in discussions with The Department of Public Works as to the requirements of the Stormwater Management Plans and submit plans accordingly.

Mrs. Paoletti provided the applicants with the comments from MDE:
1. Royal Farms – Store #267, Conceptual Site Plan – I did not find where the plan states the project intends to connect to the Town of Perryville’s public community water system. If connecting to the Town of Perryville’s public water system is the intent, a Water Appropriation and Use Permit Application is not required. If this is not the intent, notify me and I will provide further review.

Mrs. Paoletti, P&Z, read the comments of the department:
This development is proposed in the Town of Perryville. The Cecil County TAC, as a courtesy to the towns in the County, occasionally reviews site plans and subdivision proposals within the towns’ corporate limits.

The Office of Planning & Zoning’s comments and questions relating to this subdivision proposal are as follows:

- Town Zoning: C-2 (Highway Commercial)
- Site Data Note # 7 cites the above zoning classification, but not the 500’ Highway Corridor Overlay District – which is graphically depicted and labeled. Site Data Note # 9 cites required
setbacks – but does not specify if they relate to the C-2 or the Highway Corridor Overlay classification – or a combination thereof. It is recommended that that be clarified.

- It should be confirmed that the Town of Perryville’s Zoning Ordinance does not require that the zoning classification(s) of all adjacent properties to appear on Site Plans.

- Will any zoning changes be required? If so, then a note to that effect is recommended to be added to the Site Plan.

- Will any Special Exceptions or Variances be required? If so, then a note (or notes) to that effect is (are) recommended to be added to the Site Plan.

- It is recommended that careful consideration be given to having all exiting traffic headed onto NB MD 222 be routed through the Heather Lane access point, and through the signalized intersection. That would mean a right-in, right-out configuration only for the Perryville Road access point.

- If the configuration for the Perryville Road access point ultimately stands, then, unless there is an entrance directly across MD 222, then the current, middle, traffic flow graphic will need to be changed.

- The current, proposed configuration of the Perryville Road access point invites access, via a left turn, from NB MD 222. It is recommended that careful consideration be given to having all entering traffic from NB MD 222 access via the Heather lane access point, using the existing, dedicated, left turn lane at the MD 222 – Heather Lane signalized intersection.

- It should be confirmed that the location of the Perryville Road access point is sufficiently distant from the MD 222 – Heather Lane – Reservoir Road intersection, per SHA and / or Town regulations.

- It is recommended that consideration be given to locating the ADA parking spaces closest to the convenience store entrance.

- It is recommended that the Traffic Impact Study (TIS) be thoroughly reviewed by the Town and SHA, and any recommendations therein be approved and / or modified, prior to final Site plan approval by the Town.

- It is recommended that it be confirmed that the specifications of the proposed 25’ pylon sign are consistent with the Town’s Zoning Ordinance, Subdivision Regulations, and /or other pertinent regulations. Its location should also be checked so that sight distance from the Perryville Road access point is not impeded.

- It is recommended that a detailed Lighting Plan that meets all of the Towns regulations pertaining thereto, and emphasizes bike, pedestrian, and vehicular safety be approved prior to final Site Plan approval.

- If required by the Town’s Zoning Ordinance, Subdivision Regulations, and /or other pertinent regulations, it is recommended that a pedestrian – vehicular safety internal circulation plan,
with detailed information regarding usage of MUTCD signage, be approved prior to final Site plan approval.

- It is recommended that a Legend be added to explain the graphics that have been used, such as those for fire hydrants and apparent outdoor seating between the parking spaces and the convenience store structure.

- Are any crosswalks proposed across Perryville Road or Heather Lane?

- It is recommended that the Perryville Fire Company be afforded the opportunity to comment on the layout with respect to safety and emergency access, as well as the location of the fire hydrant.

- Apparently, there are not non-tidal wetland on site. (A 25’ buffer is recommended around any non-tidal wetlands, as shown. Permits are required from the (US Army) Corps of Engineers and MDE for any non-tidal wetland impacts or any stream crossings prior to recordation.)

- The habitats of any rare, threatened, and endangered species should be avoided.

- It should be confirmed that any landscaping proposed is consistent with the landscaping requirements of the Town’s Zoning Ordinance and/or Subdivision Regulations, especially with respect to street trees and any required bufferyards.

- It is recommended that no landscaping trees be planted within 20 feet of sewer laterals and cleanouts.

- It is recommended that the Landscape Plan ensure that the visibility of and access to the fire hydrant is not impeded by any vegetation or landscaping materials.

- It is recommended that the Landscape Plan be approved prior to final Site Plan approval.

- It is recommended that a Landscape Agreement be executed prior to final Site Plan approval or prior to recordation – whichever best fits the Town’s standard procedure.

- As of June, 2016, the Town of Perryville and Cecil County will have an “Assigning Obligations Under the Forest Conservation Act” Agreement in place. Again, it is recommended that the Town not approve the Site Plan until the Landscape Plan and FCP have been approved.

- It should be confirmed that all aspects of the proposed site design and layout are consistent with the Town’s Zoning Ordinance, Subdivision Regulations and Public Works Street Code.

- It should be confirmed that the number of parking spaces falls with the minimum and maximum established by the Town’s Zoning Ordinance and Subdivision Regulations.

- In conjunction with the bicycle lanes on Perryville Road, are any bike racks contemplated?
• It should be confirmed that all proposed building height, and/or FAR, if any, do not exceed
the maximum height established in the Town’s Zoning Ordinance or Subdivision Regulations
for the C-2 and/or Highway Overlay zones.

• Documentation of water allocation should be confirmed by the Town of Perryville prior to
final Site Plan approval.

• Documentation of sewer allocation/capacity should be confirmed by the Town of Perryville
prior to final Site Plan approval.

• It should be determined if Town’s Zoning Ordinance and/or Subdivision Regulations
requires that the names of the water and sewer service providers be cited on the Site Plan.

• It is recommended that the limits of street and sidewalk maintenance responsibility be clearly
delineated for the benefit of the applicant, the Town, and SHA.

• It is recommended that I-95 be identified on the Site Plan’s Vicinity Map.

• The Vicinity Map incorrectly labels Blythedale Road as MD 222, and incorrectly labels MD
222 as MD 275.

Mrs. Paoletti stated that there were no comments received from the Citizen’s Representative, Cecil
County Public Schools, State Highway Administration or the Fire Chief’s Representative.

Discussion ensued regarding the need for a demolition permit and the options available to the
applicant in regard to the Forest Retention requirements.

The May TAC meeting ended at 9:27 a.m.

Respectfully submitted,

Jennifer Bakeoven
Administrative Assistant
Office of Planning & Zoning