

**CECIL COUNTY COMPREHENSIVE PLAN CITIZEN OVERSIGHT COMMITTEE**  
**MEETING MINUTES**  
**20 May 2009**

**Present:** Bennett, John; Broomell, Diana; Buck, Walter; Butler, Eileen; Cairns, Ed; Clewer, Jeff; Colenda, Sarah; Denver, John; Derr, Dan; Doordan, B. Patrick; Duckett, Vernon; Edwards, Sandra; Folk, Patricia; Gell, Robert; Gilley, Paula; Hodge, Robert, Jackson, Ann; Kilby, Phyllis; Lane, Diane; Priapi, Vic; Polite, Dan; Pugh, Mike; Rossetti, Rupert; Stewart, Gary; Tapley, Donna; Thorne, Owen; Walbeck, Carl; Whiteman, Will; Wiggins, Kennard; Bayer, Michael – ERM; Graham, Clive – ERM; Sussman, Ben – ERM; Hoffman, Tony – Michael Baker Corp.; Di Giacomo, Tony; Sennstrom, Eric

**Absent:** Bolender, Brian; Bunnell, John; Day, Shawn; Deckard, Donna; Ellerton, Vaughan; Shaffer, Henry; Strause, Vicky; Smyser, Chuck; Snyder, Linda; Whitehurst, Dan

**Observers:** Hartman, Ron; Moore, Tari; Ulrich, Pat

**Call to Order:** Dr. Lane called the meeting to order at 6:10 p.m.

**Approval of Minutes:** Motion was made by Paula Gilley to approve the 15 April 2009 meeting minutes. Eileen Butler noted that the minutes needed to revise her comments to read that the COC should consider 3<sup>rd</sup> party management of open space in addition to HOA's. The purpose would be to have these groups manage these areas to preserve and enhance natural habitats. Dan Derr requested that the "as" be changed to "when" in the second to last paragraph on page 3. Motion and amendments to motion were seconded by Carl Walbeck. Bennett, Broomell, Buck, Butler, Cairns, Clewer, Colenda, Denver, Derr, Doordan, Edwards, Folk, Gell, Gilley, Hodge, Jackson, Kilby, Priapi, Polite, Pugh, Rossetti, Stewart, Tapley, Thorne, Walbeck, Whiteman, and Wiggins voted in favor of motion to approve as amended. Duckett voted in opposition as he did not receive the minutes. Motion carried.

**Old Business:** Dr. Lane shared the observations and comments she has received from the Planning Commission and the Chamber of Commerce with whom she has recently met. Both entities have expressed a desire to have more commercial and employment areas designated on the land use map. Both groups are concerned with quality of life issues and with maintaining a growth area of adequate size to discharge its intended function. The Chamber and the Planning Commission are appreciative of the dedication of the COC to its task and are impressed by the volume of work going into this endeavor. Dr. Lane continued that both groups felt that there needs to be flexibility in locating employment/commercial sites.

Dr. Lane reminded the COC that there is a great deal to be accomplished in the next three meetings. She stated that the draft map is a visual representation of the Plan and that the success of the map will depend on the COC's goals. The Committee needs to look at the draft goals prior to the next meeting. Michael Bayer is placing the goals into one document and will send it to each member on Friday.

Discussion ensued on the format for arranging the goals, the process to resolve differences, the method of surveying, and the use of any survey that might be undertaken of the COC members..

**New Business:** Clive Graham presented a brief summary as to how ERM will proceed with putting the text together once the goals are finalized. Mr. Graham also reviewed the evening's agenda and introduced the presenters, Ben Sussman from ERM and Tony Hoffman from Michael Baker Associates. Mr. Sussman will discuss the draft findings relative to the water resources element and Mr. Hoffman will present the transportation and traffic data findings.

Ben Sussman presented the implications and findings of the water resources impacts of the proposed map relative to water, wastewater, and stormwater. The full buildout of the concept map would result in 121,927 total housing units and 146,337 jobs. The questions to be answered are what infrastructure would be needed? Could we reasonably provide the infrastructure? Would we have problems? Do we think the problems could be solved? Does the plan have fatal flaws? What would the County need to do during the Comprehensive Plan to meet its needs? Mr. Sussman indicated that the draft land use map would result in 67% of equivalent dwelling units (EDU) being served by a public system at buildout rather than the 56% that would be served under current zoning. Additionally, the draft map would require an additional net demand of 9.8 mgd of water supply at buildout. He stated that additional sources for drinking water are groundwater on the Elk Neck peninsula and in the coastal plain aquifers, surface water appropriations from the Susquehanna River and surface impoundments, and other sources such as conservation and desalinization. The drinking water findings reveal that adequate drinking water exists or can be provided to support demand at buildout, that investment is needed in facilities and impoundments, rural wells in the south are likely to be sustainable, and rural wells in the north may not be sustainable due to difficulty accessing groundwater.

Mr. Sussman continued by presenting the implications and findings of the wastewater impacts of the draft maps. Under current zoning there would be a net demand for 14 mgd wastewater treatment capacity at buildout. Options available to the County to increase treatment capacity include nutrient trading, upgrading minor WWTPs, retire/connect minor WWTPs to ENR facilities, retire septic system/connect to ENR facilities, land application, effluent reuse, and tertiary treatment wetlands. The wastewater findings indicate that there is adequate WWTP capacity existing or that can be provided to support demand at buildout. There will be significant investment necessary in new/expanded WWTPs and land for spray irrigation and tertiary wetlands.

Mr. Sussman presented findings relative to nonpoint source nutrient loads concerning septic systems and stormwater. Requiring the installation of full denitrifying septic systems based on the draft concept plan map would result 271,536 pounds of nitrogen per year at buildout as compared to 274,236 pounds per year of nitrogen existing loading with minimal de-nitrification based on current zoning. The analysis reveals that with universal de-nitrification at buildout, septic systems can be accommodated without substantial water quality impacts. Stormwater analysis reveals that more concentrated development within the growth area can be more efficiently treated by SWM facilities. This concentrated development will also preserve forest/open space which in turn filter pollutants.

Mr. Sussman concluded by stating that the recommended major actions are, within the lifetime of the 2009 Comprehensive Plan, identify land and facilities necessary to meet water resources needs of the Plan, as well as funding mechanisms, work with MDE, MGS, DNR and other agencies to obtain detailed information about the County's hydrogeology particularly the Piedmont region, and to require denitrification for all new septic systems and to strongly pursue retrofit of or provision of sewer to all existing systems.

Tony Hoffman presented the transportation report. Mr. Hoffman indicated that the regional traffic model area includes Cecil, Kent, Queen Anne's and New Castle Counties and presented the 2005 base conditions as well as the planned improvements based on existing zoning and the required additional lane miles to maintain a LOS of D relative to the draft map and existing zoning. The draft map was also analyzed using a 15% transit component. In addition to the 73 miles of additional lanes recommended in current plans and studies, existing zoning would require 55 miles of additional lane mileage the draft map would require 63 additional lane miles, and the transit component would reduce the 63 lane miles to 58 additional lane miles. Discussion ensued regarding the location of jobs both within and without the County, the benefits of transit on lane mile improvements, TAZ loading, I-95 toll evasion, and cost of adding lanes.

**Adjournment:** Dr. Lane adjourned the meeting at 8:55 p.m.

**Next Meeting:** Wednesday, 27 May 2009, 6:00 p.m., Elk Room, County Administration Building

Respectfully Submitted:

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Eric S. Sennstrom, AICP  
Director – Planning & Zoning