

1 May 2, 2016



Talbot County Planning Commission
Final Decision Summary

Wednesday, February 3, 2016 at 9:00 a.m.

Bradley Meeting Room

11 N. Washington Street, Easton, Maryland

Attendance:

Commission Members:

- 12 William Boicourt, Chairman
- 13 John N. Fischer, Jr., Vice Chairman
- 14 Michael Sullivan
- 15 Paul Spies
- 16 Phillip “Chip” Councill

Staff:

- 20 Mary Kay Verdery, Planning Officer
- 21 Jeremy Rothwell, Planner I
- 22 Martin Sokolich, Senior Planner
- 23 Mike Mertaugh, Assistant County Engineer
- 24 Tony Kupersmith, Assistant County Attorney
- 25 Elisa Deflaux, Recording Secretary

1. **Call to Order**—Commissioner Boicourt called the meeting to order at 9:00 a.m.

2. **Decision Summary Review**—The Decision Summary will be reviewed at the next meeting.

3. Discussions Items

a. Concept Plan for Easton Hardscape and Landscape Supply

Barry Griffith, Lane Engineering, representing owner of Patuxent Company, along with Dave Kirschner owner, and Pamela Gardner, Architect and Jarret Beyer, Engineer, who will be working on the site. Mr. Griffith stated they were not asking for any approvals but wanted to present the concept plan. The property is a 2.8 acre site. It is located at Longwoods Road, Route 50 and the cutoff road just north of the Airport Road. This is a commercially developed site which has been vacant for some time. It is zoned commercial and it is also part of the Gateway Overlay District. The existing building is in disrepair, it has been evaluated and it was determined it is not cost effective to renovate that building. It is on septic and there is an existing system. Mr. Griffith stated they have worked with the Health Department to determine a new septic replacement area approved on the site. It has two existing entrances on Route 50 currently, but they propose to remove those and make the entrance solely off of Longwoods Road.

Mr. Griffith stated what they proposed is a building supply and lumberyard. This is a permitted use in both the Overlay and the base zoning district. There will be a new 60' x 40' building approximately 27 feet high to the ridgeline, approximately half the size of the existing building footprint. This building will be used for an office, storage and

55 maintenance of equipment. There is a weigh scale for weighing of materials coming
56 in and leaving the site. Mr. Griffith stated they are going to have to do environmental
57 site design retrofits for storm water management to improve runoff and make it
58 compliant with current regulations. They will meet parking requirements, though we
59 only envision two employees. Customers usually do not park there, they are loading
60 and unloading. We are allowed 80,000 square feet of impervious area on this site,
61 about 75%. What is being proposed is a modest increase of what is there now, about
62 38,350 square feet, only a 2,300 square foot increase and well below the maximum
63 permitted. The building is located approximately 85 feet from the Route 50 property
64 line and that complies with the Gateway requirement. Approximately one acre of this
65 site will be left in open space landscaping. There is about .37 acres of forest
66 conservation that is required. We can do this on site, but we know there have been
67 issues with forest conservation near the airport, so we will work with Planning and
68 Zoning for the best location. Mr. Griffith stated this property does not line up with the
69 runway. He stated that, with Mike Henry's assistance, this site was reviewed with the
70 FAA, and it was determined this would cause no hazard to air travel. They will work
71 with the State Highway Administration (SHA), he believes they will be happy to see
72 the two inadequate entrances go away and they will want an improved entrance along
73 Longwoods Road. Also they will have to work with SHA on the storm water review
74 because a good portion of the site drains to an SHA drain system at the bottom corner
75 and they do not want to exacerbate any problems that already exist. Mr. Griffith
76 presented some proposed pictures of what the property would look like from the
77 street, including the fencing.

78
79 Dave Kirschner, one of the owners and Operations Manager, stated Patuxent
80 Companies run a fleet of dump trucks throughout the state of Maryland. They are
81 looking to have a yard here. They have trucks on the Eastern Shore which are
82 stationed here. This would give them an opportunity to bring materials here and
83 maintain their vehicles. They have three locations on the western shore.

84
85 Pamela Gardner, Architect in Easton, stated the building they are proposing is an
86 uncomplicated building. Proposing to make it a metal building. The building will be
87 27 feet at the ridge, with the cupola being 37 feet. They are proposing to have metal
88 on the roof and on the walls, the color scheme would be primarily tan and some
89 vision panels to bring light into the building. As seen from Route 50 you would see a
90 symmetrical design, two garage doors and a pedestrian door. From the east side you
91 would just see the windows which would primarily be screened by landscape. At
92 2,400 square feet it is not a large building.

93
94 Commissioner Sullivan asked why was so much height is needed. Mr. Kirschner
95 stated because they were using part of the building for truck maintenance, the beds of
96 the truck go up very high and they needed that height for the truck repairs.

97
98 Commissioner Spies asked if this project require any special waivers. Mr. Rothwell
99 stated that when they came in for Pre-Application meeting it was thought they might
100 need one or more variances because of the Gateway requirements. But the design

101 being presented here take care of the setback hurdles. All major site plans are
102 required to have street trees every fifty feet. Depending on how the forest
103 conservation works out, maybe they will need a variance. Commissioner Boicourt
104 stated maybe the sidewalk may be discussed. At present he does not see the need, but
105 if the hospital is built out there he would want to have that contingency in advance.
106 Mr. Rothwell stated with a major site plan sidewalks are at the discretion of the
107 Planning Commission, could establish an easement in lieu of constructing the
108 sidewalk now.

109
110 Commissioner Boicourt stated screening is the primary issue. The high fence would
111 be potentially unattractive. A solid wall with the bins for the aggregate with the chain
112 link fence is more attractive to him. It does not look like a junk yard or a prison. The
113 major thing is the landscaping. The screening trees don't have to be high, they can be
114 low. Mr. Rothwell stated one of the intents of the Gateway for screening every fifty
115 feet is a boulevard feel. Do you want the boulevard feel or do you want the building
116 screened. Commissioner Boicourt stated he likes the breakup that was presented in
117 the renderings, don't totally screen it, street trees with a few low plantings.

118
119 Commissioner Spies asked would they have signage and where it would be located?
120 Mr. Griffith stated the regulations allowed a certain amount of signage and they
121 would be using appropriate signs, but that had not been determined yet.
122

123 **Commission Spies stated he was in support of it and felt the property would be**
124 **well used. Commissioner Sullivan approved of the change of the location of**
125 **ingress/egress. Commissioner Boicourt stated they looked forward to seeing**
126 **them in the future.**

127 128 **4. New Business**

- 129
130 a. Administrative Variance—Martin Saia and Crystal Saia, #SP568—29275
131 Dogwood View, Cordova, MD 21625, (map 10, grid 6, parcel 122, zoned
132 Agricultural Conservation), Chris Waters, Waters Professional Land Surveying,
133 Agent.

134
135 Commissioner Councill recused himself.

136
137 Mr. Rothwell presented the staff report of the applicant's request for Major Site
138 Plan approval to establish a masonry contracting business as a 'Cottage Industry'
139 as set forth in the Talbot County Code §190-39. This site plan also includes the
140 construction of a 60' x 40' (2,400 sq. ft.) three-bay pole barn for the purpose of
141 providing indoor storage of equipment associated with said masonry contracting
142 business. The applicant is also requesting a waiver of the street tree requirement
143 as set forth in the Talbot County Code §190-122.

144
145 The Dogwood View subdivision was platted before there was zoning. The lots
146 tend to be between two and six acres. The applicants purchased their lot this past

147 June of this past year, 2015. One of the reasons the applicant purchased this
148 parcel, he was under the impression that he could move to this parcel and have his
149 masonry contracting business, which he has had for approximated fifteen years in
150 Easton. Some of the requirements for a cottage industry are lot must be five acres,
151 the lot in question is 3.808 acres. The maximum size of the accessory structure
152 must be 3,000 square feet, the applicant does meet that. The property used for the
153 cottage industry shall contain the primary residence of the proprietor. If the
154 proprietor is the not property owner, evidence of permission of the property
155 owner to use the property for the cottage industry must be provide. The next
156 requirement they do not meet is setbacks, all structures must be at least 150 feet
157 from all property lines and 200 feet from all residences. They do meet the 200 feet
158 requirement from the residences, but given the configuration of the lot they would
159 not be able to meet the 150 foot from property lines. They must have no more
160 than five non-resident employees, they only have three employees. There are
161 requirements that outdoor equipment be screened. The Department of Planning
162 and Zoning has recommended and this applicant has agreed that if this site plan is
163 approved all equipment will be stored inside the proposed building. Another
164 condition we would request is to prohibit parking along Dogwood View Road
165 which is a County road. Parking would have to be in the driveway.
166

167 Mr. Rothwell stated if the applicant wanted to build a 60 ft. by 40 ft. pole barn to
168 put his boat and muscle cars in there in nothing in the Ordinance to hinder him.
169 That would require a 50 foot setback. Currently in that neighborhood there are a
170 number of three-car garages.
171

172 The Ordinance has restrictions in terms of hours of operation.
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174 Staff recommendations include:
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- 176 1. The applicant shall be required to obtain two variances from the Board of
177 Appeals. The first variance is to reduce the required 150 foot property line
178 setback for cottage industries to 95 feet. The second variance is to reduce the
179 required five (5) acre minimum lot size standard for cottage industries down
180 to 3.808 acres.
- 181 2. The applicant shall be required to store all equipment and material associated
182 with the cottage industry, except for properly licensed and tagged vehicles,
183 inside the proposed pole barn garage.
- 184 3. Employee parking shall be limited to the existing and proposed driveway on
185 the subject parcel. On-street parking along Dogwood View Road shall be
186 strictly prohibited.
- 187 4. Address the January 13, 2016 Technical Advisory Committee comments from
188 the Department of Planning and Zoning, Department of Public Works,
189 Environmental Health Department and Talbot Soil Conservation District prior
190 to Technical Advisory Committee submission.
- 191 5. The applicant shall commence construction on the proposed improvements
192 within twelve (12) months from the date of final approval.

- 193 6. The applicant shall make applications to and follow all of the rules,
194 procedures, and construction timelines as outlined by the Office of Permits
195 and Inspections regarding new construction.
196

197 Chris Waters, Waters Professional Land Surveying appeared on behalf of Mr. and
198 Mrs. Saia. Mr. Saia came to him when he received a violation letter from the
199 County. They tried to come up with an idea where they could best incorporate the
200 building. One reason for the location was the well. They could slide the building
201 some to the left but would have to take out some of the street trees. Mr. Saia was
202 approached about the Street Tree Waiver, he is not against planting trees, the
203 building is in the back of his yard so he is not sure if it is necessary to do more
204 street trees in the front yard. The building will be used to store equipment. In this
205 business he will be off-site most of the work day.
206

207 Commissioner Boicourt reminded this is not just the appearance, but also the
208 activity and the noise and any disturbance. Commissioner Boicourt wanted to
209 caution that a two-two vote is a negative vote so if they wanted they could
210 withdraw.
211

212 Commissioner Sullivan stated a lot of time was spent redoing the cottage industry
213 regulations. Six foot or eight foot trees will not cover the building. This use is
214 going to require a lot of noise and heavy traffic.
215

216 Commissioner Spies stated they are approving a site plan for a pretty big garage.
217 Mr. Rothwell stated and for the establishment of a cottage industry use.
218 Commissioner Fischer stated he encourages small business use. He also
219 sympathizes with the homeowners who are agonized over this which they view as
220 heavy industrialized use of your property. Commissioner Sullivan stated the
221 reason for passing the Cottage Industry legislation was to help small businesses.
222

223 Commissioner Spies stated the regulations for Cottage Industries were set so that
224 if you did not meet the regulations you could come before the Commission and
225 see if there was a way to set the business so that it would meet the requirements.
226 He feels they have done a good job presenting what they are trying to do to meet
227 the regulations and clean up the property to go forward in the future.
228

229 Commissioner Boicourt stated this type of cottage industry has to stand a little
230 higher because it has more traffic than a normal cottage industry. Commissioner
231 Spies said his question is; do we make them get an office in town, pay more rent
232 and his employees meet in town, he can bring his work truck, his skid trailer and
233 other equipment and park it at home. That does not fix the problem. To make
234 them pay more money and not fix the problem does not make sense. To move all
235 the vehicles inside the building makes more sense.
236

237 Commissioner Boicourt asked for public comments.
238

239 Ryan Showalter on behalf of Aaron Sump, neighbor who was not able to attend.
240 Mr. Showalter stated he is a strong proponent of small business. Mr. Sump is
241 opposed to the site plan application. At the time of subdivision the developer
242 intentionally subjected all of the lots to restrictive covenants Those covenants
243 expressly provide that all lots in the subdivision have to be used for residential
244 purposes only. The deed the applicants received expressly said the property is
245 conveyed subjected to those covenants and restrictions. Cottage industry
246 regulations were developed to attempt to provide standards to minimize the
247 impacts that could result when you introduce commercial uses into non-
248 commercial zoning districts. First, the five acre lot size, there is nothing unique
249 about this lot, it is just too small. Second, the property has an area that could
250 comply with the 150 foot setback, there is a conflict with the well. Putting the
251 barn that close to the property line lends a suggestion that they construct an
252 extension to the driveway. While you don't have authority over the Board of
253 Appeals, you certainly have control over the landscaping. He urges you deny the
254 site plan. If you should approve he suggests you consider requiring much more
255 substantial screening, Section 190-122(b)(2)(a) and Section 190-122(c)(1)(d).
256

257 Mr. Rothwell stated if he were to follow Mr. Showalter's suggestion he would be
258 in compliance on one lot line but he would still not be in setback compliance on
259 the second lot line.
260

261 Eric Hughes, homeowner directly across from Saias'. He stated he came home
262 from vacation in June and saw the construction business taking place. He knew
263 this was not something that was allowed in their community. There was a
264 statement from the real estate agent that they could do whatever they want. Mr.
265 Saia does very good quality work. Mr. Hughes stated he is in heavy construction,
266 he deals with Planning and Zoning, with New York in the five boroughs and
267 when you violate a code or regulation that area you are pretty stuck. I contacted
268 Mr. Graham and he said they were going to contact Mr. Saia, which they did, to
269 stop and desist those activities. I was told to keep notations. I was told the County
270 had to proceed further. Another homeowner and I documented movement at the
271 property. After he was sited he began to move the vehicles to the back of the
272 property, almost as if hidden. Even when he was told to stop operations the
273 vehicles continued. You may put a beautiful building out, but excess sand will
274 come, excess materials will come, all if those things will come. We are trying to
275 protect and preserve our community.
276

277 Murray Hunt, who lives across the street, stated that many of the neighbors are
278 very concerned about property values and about their children. He heard a lot of
279 talk about the Gateway look and he is glad to see that building being replaced.
280 They don't want that to happen to their neighborhood. He does not want his
281 granddaughter coming to visit and seeing tractors, skid loaders, backhoes and
282 stuff like that, it does not belong in their community. He asks for the
283 Commissions disapproval. He also states Martin and Crystal Saia seem to be very
284 nice people, he just does not want his neighborhood to become an industrial site.

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May Kimble, neighbor, purchased home in 2013. She wants to protect house value. Early morning through the day non-stop with construction equipment. The property is not commercial. This is residential property with nice homes.

Thomas Turner, neighbor 29325 Dogwood View Road, adjacent neighbor. His biggest concern is property values. He moved there about ten years ago. He lived near Route 50 on residential property. The property next to it was changed in zoning and a commercial building built. He and his family scraped together every penny so that they could move into this community. We moved into a residential community to live and raise our kids.

Margaret Roberts, 29342 Dogwood View Road, never ever occurred to her that the zoning would not protect them as a residential neighborhood. It does not make sense for the zoning laws to allow a heavy industrial business to come into a residential neighborhood.

Cheryl Hughes, disappointed in what they saw in June when they returned home. The building without door was for someone who wanted to start a landscaping business and the economy took a downturn. We took a downturn too and it took everything we had to get this house. I would like to know how we can keep this construction equipment out of the neighborhood. Our hearts are not against our neighbors.

John Kinnamon, 29350 Dogwood View Drive, wanted to agree with neighbors.

Bill McGregor, wanted to reiterate he opposes this business in his neighborhood. We moved here about a year ago and we looked for a peaceful neighborhood. If we had known of this business we probably would not have brought.

Jean Rojas, just wanted to go along with what everyone was saying. There should not be any exceptions. It is a beautiful neighborhood. The covenant is so strict but it protected the people's property.

Eric Hughes, wanted to add that this is not just about Mr. Saia wanting to apply for a cottage industry and operating a business out of his home. If the Commission is planning on approving this what he has done there is set the bar. I am asking that this be stopped.

Commissioner Spies stated he understands property value is of issue, he lives in a community a lot like Dogwood Meadows only a few miles away. With the covenants running out and some of those having five acre lots they can do exactly what is proposed today. The covenants is an important thing in our County because the only thing that is going to change by us turning this down is two car trips of the workers coming in the morning and the afternoon. The owner can

330 come as much as he likes because he lives and works there. A lot of the concerns
331 brought up by the speakers today will not be addressed.

332
333 Commissioner Fischer stated that we need to look at the Cottage Industry
334 regulation.

335
336 Commissioner Boicourt stated these regulations are a lot tighter than they were
337 before. This is the first time when they have had a great conflict between what is
338 going on and the community. This use is inappropriate for this size of lot.
339 Homeowners have two levels of protection here, one is Planning and Zoning and
340 the other is the Board of Appeals who will consider it at least as heavily as we do.
341 He agreed with Commissioner Spies that things are not going to change that
342 much. He feels it is an inaccuracy of our Ordinance that would prevent that
343 change. He suspects things will change more if they deny this site plan.
344 Commissioner Spies stated we need a zoning law that is flexible enough to allow
345 a small business to operate. Whether it works in this community or not, there are
346 other communities where it does work. He stated he would not be in support of
347 toughening up the cottage industry because he does not feel it is broken.

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349 Commissioner Sullivan stated you have to draw a line somewhere and we drew
350 that line. Mr. Saia is a fine person, a good businessman. He should have checked
351 on this site. He should not have relied on his real estate broker. You have a large
352 group of people here and one person who did not do his homework. Do you bend
353 the rules for one person who did not check. If it was five acres it would have to fit
354 under the cottage industry rules and anything else would need Board of Appeals
355 approval. Commissioner Sullivan stated Mr. Saia should be encouraged but
356 should have checked. If you are going to run a business you need to figure out the
357 regulations, real estate agents are not going to necessarily know.

358
359 Commissioner Sullivan stated he received a letter from the Mid-Shore
360 Board of Realtors that stated there were some people that were at the
361 Commission meeting that attributed a quote to him that was not the quote
362 he actually made. It refers to Line 351. Which reads: "He should not have
363 relied on his real estate broker." I would like to add: "as the agent is not
364 necessarily going to know." which is what my quote actually was.
365 Commission Sullivan sent the Maryland State Board of Realtor letter and
366 went and spoke with them yesterday and told them what was actually said.
367 He explained the context and he was not trying to impugn the knowledge
368 of the broker. The entire conversation was about the fact that the applicant
369 was a business man with current business in this County, therefore he has
370 gone through the licensing and/or permitting process. He had the
371 knowledge and should have known the land use issues should have been
372 directed through the Planning staff. Commissioner Sullivan stated he was
373 not trying to impugn and he apologizes if anyone took offense, but it was
374 not directed at the real estate agent, it was directed that the applicant
375 should have known.

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Duane Hillman, a member of the Mid-Shore Board of Realtors, and on the Board of Directors. He stated he was present at the meeting that day. He stated that Commissioner Sullivan embarrassed all realtors that serve the Mid-Shore by his unprofessional and unethical comments and he did state that realtors don't know anything collectively. He stated it should be on the transcript. Commissioner Sullivan stated it was not on the transcript. Mr. Hillman asked why it was not. Ms. Verdery explained that the Planning Commission provided a summary of the decision, but if he wanted a copy of the recording could be provided. Commissioner Sullivan stated the issue was still that he was referring to land use issues. The broker is not the person the purchaser should be going to for land use issues. The cottage industry rules have recently been changed. When the Commission has issues they rely on staff to look it up. This was a tough case, the owner heard what he wanted to hear and ran with it. Commissioner Sullivan stated he was trying to make a point that for a land use matter you need to go to the appropriate agency. He stated if he inartfully worded it and offended anyone he apologizes and he apologized in a letter to the Board of Realtors. He stated he is pretty sure that the owner knew that there was a land use issue and he should have gone to the County Planning Office and he unfortunately did not. That put his neighbors in a bad position, he is in a bad position since he already brought the house. It is an uncomfortable situation but we have to stand by the rules and regulations and that did not qualify for cottage industry use. He cannot blame it on the broker, his architect or anybody else.

Mr. Hillman said to make a public comment that realtors do not know anything, was an unprofessional comment. Commissioner Sullivan stated that was not what was meant. He meant Realtors would not have the knowledge as it applies to this situation. He stated he is a broker and he would not insult himself. It was not meant that way and he thinks the record states that.

Commissioner Sullivan moved to deny the Major Site Plan for Martin Saia and Crystal Saia, 29275 Dogwood View Road, Cordova, MD 21625; Commissioner Fischer seconded. The motion carried three in favor and one opposed (Commissioner Spies was opposed).

- b. Recommendation to County Council—TMDL/WIP Achievement Report for 2015 and TMDL

Martin Sokolich presented the Talbot County two-year Milestones Report, which outlines Talbot County's accomplishments in watershed improvements through 2014 and 2015. The report breaks out Best Management Practices, or BMPs, that have been implemented throughout the unincorporated areas of the county and the four municipalities.

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He explained that the two-year period has been focused on the strengthening of partnerships with towns and nonprofit organizations. Talbot County has also reviewed ongoing activities and functions of its departments and municipalities in the light of stormwater management, nutrient reductions and other Watershed Improvement Program goals.

The County partnered with the Center for Watershed Protection to develop town-scale plans for Trappe, St. Michaels, Oxford and Easton. The plans allocate urban load reduction requirements among the municipalities, which account for 22% of the County’s nitrogen load, based upon impervious cover. The Center helped the towns identify BMPs already in place and opportunities for new, cost-effective projects.

Also, the County partnered with the Nature Conservancy and the Chesapeake Bay Foundation to explore a targeting tool to identify specific sites for implementation of BMPs to achieve cost-effective nutrient and sediment reduction. This work has led to several projects that were not included in the original milestones, many of which could only be completed through partnerships and outside funding. The County has also received funding for urban storm water pollution reduction from the Chesapeake Bay Trust Capital Improvement Grant.

Talbot County Received \$960,000 in Bay Restoration Fund grants to convert septic systems on properties in tidal areas to Enhanced Nutrient Removal, or ENR, technology. Talbot County also received MDE approval to use BRF monies to connect existing properties on septic systems in the Royal Oak area to St. Michaels’ ENR wastewater treatment plant.

Martin outlined some of the Two-Year Milestones reported in the table: Stormwater filtration practices covering 83 acres, that were completed throughout the county; Elimination of septic system discharges in the Thorneton subdivision by connecting 48 existing residences to a wastewater treatment plant; Septic system denitrification units installed on 144 existing residential systems; Planting over 5,000 trees and shrubs in riparian buffer areas; and Restoring a wetland covering 9.6 urban acres.

Also on the Milestones table are data on shoreline management projects that have been constructed in Talbot County from 2008 to the present. Property owners have made substantial investments for which water quality improvements can be given.

All accomplishments were possible only through partnerships with nonprofit organizations, local governments and dedicated individuals. Grant and loan funds have also been critical to the County’s accomplishments in this reporting period.

Commissioner Spies moved to recommend to the County Council approval of the TMDL/WIP Achievement Report for 2015, with cost evaluations where

468 **appropriate; Commissioner Sullivan seconded the motion. The motion**
469 **carried unanimously.**

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471 **5. Old Business**

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473 a. Recommendation to County Council—Flood Insurance Rate Maps (FIRMs) and
474 Flood Insurance Study (FIS), Coastal Update

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476 Ms. Verdery stated we received our letter that allows us to move forward with the
477 legislation in adopting the Coastal Update Flood Insurance Rate Maps. Talbot
478 County and its incorporated towns are participating communities in the National
479 Flood Insurance Program which requires us to enforce flood plain management
480 coordinates and adopt regulations and maps for the flood plain. We will be
481 adopting Flood Insurance Rate Maps and a Flood Insurance Study. This is the
482 second phase of our update for Flood Insurance Maps. We have had multiple
483 ways of providing public outreach. The most successful was in St. Michaels area
484 on June 11th where we had over eighty residents attend where we reviewed the
485 flood maps. We had representatives from FEMA, MDE, Maryland Environmental
486 Services, insurance specialists and County staff. Prior to receiving this letter we
487 went through a ninety day appeal period. We had one property owner appeal the
488 maps and that was a successful appeal.

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490 Some of the questions that were asked were what happens to my insurance if you
491 were in the special flood area and are not outside. You can continue and that is
492 highly recommended. There will be a reduction in your rate. What if you are now
493 in a special flood hazard area when you were previously outside? You will be
494 required to have flood insurance, you will be grandfathered in with special rates
495 for certain property depending on when you get your insurance and when the
496 maps are adopted. Any future improvement on your property will not need to
497 comply with the flood maps.

498
499 The special flood hazard is actually the 100 year base flood. We also have
500 additional high risk zones, the V zone which is velocity, across the open waters
501 where the wind and waves will impact. Associated with these maps we also have
502 the Coastal A zone. The V zone is where wave height of three feet or greater
503 comes to shore. Next is the Coastal A zone where the wave height is one and a
504 half to three feet. The A zone is where the wave height is between one and a half
505 feet or less.

506
507 The number of addressable structures in the special flood hazard area is 2,564, the
508 number of addressable structures in the preliminary special flood hazard area is
509 993. That is a 61.3% reduction. We want to repeatedly make the claim these maps
510 are made by FEMA for flood insurance purposes only. We are going to continue
511 to strongly encourage residents to maintain their flood insurance even if they are
512 taken out of the flood hazard area.

514 FIRMS are primarily for determining your flood insurance rates. The FIRMS
515 should not be used to determine your flood risks. Flood waters know no
516 boundaries.

517
518 Getting to this point has not been easy or a quick process. Ms. Verdery thanked
519 Mark Cahoon. We have identified over 2700 acres that were sent back to FEMA
520 with areas in their calculations. I am sure there are further areas that are
521 misrepresented on these new maps. Mark Cahoon set up the County web page
522 map.

523
524 Commissioner Boicourt asked for public comment.

525
526 Mr. Anderson commended Ms. Verdery, Mr. Cahoon and Mr. Sokolich on their
527 work on the flood maps.

528
529 **Commissioner Fischer moved to recommend to the County Council approval**
530 **of the Flood Insurance Rate Maps (FIRMs) and Flood Insurance Study**
531 **(FIS); Commissioner Sullivan seconded. The motion carried unanimously.**

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533 b. Recommendation to County Council—2015 Comprehensive Plan

534
535 A decision summary of the discussions associated with the Comprehensive Plan
536 are provided under separate cover. For a complete record please contact the
537 Office of Planning and Zoning for a digital copy.

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539 **6. Staff Matters**

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541 **7. WorkSessions**

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543 **8. Commission Matters**

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545 **9. Adjournment**—Commissioner Boicourt adjourned the meeting at 3:19 p.m.

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