

USA-S-1829-475

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2/28/99

letter 3/22/99 AMC
JAC 2/19/02 letter

Judge John C. North, II
Chairman



Ren Serey
Executive Director

STATE OF MARYLAND
CHESAPEAKE BAY CRITICAL AREA COMMISSION

1804 West Street, Suite 100, Annapolis, Maryland 21401
(410) 260-3460 Fax: (410) 974-5338

February 19, 2002

Mr. John Gigliotti
Queen Anne's Planning & Zoning
107 N. Liberty Street
Centreville, Maryland 21617

RE: Minor Site Plan #MISP 05-02-02-0001(c)
Sealing Marine Sales

Dear Mr. Gigliotti:

Thank you for providing information on the above referenced minor site plan. The applicant proposes to construct a marine service and sales business on a 5.513 acre parcel. A portion of the property is within the Critical Area designated LDA.

Provided that the landscaping plan meets the minimum 15% afforestation requirement (and is implemented as previously approved) and provided that impervious cover remains below 15%, this office has no Critical Area concerns at this time. It appears that the proposed site plan is consistent with the County's Critical Area Program.

Thank you for the opportunity to comment. If there are revisions to the plans as submitted, please forward them to this office for further review.

Sincerely,

A handwritten signature in cursive script that reads "LeeAnne Chandler".

LeeAnne Chandler
Natural Resources Planner

Cc: QC59-99

Branch Office: 31 Creamery Lane, Easton, MD 21601
(410) 822-9047 Fax: (410) 820-5093

McCRONE

- Engineering
- Environmental Sciences
- Construction Services
- Land Planning & Surveying

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FEB 06 2002

Q.A. COUNTY PLANNING & ZONING

January 31, 2002

Mr. J. Steven Cohoon, Development Review Chief
Queen Anne's County Planning and Zoning
107 N. Liberty Street
Centreville, MD 21617

**RE: AMENDED SITE PLAN REVIEW SUBMITTAL FOR SEALING MARINE SALES SITE,
SADDLER SERVICE ROAD, GRASONVILLE, MASP #05-99-2-c
McCRONE, INC. JOB #D1010136**

Dear Steve:

Attached please find the following information:

- ▶ 17 copies of this cover letter
- ▶ 17 copies of the site plan review application
- ▶ 17 copies of the site and landscape plans
- ▶ 4 copies of the supplemental stormwater management report
- ▶ 2 copies of the deed information
- ▶ 1 copy of the architectural information
- ▶ 1 copy each of letters to Verizon and Charter Communications and Conectiv Power Delivery requesting service extension guarantees
- ▶ site plan review fee

The purpose of this submittal is to request an amendment to the site plan previously approved by Queen Anne's County under MASP #05-99-2-c prepared by Boyd & Dowgaillo. McCrone, Inc. has now contracted with Mr. Ed Sealing to develop the site plans for his new building, expanded parking, and access to Saddler Service Road. We ask that the plans prepared by McCrone, Inc. be considered as a supplement to the previously approved plans.

Mr. Sealing proposes to develop a new boat sales and service building, with a total floor area of 4,356 S.F. A 4,800 S.F. covered boat display area and a 1,200 S.F. boat repair area will be attached to the ends of the building. This structure will be constructed in two phases. The 4,356 S.F. building, with the 1,200 S.F. covered boat repair area will be constructed initially to allow the business to continue to operate in the old farm house. Once the new building is constructed and connected to the public sewer system, the existing house will be demolished and the 4,800 S.F. covered boat sales and display area will be constructed.

Based on a site visit, there does not appear to be any existing site non-conformities, except for site landscaping. Mr. Sealing has not installed the site landscaping in accordance with the approved plans as he has been contemplating for some time the expansion of his business, as represented

Mr. J. Steven Cohoon
D1010136
January 31, 2002
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on the attached plans, and did not want to install site landscaping that would have to be relocated to accommodate new access to the site, expanded drainage requirements, and view corridor to his facility. It is our position that the Boyd & Dowgaillo landscaping plan is the official plan that addresses buffer and on-lot landscaping requirements, and that landscaping plan is included herewith as a supplement to the approved plan. Once this amended site plan has been approved, Mr. Sealing will, working with Queen Anne's County Parks & Recreation on minor changes to the approved landscaping plan, install the requisite plantings.

We ask that you please review this amended site plan as soon as possible. If you should have any questions or need additional information, please call me at (410) 758-2237.

Sincerely,

McCRONE, INC.



Wm. Thomas Davis, Jr., P.E.

lak

Enclosures

cc: Ed Sealing



Judge John C. North, II
Chairman

Ren Serey
Executive Director

**STATE OF MARYLAND
CHESAPEAKE BAY CRITICAL AREA COMMISSION**

45 Calvert Street, 2nd Floor, Annapolis, Maryland 21401
(410) 260-7516 Fax: (410) 974-5338

March 23, 1999

Mr. Steve Cohoon
Department of Planning and Zoning
Queen Anne's County
107 N. Liberty Street
Centreville, Maryland 21617

**RE: Marine Recovery Services - Boat Sales/Storage
Major Site Plan #MASP 05-99-2(c) Revision #1**

Dear Mr. Cohoon:

Thank you for the opportunity to review the above referenced major site plan. We recommend that the 9,600 s.f. grassed lawn/boat storage area in the Critical Area be reduced in size, if possible, to minimize the area that may become compacted from use and impervious over time. Commission staff do not oppose the project as proposed. If you have any questions concerning these comments, please call me at (410) 260-7019.

Sincerely,

A handwritten signature in cursive script that reads 'Susan McConville'.

Susan McConville
Natural Resources Planner

cc: QA 59-99

Branch Office: 31 Creamery Lane, Easton, MD 21601
(410) 822-9047 Fax: (410) 820-5093

TTY FOR DEAF ANNAPOLIS-974-2609 D.C. METRO-586-0450



Judge John C. North, II
Chairman

Ren Serey
Executive Director

**STATE OF MARYLAND
CHESAPEAKE BAY CRITICAL AREA COMMISSION**

45 Calvert Street, 2nd Floor, Annapolis, Maryland 21401
(410) 260-7516 Fax: (410) 974-5338

February 8, 1999

Mr. Steve Cohoon
Department of Planning and Zoning
Queen Anne's County
107 N. Liberty Street
Centreville, Maryland 21617

**RE: Marine Recovery Services - Boat Sales/Storage
Major Site Plan #MASP 05-99-2(c)**

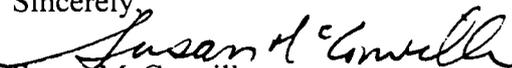
Dear Mr. Cohoon:

Thank you for the opportunity to review the above referenced major site plan. We have the following comments and recommendations. The application indicates a proposal to expand the existing gravel parking area and lawn/boat storage area shown on previously approved minor site plan (05-98-12). It appears that a net reduction of impervious area is proposed in the Critical Area. The 2.14 acre property is designated as Limited Development Area. The existing area of impervious surface in the Critical Area is 0.15 acres. With the removal of the area of gravel drive in the Critical Area and addition of the area of impervious surface, a net reduction in impervious area of 0.03 acres is proposed, which is below the 15% limit for development in the Limited Development Area (LDA).

Commission staff do not oppose the administrative subdivision and area of new impervious surface. Commission staff recommend that the area where impervious surfaces are removed be restored with the planting of native vegetation. Commission staff recommend the planting of trees in the area of restoration in order to meet the 15% afforestation requirement.

Thank you for the opportunity to comment. If you have any questions concerning these comments, please call me at (410) 260-7019.

Sincerely,


Susan McConville
Natural Resources Planner

cc: QA 59-99

Branch Office: 31 Creamery Lane, Easton, MD 21601
(410) 822-9047 Fax: (410) 820-5093

TTY FOR DEAF ANNAPOLIS-974-2609 D.C. METRO-586-0450



BOYD & DOWGIALLO, P.A.

7678 Quarterfield Road, Suite 201
Glen Burnie, MD 21061
410/863-1234

January 27, 1999

Department of Planning and Zoning
Queen Anne's County
107 N. Liberty Street
Centerville, Maryland 21617

Re: Saddler Property
Tax Map 58A, Block 15, Parcel 57
Major Site Plan Submittal

Attn: Mr. Steve Cohoon

Dear Mr. Cohoon,

On behalf of our client, Mr. Ed Sealing with Marine Recovery Services, we are submitting herewith a major site plan and application for the above-referenced project.

Per conversations with Mr. Dan Boyd, of this office, the purpose of this plan is to show the proposed improvements to the approved minor site plan. Specifically, our client wishes to expand the amount of impervious area being proposed for boat storage/auction, utilize the existing two-story residential dwelling, convert an existing garage into proposed office space for purposes of boat sales, and combine the two parcels via an administrative plat.

In accordance with the Site Plan Review Application for Non-Residential Major or Minor, we are submitting, herewith, the following:

1. All applicable project fees;
2. Eleven copies of application, site plan, and administrative plat;
3. Two copies of the recorded deed;
4. The base site area, natural resource, and site capacity calculations are provided on the site plan.

We appreciate your attention in this matter, and if you have any questions or require any additional clarification, please do not hesitate to call me at your earliest convenience.

Very Truly Yours,
Boyd & Dowgiallo, P.A.

By: 

Jerry Tolodziecki

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CHESAPEAKE BAY
CRITICAL AREA COMMISSION

CHESAPEAKE BAY CRITICAL AREA COMMISSION
 45 CALVERT STREET, 2ND FLOOR
 ANNAPOLIS, MD 21401

NOTIFICATION OF PROJECT APPLICATION

Jurisdiction: Queen Anne's County

Date: 2/2/99

Name of Project (site name, subdivision name, or other): Marine Recovery Service

Local case number MASP#05-99-2 (C)

Project location/Address: 111 Saddler Road, Grasonville, Maryland

Tax map# 58-A Block# 15 Lot# N/A Parcel# 57

Type of application:
(Select all applicable)

- SUBDIVISION
- SITE PLAN
- VARIANCE
- Better Slope
- Imp. Bert. Other
- CONDITIONAL USE
- REZONING
- GRADING PERMIT
- BLDG PERMIT
- SPECIAL EXCEPTION
- INTRAFAMILY
- GROWTH ALLOCATION
- OTHERS _____

Type of Project:
(Select all applicable)

- RESIDENTIAL
- COMMERCIAL
- WATER DEPENDENT FACILITY/PIER/MARINA
- INDUSTRIAL
- MIXED USE
- REDEVELOPMENT
- SHORE EROSION PROTEC.
- AGRICULTURE
- OTHERS _____
- N.A. PUD

Current Use:
(Select all applicable)

- COMMERCIAL
- RESIDENTIAL
- FARMLAND
- FOREST/BUFFER/WDLAND
- INDUSTRIAL
- INSTITUTIONAL
- OPEN SPACE/RECRE.
- SURFACE MINING
- VACANT
- WATER DEPENDENT FACILITY/PIER/MARINA
- ACCESSORY STRUCTURE
- OTHERS _____

Describe Proposed use of project site: Expansion of existing gravel parking area and lawn/boat storage area shown on previously approved minor site plan #05-98-12

Site Inventory of area only in the Critical Area

| | |
|---|---|
| IDA ACRES _____ | AREA DISTURBED: <u>0.1</u> Ac. ± |
| LDA ACRES <u>2.14</u> | # LOTS CREATED: <u>0</u> |
| RCA ACRES _____ | LOT SIZE RANGE FROM: _____ TO: _____ |
| TOTAL ACRES IN CRITICAL AREA: <u>2.14</u> | AVERAGE LOT SIZE: <u>0</u> |
| AGRICULTURAL LAND: _____ | # DWELLING UNITS: _____ |
| EXISTING FOREST/WOODLAND/TREES: <u>0.11</u> Ac. | FOREST/WOODLAND/TREES REMOVED: <u>0</u> |
| EXISTING IMPERVIOUS SURFACE: <u>0.15</u> Ac. | PROPOSED IMPERVIOUS SURFACE: <u>0*</u> |
| GROWTH ALLOCATION DEDUCTED: _____ | * Reduction in impervious surface by 0.03 Ac. |
| RCA to LDA: _____ | |
| RCA to IDA: _____ | |
| LDA to IDA: _____ | |

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Local Jurisdiction Contact person: Steve Cochran
 Telephone number: 410-758-1255
 Response from Commission required by: 2/22/99

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 CRITICAL AREA COMMISSION

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FEB 04 1999

QA COUNTY PLANNING & ZONING