

QC 842-05 Camp Pecometh
site Plan 0305-12-0009c

MSA-S-1829-5150

QC 842-05

**DEPARTMENT OF LAND USE, GROWTH
MANAGEMENT & ENVIRONMENT**

160 Coursevall Drive
Centreville, MD 21617



**Queen
Anne's
County**

Telephone Community Planning: (410) 758-1255
Fax Community Planning: (410) 758-2905
Telephone Land Use: (410) 758-1255
Fax Land Use: (410) 758-2905
Telephone Permits: (410) 758-4088
Fax Permits: (410) 758-3972

County Commissioners:

Eric S. Wargotz, M.D., Countywide
Courtney M. Billups, District 1
Paul L. Gunther, District 2
Gene M. Ransom III, District 3
Carol R. Fordonski, District 4

September 30, 2009

Barry Griffith, AICP
Principal
Lane Engineering, LLC
Pennsylvania Avenue
Centreville, Maryland 21617

Re: Concept Plan #03-09-07-0006-C
Camp Pecometh
Bookers Wharf Road, Centreville
Proposes a Retreat Center, Guest Lodging & Associated Parking

Dear Mr. Griffith:

Please be advised of the comments issued by the departments involved in the review of the above-mentioned concept plan resubmitted to this office on September 9, 2009.

Dept. of Environmental Health - Contact Dan Covington – 410-758-2281

Final approval for on-site wastewater disposal system permit will require concurrent approval of MDE and Environmental Health. Recommend Concept Plan Approval.

Heritage Coordinator – Contact Nancy Scozzari – 410-758-1255

No comments.

Dept. of Public Works – Contact ViJay Kulkarni – 410-758-0925

SANITARY:

1. The amendment to the County Water and Sewer Master Plan was approved in the past, so it is not necessary as long as the projected flows do not exceed the flow previously approved.

General Comments:

1. Provide construction cost estimate prior to DPW signature.
2. Provide surety and inspection fee after the estimate is approved.
3. Provide maintenance and inspection agreement and completed SWM completion form prior to DPW signature.
4. Provide owner's signature along with P.E. seal and signature prior to DPW signature.
5. SCD must approve the plans prior to DPW signature.
6. Critical Area 10% Rule approval is not required, since the Critical Area designation is RCA.

ROADS:

General Comments:

1. Sheet SP 8.1- Provide a note or typical paving section indicating that the pavement should be 1-1/2 inch compacted bituminous concrete surface course (SHA mix design 9.5 mm) on 3-inches compacted bituminous concrete base course (SHA mix design 19 mm). Contractor to verify adequate sub-base, recommend minimum of 6-inch CR-6 or 8-inch bank run gravel.
2. Surety and inspection fee need to be provided after the cost estimate is approved for the entrance improvements.

RECOMMENDATION: The Department of Public Works recommends approval subject to addressing the above comments.

Volunteer Fire Dept. – Contact Goodwill Vol. Fire Dept. – 410-758-1422

Comments were not received at the time this letter was prepared.

Dept. of Parks & Recreation – Contact Dave MacGlashan – 410-758-0835

No comments.

Deputy Fire Marshal – Contact George Eber – 410-758-4500 – ext. 1144

1. An adequate water supply as per NFPA 1142 shall be supplied to cover the required sprinkler system, but also for general firefighting.
2. Access roads shall comply with NFPA 1141
3. Building separation shall comply with NFPA 1141

Soil Conservation District – Contact Alison Howard – 410-758-1671 – ext. 121

The plan has been formally submitted to the Q.A. C. Soil Conservation District and comments are being made directly to the engineer.

Critical Area Commission – Contact Kate Charbonneau – 410-260-3475

See attached letter dated September 21, 2009.

State Highway Administration – 410-545-5585

No comment. Recommend Concept Plan Approval.

Christopher F. Drummond, Esq. – 410-758-0030

No comments.

Dept. of Land Use, Growth Management & Environment – contact Holly Tompkins – 410-758-1255

Dear Ms. Charbonneau,

I wanted to put together a comment letter for each department for this last review of Camp Pecometh and to it, attach this letter for simplicity's sake. Thank you for your comments we received on August 17, 2009, regarding the Camp Pecometh site development plan. This comment (inserted letter) is to clarify the review process for this particular project.

This project was originally submitted for approval as a Concept Plan on December 17, 2005, and was received in your office on December 28, 2005, #QC 0842-05.

In a response by the applicant dated February 15, 2006, to comments from the reviewing departments, including the CAC, the applicant acknowledged and agreed that a field survey of tidal and non-tidal wetlands, etc., would be required, however would be done after all approvals had been granted by the Planning Commission and the Board of Appeals. Further, the applicant stated that they would continue to work with the CAC regarding the comments that came out of the reviews during the Concept Plan process.

As you may be aware, our Concept Plan process and review does not require extensive engineering for approval. That information is always provided at the time of minor or major site plan review.

This brings us to the present Concept Plan submittal and review, which is a misnomer, as there is really no name for the particular review that this department, LGE, is performing as no review is technically required. Under Chapter 18, Site Plans, Section 18:1-139 Applicability A(2)(b) Existing not-for-profit youth camps are exempt from site plan approval. However, since a few other departments did need to see the engineered drawings, and the applicant was following through on the 2/15/06 letter, it was decided that the project would be submitted to LGE and go through a modified process to facilitate the permitting process which is all that Camp Pecometh requires at this point.

I hope that this clears up any confusion as to approvals for this project. If you have any questions, please contact the appropriate department.

Sincerely,



Holly A. Tompkins
Senior Land Use Planner / APFO Administrator

HAT:mrh

cc: Peninsula Delaware Conference of the United Methodist Church c/o Camp Pecometh
Critical Area Commission

Martin O'Malley
Governor

Anthony G. Brown
Lt. Governor



Margaret G. McHale
Chair

Ren Serey
Executive Director

**STATE OF MARYLAND
CRITICAL AREA COMMISSION
CHESAPEAKE AND ATLANTIC COASTAL BAYS**

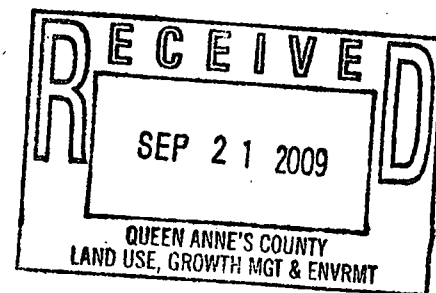
1804 West Street, Suite 100, Annapolis, Maryland 21401

(410) 260-3460 Fax: (410) 974-5338

www.dnr.state.md.us/criticalarea/

September 16, 2009

Ms. Martha Herman
Queen Anne's County
Department of Land Use, Growth Management
and Environment
160 Coursevall Drive
Centerville, MD 21617



Re: Concept Plan #03-09-07-0006; Revision #1
Camp Pecometh Site Development Plan

Dear Ms. Herman:

Thank you for submitting the above referenced project for review and comment. The applicant is seeking approval to construct a retreat center, guest lodges and parking at the Camp Pecometh. The applicant received Conditional Use approval by the Board of Appeals in May of 2006 to expand the facility in the Resource Conservation Area (RCA). I previously provided comment on August 12, 2009. The majority of those comments were addressed and I have the following remaining comments:

1. The expanded Buffer delineation exhibit appears to be consistent with the requirements for expansion for steep slopes.
2. 'Establishing the Buffer' means it should be planted in forest vegetation, not just drawn on a site plan. Per the regulations currently being drafted by the Critical Area Commission regarding the Buffer we recommend the County either require the Buffer to be fully established in this area of the property or that the applicant establish an equivalent area of the new lot coverage in the Buffer and setback. The new area of lot coverage is 1.577 acres.

Ms. Martha Herman
September 16, 2009
Page 2 of 2

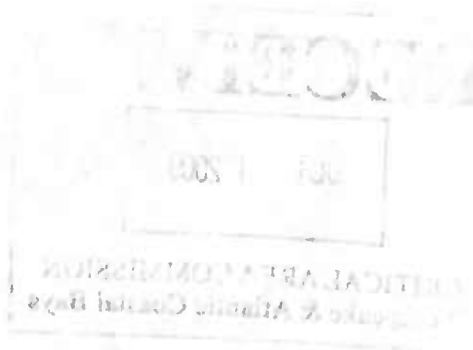
Thank you for the opportunity to provide comment. I look forward to receiving the above requested information when it is available. If you have any questions, please contact me at (410) 260-3475.

Sincerely,

Kate Charbonneau

Kate Charbonneau
Regional Program Chief
QC842-05

Cc: Ms. Holly Tompkins
Mr. Frank Hall



RECEIVED

OCT - 1 2009

**CRITICAL AREA COMMISSION
Chesapeake & Atlantic Coastal Bays**

Martin O'Malley
Governor

Anthony G. Brown
Lt. Governor



Margaret G. McHale
Chair

Ren Serey
Executive Director

**STATE OF MARYLAND
CRITICAL AREA COMMISSION
CHESAPEAKE AND ATLANTIC COASTAL BAYS**

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September 16, 2009

Ms. Martha Herman
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Ms. Martha Herman
September 16, 2009
Page 2 of 2

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Sincerely,

A handwritten signature in cursive script that reads "Kate Charbonneau".

Kate Charbonneau
Regional Program Chief
QC842-05

Cc: Ms. Holly Tompkins
Mr. Frank Hall

Martin O'Malley
Governor

Anthony G. Brown
Lt. Governor



Margaret G. McHale
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STATE OF MARYLAND
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August 12, 2009

Ms. Martha Herman
Queen Anne's County
Department of Land Use, Growth Management
and Environment
160 Coursevall Drive
Centerville, MD 21617

Re: Concept Plan #03-09-07-0006
Camp Pecometh Site Development Plan

Dear Ms. Herman:

Thank you for submitting the above referenced project for review and comment. The applicant is seeking approval to construct a retreat center, guest lodges and parking at the Camp Pecometh. The applicant received Conditional Use approval by the Board of Appeals in May of 2006 to expand the facility in the Resource Conservation Area (RCA). Based on the submitted plans, I have the following comments:

1. It is not clear what methodology the applicant used to determine the limit of the expanded Buffer. I would like to request a copy of the wetland field delineation and a copy of the methodology used to expand the Critical Area Buffer for steep slopes for further evaluation. Please have the applicant include a set of transects demonstrating the expansion of four feet for every one percent of slope.
2. The applicant is proposing to meet stormwater quality treatment by using sheetflow to buffer credit. However, the Commission opposes the use of the Critical Area Buffer as a credit to meet stormwater requirements. The Critical Area 10% Rule Guidance Manual does not allow this credit to disconnect impervious surface. The sheet flow should only be allowed in those areas where the spreader is at least 100 feet from the Critical Area Buffer boundary.
3. The proposed bioretention does not appear to fit the criteria for a bioretention outlined in the 2000 Maryland Stormwater Design Manual. Section 3.4.4 states that bioretention systems shall consist of a 2 ½ to 4 foot deep planting soil bed, a surface mulch layer, and

Ms. Martha Herman

August 12, 2009

Page 2 of 2

a 12" deep surface ponding area. The proposal includes only 2.1 feet of soil and an 18" water depth for the water quality volume. The profile (A - A') of the proposed stormwater lacks details on the pipe connection between the forebay and bioretention area. Additionally, the plantings for the bioretention should be increased within the shallow water areas.

4. The applicant proposes to outfall the bioretention area at the top of a steep slope. Please provide information to address the potential for erosion in this area.
5. The applicant indicates that they are providing a 'dense and vigorous vegetative cover over the contributing area' as part of their stormwater management practices. The landscape plan shows limited tree and shrub plantings around the parking lot and around the edge of the bioretention facility. I recommend that to meet the 'dense and vigorous vegetative cover' standard the applicant plant the area of the 300' shoreline buffer in front of the new guest lodges. The applicant should use a combination of natural regeneration and plantings of trees and shrubs to achieve a dense forest cover.
6. At a minimum per Natural Resources Article Section 8-1808.10, the 200-foot Buffer from tidal waters, tidal wetlands and tributary streams must be fully established.

Thank you for the opportunity to provide comment. I look forward to receiving the above requested information when it is available. If you have any questions, please contact me at (410) 260-3475.

Sincerely,



Kate Charbonneau
Regional Program Chief
QC842-05

Cc: Ms. Holly Tompkins
Mr. Frank Hall



**BOARD OF APPEALS
OF
QUEEN ANNE'S COUNTY**
160 COURSEVALL DR.
CENTREVILLE, MARYLAND 21617
410-758-1255

410-758-4088 Permits
410-758-3972 Fax
410-758-1255 Planning
410-758-2905 Fax
410-758-2126 TDD

July 14, 2006

*Cate
Sharbonsky*

Rev. Jack Shitama
Camp Pecometh
136 Bookers Wharf Rd.
Centreville, MD 21617

**RE: BOARD OF APPEALS CASE NO. CU-040012
CONDITIONAL USE APPROVAL FOR EXPANSION
AT CAMP PECOMETH**

Dear Rev. Shitama:

Enclosed are the Board's formal Decision and the Excerpts of the Minutes from the 5/31/06 hearing. Your request for conditional use approval for expansion of existing church/camp with new improvements was approved **with the following condition:**

**Fifty (50) of the proposed parking spaces must be located outside
the critical area.**

The additions must be constructed as shown on your Applicant's Exhibit No. 10.

Please contact our Permit Dept. at 410-758-4088 concerning the necessary building permits. When you receive your permit, you may begin construction.

Sincerely,

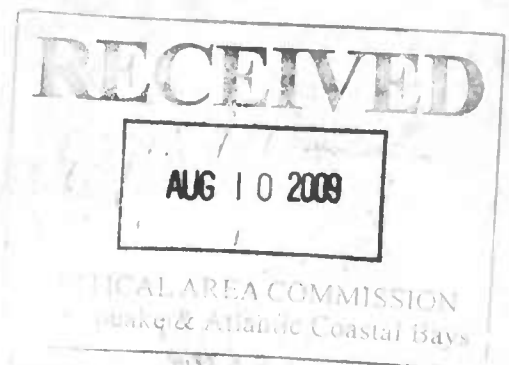
Cathy Maxwell

Cathy Maxwell
Clerk

Enc.

CC: Joseph A. Stevens, Esq.
Cliff Stein, Earth Data
Board Members
Holly Tompkins
Permit Dept.

Barry F. Griffith
George Thomas, Melville Thomas Architects, Inc.
Stephen H. Kehoe, Esq.
James H. Barton
Chris Clark



IN THE MATTER OF	*	BOARD OF APPEALS
THE APPLICATION OF	*	OF
PENINSULA DELAWARE CONFERENCE	*	QUEEN ANNE'S COUNTY
OF THE UNITED METHODIST CHURCH	*	Case No. CU-040012
(CAMP PECOMETH)	*	

FINDINGS AND DECISION

This matter came before the Board of Appeals for hearing on Wednesday, May 31, 2006 at 8:00 p.m. at Board of Appeals Office at 160 Coursevall Drive, Centreville, MD 21617, to hear and decide the application of PENINSULA DELAWARE CONFERENCE OF THE UNITED METHODIST CHURCH (CAMP PECOMETH), being Case No. CU-040012. All legal requirements pertaining to the filing of this application and notice of public hearing were substantiated and there were no objections made to the jurisdiction of this Board. This matter was heard by William D. Moore, Chairman, Kenneth R. Scott, Vice Chairman and Howard A. Dean, Member of the Board of Appeals of Queen Anne's County.

RELIEF REQUESTED

The Applicant has requested Conditional Use approval pursuant to Chapter 18, '18:1-15.C.(13) of the Code of Public Laws of Queen Anne's County for the expansion of an existing church/camp with new improvements.

PROPERTY DESCRIPTION

The property which is the subject of this application consists of 275.375 acres and is located at 136 Bookers Wharf Road, Centreville, in the Third Election District of Queen Anne's County, Maryland.

The property is further shown on Sectional Zoning Map No. 21, as Parcel 3, Block 11, being located in the CS (Countryside) Zoning District, and parts of the property line within the RCA (Resource Conservation Area) Critical Area.

DEPARTMENT OF PLANNING AND ZONING

Holly Tompkins addressed the application on behalf of the Department of Planning & Zoning. Ms. Tompkins testified that the property is 275.375 acres. She stated that the proposed involved expanding the existing church and camp with the following new improvements:

1. A dining/meeting center;
2. Four buildings for the purpose of guest lodging;
3. One maintenance and storage building;
4. Four resident staff cabins;
5. One chapel or multi-use facility; and
6. A parking area.

She also stated that the application involved reconfiguring or relocating the following existing improvements:

1. Relocating a staff cabin;
2. Relocating one classroom building;
3. Converting and relocating a wash house; and
4. Realignment of lanes and parking area.

Ms. Tompkins stated that the subject property, which is a camp, is a non-profit institutional conditional use. She noted that on April 13, 2006 the Planning Commission found that subject use was consistent with the Critical Area RCA designation and granted the approval of the concept plan

so long as the subject property remains used for a camp or retreat facilities. She stated that in accordance with Queen Anne's County Chapter 14:1-39 and COMAR 27.01.2.05 that the subject Camp Pecometh is an institutional use in keeping with the character involvement of the RCA Zone. She pointed out that the dominant use of land is agricultural, forest or wetland; the density and impervious areas is far below what is permitted in this zone.

1. There are buffers which provide and conserve, protect and enhance the overall ecological values of the critical area.
2. No development is proposed within the buffer areas.
3. Adequate area for habitat are provided that limit development.
4. Existing woodland forest and wetland stream areas are being conserved which will benefit water quality for those species occupying the shore water area.

She stated that the camp has been in operation for sixty years. She also pointed out that the subject property consists of 275.375 acres of which 177.250 are in agricultural production, 88.486 are forested and 4.742 acres are dedicated to building and parking. Only .927 of the 88.486 acres of forested woodland are proposed for clearing. No reforestation is required. 130.263 acres of the property are located in the RCA critical area. Ms. Tompkins stated that the Department had no objection to the application.

APPLICANT'S CASE

Joseph A. Stevens, Esquire represented the applicant. Mr. Stevens called Barry Griffith, a planner with Lane Engineering, Inc., as a witness. Mr. Griffith explained the plan for improving the property. He stated that the camp on the property is designed with an orientation to the water. He stated that the subject improvements would be in harmony with the existing building and continue

the camp's orientation to the water. He also stated that the area of the property that is currently tilled would remain an agricultural production. Mr. Griffith explained that there was a beach at the south end of the property and at the north end of the property along the Corsica River were steep slopes. None of the proposed improvements are planned within 300' of the shoreline, nor is anything to be located within the expanded 100' buffer near the steep slopes. Mr. Griffith said that the parking lot would be a gravel surface. He stated that the applicant would reconfigure the proposed parking lot so that fifty of the spaces in it would be located outside of the critical area in order to accommodate the concerns of the Critical Area Commission. He stated that all of the proposed and existing improvements are well below the impervious area requirements for the Critical Area. He stated that his firm had done an environmental assessment. He also stated that it complies with Chapter 14 and 18 of the Queen Anne's County Code. He pointed out that there would be no need for public improvements and any impact would be buffered. He did not see any adverse impact on any neighboring properties because the proposed use would continue the camp and retreat use that is already on the property.

Cliff Stein of Earth Data testified. Mr. Stein said that the soil on the property is suitable for an expansion of the wastewater treatment system and pretreatment systems on the property and that there was no further need to amend the County's master water and sewer plan.

George Thomas, the architect of the proposed improvements, also addressed the application. He stated that he was struck by the rural character site and had designed buildings that were sympathetic to the modest existing buildings on the property. He noted that all the buildings would have pitched roofs. He stated that the proposed buildings would be built out of materials that evoke the look of an Eastern Shore farmhouse.

Rev. Jack Shitama addressed the application. Mr. Shitama said that Camp Pecometh had been in existence for sixty years as a summer camp and that it was to be used year round for retreats. He said that the preexisting camp bunks were no longer palatable to adults. Most adults now want private double occupancy rooms with private baths. He stated it is a part of the Camp's ministry to meet the needs of people. As such, he felt that it was important to building a retreat center that adults would want to use. He stated that retreats usually consisted of twelve to twenty people and lasted from Friday evening through Sunday. He said that retreats could come up to four groups for retreats. He also stated that the United Methodist Church and other churches send groups for retreats. He stated that the applicant was a non-profit. He also indicated that weddings were performed at the outdoor chapel but these weddings are available only to people connected with Camp Pecometh, and there is a strict no alcohol policy.

Chris Clark of the Critical Area Commission spoke in support of the application. He said that his only concern was lessening intensification of the parking areas and believed that Mr. Griffith's proposal accomplished that goal. He stated that the Critical Area supported the other issues noted on the site plan.

OPPOSITION

There was no opposition presented.

BOARD'S DECISION

The Board of Appeals of Queen Anne's County has given consideration to the limitations, guidelines and standards set forth in the Queen Anne's County Zoning Ordinance and makes the following specific findings:

1. The Board finds that the proposed use at the proposed location will be consistent with the general purpose, goals and objectives and standards of the Comprehensive Plan, Chapter 18:1 or any other plan, program, map or ordinance adopted or under consideration pursuant to official notice by Queen Anne's County. Camp Pecometh has been in existence for sixty years. The expansion of this use is necessary to meet the needs of the Applicant's constituents. The area covered by the proposed increase in use is relatively small with respect to the overall size of the parcel.

2. The Board finds that the proposed use at the proposed location will not result in a substantial or undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, public improvements, public sites or rights of way or other matters affecting the public's health, safety and general welfare.

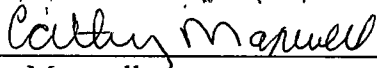
3. The Board finds that the proposed use at the proposed location will be adequately served by, and will not impose an undue burden on, any of the required improvements referred to in Chapter 18:1, Part 7 or any such improvements, facilities or services that are not available or adequate to the proposed use. The applicant as part of the application in condition of the approval of the conditional use be responsible for establishing ability, willingness and find a commitment to provide such other improvements, facilities, utilities, and services in sufficient time and in a manner consistent with the Comprehensive Plan, Chapter 18:1 of the Plan's programs, maps or ordinances adopted by the County. The Board therefore grants the application for the conditional use with the condition that 50 of the proposed parking spaces be located outside the critical area. The proposed use will not require an amendment to the master water and sewer plan.

STATE OF MARYLAND

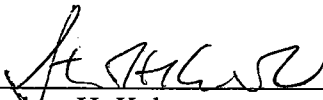
QUEEN ANNE'S COUNTY

I HEREBY CERTIFY that the foregoing is a true and correct copy of the Finding and Decision of the executive meeting of the Board of Appeals of Queen Anne's County held on Wednesday, May 31, 2006, and that the said minutes now remain on file in the Board's office.

In testimony whereof, I have hereunto subscribed my name this 14th day of July, 2006.



Cathy Maxwell
Clerk



Stephen H. Kehoe
Attorney for Board of Appeals



**BOARD OF APPEALS
OF
QUEEN ANNE'S COUNTY**
160 COURSEVALL DR.
CENTREVILLE, MARYLAND 21617
410-758-1255

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410-758-2905 Fax
410-758-2126 TDD

**EXCERPTS OF THE MINUTES OF THE
BOARD OF APPEALS
OF QUEEN ANNE'S COUNTY**

CASE NO: CU-040012
APPLICANT: Peninsula Delaware Conference of the United Methodist Church (Camp Pecometh)
HEARING DATE: 5/31/06
REQUESTING: Conditional use approval under Chapter 18, §18:1-15.C.(13), of the Code of Public Laws of Queen Anne's Co. (1996 ED), for expansion of existing church/camp with new improvements. Located at 136 Bookers Wharf Rd., 3rd E.D., Map 21, Parcel 3, zoned CS and RCA.

IN ATTENDANCE: William D. Moore, Chairman; Kenneth R. Scott, Vice-Chairman; Howard A. Dean, Member; Stephen H. Kehoe, Esq., Attorney for the Board; Cathy Maxwell, Clerk to the Board; Holly Tompkins, Planning Office; Rev. Jack Shitama, representing Applicant; Joseph A. Stevens, Esq., Attorney for Applicant; Barry F. Griffith, Lane Engineering; Ren Serey and Chris Clark, Critical Area Commission.

CHAIRMAN: Seeing no need for an executive session, the Board will enter into its deliberations. Mr. Kehoe, would you read the criteria.

KEHOE: Do you find that the proposed use at the proposed location will be consistent with the general purpose, goals, objectives, and standards of the Comprehensive Plan, Chapter 18:1, or any other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice, by the County.

CHAIRMAN: Yes.

SCOTT: Yes.

DEAN: Yes.

KEHOE: Do you find that the proposed use at the proposed location will not result in a substantial or undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, public improvements, public sites or rights-of-way, or other matters affecting the public health, safety, and general welfare.

CHAIRMAN: Yes.

SCOTT: Yes.

DEAN: Yes.

KEHOE: Do you find that the proposed use at the proposed location will be adequately served by, and will not impose an undue burden on, any of the required improvements referred to in Chapter 18:1, Part 7. Where any such improvements, facilities, utilities, or services are not available or adequate to service the proposed use at the proposed location, the applicant shall, as part of the application and as a condition of approval of the conditional use, be responsible for establishing ability, willingness, and binding commitment to provide such improvements, facilities, utilities, and services in sufficient time and in a manner consistent with the Comprehensive Plan, this Chapter 18:1, and other plans, programs, maps, and ordinances adopted by the County.

CHAIRMAN: Yes.

SCOTT: Yes.

DEAN: Yes.

CHAIRMAN: Do we have a motion.

SCOTT: I'll make a motion that Case CU-040012 be approved, with a condition that they split their parking lot.

STEVENS: Could you use a little more precise language. That the applicant relocate 50 parking spaces proposed in the pool area to a location outside of the Critical Area.

SCOTT: I'll make a motion again. Case CU-040012 be approved with a condition that 50 of the proposed parking spaces be relocated to outside of the Critical Area.

CHAIRMAN: Do we have a second.

DEAN: I'll second it.

CHAIRMAN: All in favor of the motion signify by saying "Aye". (all voted in favor). Let the record show that Case CU-040012 was approved. There will be a formal decision forthcoming. When you receive this, you may proceed with your permitting process. I declare this hearing adjourned.

Cathy Maxwell
Cathy Maxwell, Clerk

6/2/06
Date

- CC: Rev. Jack Shitama, Camp Pecometh
- Joseph A. Stevens, Esq.
- Barry F. Griffith
- Cliff Stein, Earth Data
- George Thomas, Melville Thomas Architects, Inc.
- Board Members
- Stephen H. Kehoe, Esq.
- Holly Tompkins
- James H. Barton
- Permit Dept.

Robert L. Ehrlich, Jr.
Governor

Michael S. Steele
Lt. Governor



Martin G. Madden
Chairman

Ren Serey
Executive Director

**STATE OF MARYLAND
CRITICAL AREA COMMISSION
CHESAPEAKE AND ATLANTIC COASTAL BAYS**

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May 4, 2006

Ms. Cathy Maxwell
Department of Planning and Zoning
Queen Anne's County
160 Coursevall Drive
Centreville, MD 21617

RE: File CP #03-05-12-0009C Project Name: Camp Pecometh

Dear Ms. Maxwell:

Thank you for your recent submittal of the Notification of Project Application that will be forwarded to the Board of Appeals for review as a conditional use within the Critical Area. The Commission is concerned that the narrative supplied from the applicant for review by the Board included only selective portions of the Commission's response to the initial application. I have attached the letter submitted to the Queen Anne's County Planning and Zoning office dated March 30, 2006. The Critical Area Commission respectfully requests that this letter become an attachment to the application for the conditional use when submitted to the Board of Appeals.

The Commission requests that the Board apply the recommendations from the previous correspondence if they find that the applicant is entitled to relief.

If you have any further questions regarding this project, please contact me directly.

Best regards,

A handwritten signature in black ink, appearing to read "Chris Clark", written over a white background.

Chris Clark
Natural Resources Planner

cc: QC842-05

Robert L. Ehrlich, Jr.
Governor

Michael S. Steele
Lt. Governor



Martin G. Madden
Chairman

Ren Serey
Executive Director

**STATE OF MARYLAND
CRITICAL AREA COMMISSION
CHESAPEAKE AND ATLANTIC COASTAL BAYS**

1804 West Street, Suite 100, Annapolis, Maryland 21401

(410) 260-3460 Fax: (410) 974-5338

www.dnr.state.md.us/criticalarea/

March 30, 2006

Ms. Holly Tompkins, Land Use Planner IV
Department of Planning and Zoning
Queen Anne's County
160 Coursevall Drive
Centreville, MD 21617

RE: File CP #03-05-12-0009C Project Name: Camp Pecometh

Dear Ms. Tompkins:

Thank you for your recent submittal of the updated concept plan for the proposed project. We understand that the applicant wishes to expand an institutional use within the RCA. The facility is currently operated as a camp and retreat for church and educational groups. According to the narrative supplied by the applicant, the primary purpose of the intensification is to provide more comfortable meeting space and accommodations. It is also clear that the expansion would certainly create more opportunities for the attraction of larger groups to the site.

Section 14:1-39(B)(3)(d) of the Queen Anne's County Code states that "Intensification or expansion of existing industrial, commercial, and institutional facilities and uses may be permitted in the RCA by the Planning Commission. A variance, in accordance with Part 7 of this Chapter 14:1 must be granted if such expansion or intensification involves a use which the Planning Commission determines does not conform with the provisions of the Queen Anne's County Critical Area Program and this Chapter 14:1."

The primary consideration under the proposed concept plan is to determine if the intensification of the property significantly changes the predominant RCA characteristics of the site. It is clear that the site, already designated RCA, has been historically used as a summer church camp facility. The property is approximately 275 acres in size with most of the developed lands close the shoreline. Some of this development is within the Critical Area Buffer but predates Critical Area Law. The intended future development is proposed on an upland, water oriented portion of the site almost entirely within the Critical Area Boundary previously described as RCA. All future development on the site is subject to the current County and State regulations regarding the Critical Area.

TTY for the Deaf

Annapolis: (410) 974-2609 D.C. Metro: (301) 586-0450

The Commission would not oppose the Planning Commission's Determination that the expansion of this use complies with the County Code as long as appropriate measures are implemented to ensure that the project meets the policies for the RCA as set forth in COMAR 27.01.02.05. Although the Commission does not oppose the expansion currently proposed, any further expansion or intensification of this use will require growth allocation or will need to be located outside the Critical Area boundary. Specifically, the Commission recommends the following:

1. Most of the proposed development is located in the area identified as "The Meadow." In order to ensure that the change in intensification of this area does not significantly affect the conservation, protection, and enhancement of the overall ecological values of the Critical Area, the 100-foot Buffer should be established in this area. It appears that some of the Buffer is forested, however, a Buffer Management Plan should be prepared and submitted for the portions of the Buffer that are not completely forested.
2. The applicant proposes to increase the impervious area of the RCA by approximately 2.25± acres. This will bring the total impervious surface to 5.64± acres or 4.3 percent of the RCA. Appropriate stormwater quality management measures shall be implemented to treat the proposed development. According to historical USGS Quadrangle Maps and the DNR Merlin mapping system, there are several streams on the site that need to be field delineated.
3. In addition to these issues, the following comments pertaining to the site plan need to be addressed:
 - a. The 100-foot Buffer will need to extend from any identified stream. This is also true for the 100-foot shoreline Buffer.
 - b. There are several areas of steep slopes on the site. The slopes need to be analyzed to determine if the Buffer from the Chester River and/or any of the tributary streams requires expansion. A topographic analysis of the site within the RCA should be completed within the RCA with the intent of locating suitable areas outside the steep slope/stream Buffer where buildings may be appropriately located
 - c. In order to reduce the intensification of the use within the RCA, the location of the parking lot and chapel should be moved outside the Critical Area Boundary. Porous pavers are not an acceptable alternative to allowing the parking area to remain in the RCA.
 - d. It is recommended that the applicant provide some offset to the intensification of use, and human activity on, the site by proposing

Ms. Tompkins
March 30, 2006
Page 3

areas within the Critical Area to expand existing woodland sections to create a larger contiguous area of forest.

- e. Field delineation of all steep slopes, streams, forest boundaries, and tidal/nontidal wetlands is required in order to properly place building or road footprints.

Thank you for submitting the information regarding the site. Please provide notice to this office in writing regarding the decision of the Planning Commission. If you have any questions or concerns, please call me directly at 410-260-3467.

Best regards,



Chris Clark
Natural Resources Planner

cc: QC842-05
Joseph Stevens, Esquire – Stevens and Associates, LLC
Barry Griffith, AICP – Lane Engineering

QC 842-05

CHESAPEAKE BAY CRITICAL AREA COMMISSION

1804 West Street Suite 100
Annapolis, Md. 21401

NOTIFICATION OF PROJECT APPLICATION

Jurisdiction: Queen Anne's Co. Date: 4/22/06
Name of Project (site name, subdivision name, or other): Peninsula Del. Conference of the UM Church (Camp Pecometh)
Local Case Number: CU-040012
Project location/Address: 136 Bookers Wharf Rd., Centreville, 3rd ED. Queen Anne's Co., Md.

Tax Map 21 Block _____ Lot _____ Parcel 3

Type of Application (Select all applicable)	Type of Project: (Select all applicable)	Current Use: (Select all applicable)
<input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Variance Buffer <u> </u> Slope <u> </u> Imp Surf. <u> </u> Other <u> </u> <input type="checkbox"/> Special Exception <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Rezoning <input type="checkbox"/> Grading Permit <input type="checkbox"/> Bldg Permit <input type="checkbox"/> Intrafamily <input type="checkbox"/> Growth Allocation <input type="checkbox"/> Others _____	<input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Water Dependent Facility/Pier/Marina <input type="checkbox"/> Industrial <input type="checkbox"/> Mixed Use <input type="checkbox"/> Redevelopment <input type="checkbox"/> Shore Erosion Protect. <input type="checkbox"/> Agricultural <input type="checkbox"/> Other <u>institutional</u> (e.g. PUD)	<input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Forrest/Buffer/Woodland <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Institutional <input type="checkbox"/> Open Space/Rec <input type="checkbox"/> Surface Mining <input type="checkbox"/> Vacant <input type="checkbox"/> Water Dependant Facility/Pier/Marina <input type="checkbox"/> Others _____

Describe Proposed use of project site: Conditional use approval and variance for expansion of existing church/camp.

SITE INVENTORY OF AREA ONLY IN THE CRITICAL AREA

TOTAL ACRES IN CRITICAL AREA: <u>275 + ac.</u>		<div style="border: 2px solid black; padding: 5px; text-align: center;"> <p>AREA DISTURBED: RECEIVED</p> <p># LOTS CREATED: _____</p> <p># DWELLING UNITS: _____</p> <p>APR 24 2006</p> </div>
IDA ACRES: _____		
LDA ACRES: _____		
RCA ACRES <u>275 +</u>		
AGRICULTURAL LAND: _____		
EXISTING FOREST/WOODLAND/TREES: _____	FOREST/WOODLAND/TREES REMOVED: _____	
FOREST/WOODLAND/TREES CREATED: _____		
EXISTING IMPERVIOUS SURFACE: _____	PROPOSED IMPERVIOUS SURFACE: _____	
TOTAL IMPERVIOUS SURFACE: _____	REMOVED IMPERVIOUS SURFACE: _____	
GROWTH ALLOCATION DEDUCTED: _____		
RCA TO LDA: _____	RCA TO IDA: _____	LDA TO IDA: _____

Local Jurisdiction Contact Person: Cathy Maxwell, Dept. of Planning & Zoning
Telephone Number: 410-758-1255 Fax: 410-758-2905
Response from Commission required by: MAY 8 Hearing Date: MAY 24, 2006

Camp Pecometh Application for Conditional Use Approval

Relief Requested

The applicant is requesting Conditional Use approval for expansion of a "Nonprofit Institutional" use in the Countryside (CS) zoning district. Camp Pecometh is a 60 year old church and youth camp facility owned and operated by the Peninsula Delaware Conference of the United Methodist Church. The site contains approximately 275 acres on the Chester River with a mix of camp facilities, woodlands, wetlands and agricultural fields.

Current camp facilities include administrative and maintenance buildings, girls and boys summer camp cabins, dining hall, canteen and program buildings, climate controlled bunkhouse lodging, outdoor chapel, pool, outdoor recreation facilities, family campsites and pier. It is a year-round facility.

Proposed improvements requiring conditional use approval are as follows:

- New Dining/Meeting Room building
- Four (4) new guest lodging buildings
- New maintenance building
- Four (4) new and one (1) relocated staff housing cabins
- New washhouse and program buildings using relocated cabin structures
- New Chapel/multi-use building

The applicant intends to phase in these improvements over a number of years as funding becomes available. The attached Pecometh Expansion Use Narrative outlines the proposed use and operation for each of the proposed improvements.

The proposed improvements will be served by private wells and a proposed private wastewater treatment and disposal system that will require County Health Department and Maryland Department of Environment approval. The applicant is currently working on a Hydrologic Study necessary for wastewater system design. The Health Department has conducted preliminary soils evaluations and found the soils to be generally suitable for disposal purposes. The site is currently described in the County Master Water and Sewer Plan (MWSP) as an existing camp facility with expansion plans that will not exceed 29,500 gpd in wastewater generation. The Sanitary District has determined that a MWSP Project Amendment is not required for the proposed improvements.

The site is accessed from Booker's Wharf Road. Traffic Concepts has prepared a trip generation report indicating that the proposed improvements qualify for an exemption from County requirements related to the Interim Adequate Public Facilities Ordinance as it relates to Road impacts. The County roads and intersections that provide access to the site are lightly traveled. Existing traffic generated by the facility does not present any significant problems and it is not anticipated that the proposed improvements will result in any traffic safety or congestion problems.

The site is partially within the Chesapeake Bay Critical Area, Resource Conservation Area (RCA) and the majority of the proposed improvements are located within the RCA portion of the site. A minimum 300 foot shoreline buffer and 100 foot stream buffer with possible expansion for steep slopes is proposed for all improvements. No woodland clearing is proposed within the Critical Area and only a minimal amount of clearing is proposed in the Non-Critical Area. Proposed clearing is well within Forest Conservation Ordinance limits. The County Planning Commission, with concurrence from the Chesapeake Bay Critical Area Commission Staff, has determined that Critical Area Growth Allocation is not required in order to for the proposed improvements to be constructed within the Critical Area RCA.

No rare, threatened or endangered species habitat will be impacted by the proposed improvements,

Proposed new impervious area is 2.857 acres. Total impervious area for the site will be 6.933 acres or 2.5 percent of total site area. Within the Critical Area proposed new impervious area is 2.272 acres. Total Critical Area impervious area will be 5.661 acres or 4.3 percent of the Critical Area portion of the site.

As is the existing facility, the proposed improvements will be compatible with the existing neighborhood. The property is bounded on three sides by residential/farming uses and is well screened along Lands End Road by an approximately 400 foot wide mature tree buffer. Traffic and environmental impacts will be minor. As indicated in the Pecometh Expansion Use Narrative, the proposed improvements will primarily be utilized as an expansion of the Camp's current offerings for church and educational groups to conduct meetings and overnight retreats. It will not become a commercial meeting and retreat venue for general private/group use in the sense of a for-rent commercial facility. The Camp has a strict no alcohol policy that will limit its use as a typical commercially available meeting/retreat center.

The existing facility and proposed improvements are consistent with the policies of the 2002 Queen Anne's County Comprehensive Plan. Land Use Policy 6A is to "Protect and promote rural character and landscapes within non-Growth Areas throughout the County." Camp Pecometh has a long history in the County as an accessible rural and agricultural landscape enjoyed year-round by youth and adult visitors. The continued economically viable use of this property as a youth and church camp facility as proposed will ensure that the current rural character and agricultural landscape of Camp Pecometh will be protected and maintained for future generations.

Pecometh Expansion Use Narrative

The expansion of the Pecometh property is intended to provide enhanced camp & retreat ministries to our constituents which are almost entirely church groups, although some of our users are educational groups such as Sidwell Friends School and the Prince George's County Schools. While we currently provide these services in our cabins and dorm-style facilities, the expansion would enable us to provide more comfortable accommodations and more functional meeting space.

Dining/Meeting Center (13,375 sq. ft.)

The primary users of this facility would be weekend church retreat groups. Our typical group size is 12-20 persons. Most groups arrive Friday afternoon or evening and leave either Saturday evening or Sunday afternoon. The four separate meeting spaces (combinable into two spaces) enable us to host several small groups simultaneously.

The secondary use would be church and other non-profit groups doing weekday meetings or retreats. These are typically day meetings or staff retreats and do not represent a significant volume of business.

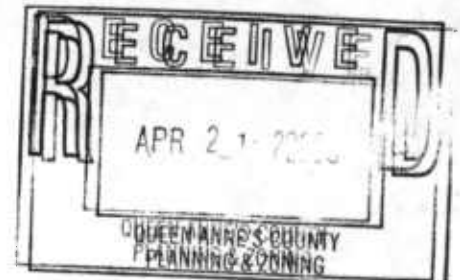
Finally, the summer affords the opportunity to use the facility for family and inter-generational camps. Programming would be similar to our current summer camp program, but would facilitate families or grandparents/grandchildren to attend together.

The dining and meeting space are intended to support the above uses. It is important to note that although we have an existing dining hall, the above uses require a more adult oriented dining facility which is proximate to the meeting space to be successful.

Is it possible that we would host an occasional wedding? Certainly. We do so now in our Outdoor Chapel, which is a spectacular waterfront location. However, this activity is limited to a few times in a year. We believe the primary reason for this is our "no alcohol" policy, which apparently is important to most people for their reception. The weddings we do host tend to be persons with a strong connection to Pecometh, such as former summer staff or church members who have had significant personal experiences while on retreat at Pecometh.

Lodging Buildings (four at 3,559 sq. ft. each)

The lodging buildings support the uses listed above. In particular, private rooms with private baths are the expected standard of the day. While our dorm facilities are comfortable, most adults do not want to share a room with 17 other persons. While our current church groups will settle for dorm-style accommodations, they tell us continually that they would prefer more private facilities.



In addition, the proposed lodging facilities would enable a family to stay together in the same room or a grandparent and grandchild to share a room, making family or intergenerational camp much more successful. Our current cabin configurations are not conducive to such arrangements.

"Chapel"/Multi-Use Facility

The term "chapel" is probably a misnomer since its primary use would be as a meeting space. Since 24 of the 48 bedrooms noted above would not be added until Phase II of the project, the dining/meeting facility is intended to provide meeting space adequate enough for the capacity of Phase I. Should Phase II become a reality, this facility will provide a single-large meeting space or could be sub-divided into several smaller meeting spaces.

"Chapel" does acknowledge that we have two different user groups, Delmarva Walk to Emmaus/Chrysalis and Chesapeake Chrysalis, that currently use our dorm-style facilities approximately 24 times per year. These groups drive to a church in Chestertown on the Saturday evening of their retreats for a candlelight service. Incorporating a "chapel" into our site would enable them to hold their entire program on the Pecometh site. The term "chapel" should not be construed to mean that we would be promoting weddings, for the reasons already noted.

Staff Housing Cabin

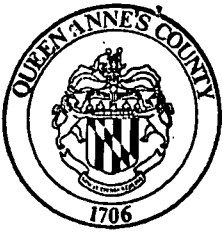
This cabin would give us the ability to house part-time contract staff on an as-needed basis for outdoor programs that take place outside of the summer camp season. Specifically, when we host church or school groups that desire a challenge course or environmental education program, we may need to bring a contract staff person onto camp for a two or three day program. This climate-controlled cabin gives us the ability to house that person any time of the year. Its location close to the challenge course is the most operationally effective.

Classroom Cabin

This cabin provides a climate-controlled program area for the above mentioned outdoor programs that take place outside the summer camp season. It provides a space for group process and instruction during inclement weather.

Washroom

Currently our outdoor programs on the challenge course have no bathroom facilities. They have to walk to our administration building or the dining hall. This facility would make programming more effective.



DEPARTMENT OF PLANNING & ZONING
QUEEN ANNE'S COUNTY
160 COURSEVALL DR.
CENTREVILLE, MARYLAND 21617

410-758-4088 Permits
410-758-3972 Fax
410-758-1255 Planning
410-758-2905 Fax
410-758-2126 TDD

To: Planning Commission Members
From: Holly A. Tompkins, Land Use Planner IV
Meeting Date: April 13, 2006
File Number: #03-05-12-0009-C
File & Project Name: Camp Pecometh

OWNER: Peninsula Delaware Conference of the United Methodist Church
136 Bookers Wharf Road
Centreville, MD 21617

DEVELOPER: Peninsula Delaware Conference of the United Methodist Church
136 Bookers Wharf Road
Centreville, MD 21617

ARCHITECT: Melville Thomas Architects
600 Wyndhurst Avenue, Suite 245
Baltimore, MD 21201

AGENT: Lane Engineering, Inc.
114B West Water Street
Centreville, MD 21671

GENERAL INFORMATION:

Map/Grid/Parcel: 21/11/3
Parcel(s) Size: 275.375± Acres
Zoning District: Countryside – CS
Critical Area: Resource Conservation Area – RCA

PROPOSAL AND REQUESTED ACTION:

Proposes to expand the existing church/camp with the following New Improvements:

- 1 Dining/Meeting Center
- 4 Guest Lodging buildings
- 1 Maintenance & Storage building
- 4 Resident Staff Cabins
- 1 Chapel/Multi-Use Facility
- Parking

Proposes to relocate and covert or re-configure the following Existing Improvements:

- 1 relocated Staff Cabin

- 1 relocated Classroom Building
- 1 converted & relocated Wash House
- Realignment of lanes and parking

The applicant requests Concept Plan approval and Determination that the Use is consistent with the Critical Area Designation.

BACKGROUND INFORMATION:

Original Subdivision Submitted: December 7, 2005
 Initial STAC Review: January 4, 2006
 Second STAC Review: March 15, 2006

REVIEW HIGHLIGHTS:

- ◆ The existing Parcel 3, the subject property, is 275.375 Acres of which 177.250 Acres are in agricultural production, 88.486 Acres are forested, and 4.742 Acres are dedicated to buildings/lanes/parking.
- ◆ A portion of the property is in the Critical Area of which 130.263 Acres are designated Resource Conservation Area.
- ◆ According to the Critical Area laws under Section 14:1-39(3)(d): Intensification or expansion of existing industrial, commercial and institutional facilities and uses may be permitted in the RCA by the Planning Commission. A variance, in accordance with Part 7 of this Chapter 14:1, must be granted if such expansion or intensification involves a use which the Planning Commission determines does not conform with the provisions of the Queen Anne's County Critical Area Program and this Chapter 14:1.
- ◆ The Critical Area Commission has reviewed the development proposal and has stated that it, "would not oppose the Planning Commission's determination that the expansion of the use complies with the County Code as long as appropriate measures are implemented to ensure the project meets the policies for the RCA as set forth in COMAR 27.01.02.05.
- ◆ Regarding Queen Anne's County Chapter 14:1-39 and COMAR 27.01.02.05 for the RCA Critical Area, Staff believes that Camp Pecometh as an institutional use is in keeping with the character and development of the RCA designation for the following reasons:
 - The dominant land use is agriculture, forest, and wetland.
 - Density and impervious area are far below what is permitted.
 - The Buffers provided conserve, protect and enhance the overall ecological values of the Critical Area.
 - No development is proposed with the Buffer areas.
 - Adequate areas for habitat are provided, that is development is limited.
 - Existing woodland/forest and wetland/stream areas are being conserved which will benefit water quality for those species occupying the shore/water areas.
- ◆ The Queen Anne's County Comprehensive Plan states under Land Use Issue 6: Protect, preserve, and Enhance Rural Lifestyle Character: that the County needs to enhance its efforts to maintain

the County's rural character and lifestyle, and that the vast majority of the County be left in a low density and rural development pattern.

- ◆ The proposed use(s) fall under the definition of Institutional Use and Institutional Uses are Conditional Uses in the CS Zoning District. Therefore, if the Planning Commission grants approval, the Applicant will then take this matter before the Board of Appeals for approval of the conditional use.
- ◆ As part of the approval process the Camp submitted a request for exemption from the IAPFO and was granted such, APFO/Ex-67, on December 6, 2005. The Applicant is aware that the Exemption may need to be re-addressed should approval be granted as there are more uses proposed now than were under the original exemption. It was deemed unnecessary by Staff to commence a full study unless both the Planning Commission and the Board of Appeals granted approval for this plan.
- ◆ The impervious area that is permitted as a total of the RCA (15%) and non-RCA (30%) is 63.073 Acres. The proposed impervious area is 6.993 Acres, which is 11% of the permitted impervious area and 2.5% of the total acreage of 275.375.
- ◆ Currently, all structures but the Program Pavilion and the Administration Building exist within the RCA.
- ◆ All of the proposed improvements, except the 4 new Staff Cabins, are proposed with the RCA.
- ◆ The Camp was approved through an amendment into the County Water and Sewer Master Plan prior to 1996 as part of the Camp's Master Plan Strategy, and may remain under that amendment as long as the projected flows do not exceed the previously approved 29,500 GPD.
- ◆ The Camp is currently served by SRAs and private wells. The proposed development will continue to be served by private wells. An on-site waste treatment and disposal system is proposed which will require approval by the County's Environmental Health Department.
- ◆ The site is accessed via two main entrances, one from Booker's Wharf Road and the other from Lands End Road. Two additional entrances are proposed for the Staff Cabins, one from each road mentioned previously.
- ◆ The Department of Natural Resources determined that there were no endangered or threatened species on the property.
- ◆ The shoreline Buffer for this site is 300' and includes sensitive areas of wetlands, streams and steep slopes. None of the proposed development is within the 300' Buffer.
- ◆ Stormwater management at this time is conceptual based on further evaluation.
- ◆ Of the existing 88.486 Acres of forest/woodland, approximately 0.927 Acres are proposed for clearing. No afforestation or reforestation is required.

- ◆ All required reviewing agencies have approved this development proposal for concept plan approval.

RECOMMENDATION:

is an expanded devel. retreat
ford
Staff recommends the Planning Commission grant concept plan approval and a determination that the use is consistent with the Critical Area designation to Camp Pecometh for the proposed expansion of new and relocated/re-configured buildings as follows:

- 1 Dining/Meeting Center
- 4 Guest Lodging buildings
- 1 Maintenance & Storage building
- 4 Resident Staff Cabins
- 1 Chapel/Multi-Use Facility
- Parking
- 1 relocated Staff Cabin
- 1 relocated Classroom Building
- 1 converted & relocated Wash House
- Realignment of lanes and parking

as outlined in application # 03-05-12-0009-C.

J:\Planning Commissioners\Staff Reports 2006\camp pecometh.concept.PC.april.06.doc

- *CONSISTENT WITH CURRENT CHURCH USES OF THE*
CAMP

Lane Engineering, Inc.

Civil Engineers. Land Planning. Land Surveyors

15 Washington Street
Cambridge, Maryland 21613
Tel 410-221-0818
Fax 410-476-9942

117 Bay Street
P.O. Box 1767
Easton, Maryland 21601
Tel 410-822-8003
Fax 410-822-2024

114B West Water Street
Centreville, Maryland 21617
Tel 410-758-2095
Fax 410-758-4422



FAX

TO: Mary Owens

FROM: Marsha Usilton

FAX: 410-974-5338

PAGES: 19

PHONE:

DATE: 3/8/06

RE: Camp Pecometh

JOB #: 060065

URGENT

FOR REVIEW

PLEASE COMMENT

PLEASE REPLY

ADDITIONAL COMMENTS:

SIGNED: _____

CC: _____

TRAFFIC CONCEPTS, INC.

Traffic Impact Studies • Feasibility • Traffic Signal Design • Expert Testimony

November 18, 2005

Ms. Holly Tompkins
Queen Anne's County
Department of Planning and Zoning
160 Coursevall Drive
Centreville, MD 21617

RE: Exemption Request
Camp Pecometh #1730

Dear Ms. Tompkins:

The purpose of this letter and analysis is to provide information on projected peak hour trips generated by the proposed expansion of Camp Pecometh and the potential need to conduct a Traffic Impact Study.

In order to accomplish this task, we have conducted average daily traffic counts along Bookers Wharf Road, south of Camp Lane to determine the existing traffic volumes generated by Camp Pecometh. The counts are also used to determine trip generation rates suitable for the proposed camp expansion. The counts were conducted during a two-week period from September 12 through September 25. The typical adjacent street peak hours of 7:00-9:00 A.M. and 4:00-6:00 P.M. from Tuesday through Thursday were used in our analysis. The typical Saturday peak period is between 11:00 A.M. and 2:00 P.M. was also utilized in the analysis.

In addition to obtaining the average daily traffic volumes for the site, we have collected group-booking data from Camp Pecometh for the year 2005. We have utilized this data with the peak hour traffic volumes to determine the existing peak hour rates for the planned enclosed meeting space. We have also utilized the Institute of Transportation Engineers Trip Generation Manual, 7th Edition in order to determine trip rates for the proposed cottages.

Existing Conditions

The results of the average daily traffic counts indicate Bookers Wharf Road experiences only minimal traffic volumes under current conditions. The average daily traffic volume found along Bookers Wharf Road was 45 vehicles per day. The peak hour traffic counts are also minimal with an average of 4 A.M. and 4 P.M. peak hour trips per day.

Future Conditions

With the proposed expansion of the Retreat Center, the intensity of the use would remain relatively unchanged with an average capacity of 25 persons attending weekend conferences. However, the facility would expect to accommodate 120 persons for an occasional day program. In total, the proposed improvements include:

- A 13,355 gross square foot welcome center to include office space, a dining hall with a 125-person capacity, and a meeting room for 120-persons.
- Two cottages each with 9 double occupancy rooms and 3 triple occupancy rooms.
- A 2,000 gross square foot maintenance barn
- A 2,100 gross square foot building addition for a medical suite to include a nurse's apartment and office.
- Living space to accommodate 3 to 4 new full-time staff members.

Using the peak hour volumes and the number of people attending a camp function, the following peak hour rates were developed:

<u>Weekday</u>	<u>Actual Count</u>	<u>Peak Hour Trips</u>	<u>Peak Hour Rates</u>
Thursday, September 15, 2005	52	6	.11
Wednesday, September 21, 2005	50	6	.12
Average weekly Rate			.12
<u>Weekend</u>	<u>Estimated Count</u>		
Saturday, September 24, 2005	86	3	.03

Based on the maximum capacity for the planned expansion of the 120-person room, the site would generate 7 morning and 7 evening weekday peak hour trips and 4 Saturday peak hour trips. Generally, the peak hour trips were split with 50 percent entering the site and 50 percent exiting the site. This percentage was determined by the actual peak hour counts. Also, using the Institute of Transportation Engineers Trip Generation Manual, 7th Edition, rates for a hotel provides an additional 8 morning and 8 evening weekday peak hour trips and 10 Saturday peak hour trips. The hotel use contained in the ITE Trip Generation Manual would likely generate far more peak hour trips than generated by the proposed cottages and thus provides a worst-case scenario. The total peak hour volumes are listed in the following table.

	Weekday		Saturday
	AM	PM	
Existing use (peak hour average)	3	4	8
120 capacity meeting Hall	7	7	4
(ITE code 416, 24 campsites)	5	9	10
Living facility for (4) staff employees	2	2	2
(ITE code 220, 24 Apartments)			
	17	22	24

* The medical suite to include a nurse's apartment and office will serve the guests and will not generate off-site traffic. The nurse apartment is accounted for with the four apartments as shown above.

Conclusions

The peak hour trips calculated in this report provides a worst-case scenario due to the fact that the peak hour volumes represent the full utilization of the facility and not an average day. With the exception of the nurse position, the staff members would reside on site and therefore would not impact the peak hour travel period. However, based on conversations with Queen Anne's County officials, we have included living facilities for the four staff employees by referencing the apartment rates contained in the Institute of Transportation Engineers Trip Generation Manual, 7th Edition. The amount of existing and projected traffic added by the proposed expansion will not over burden the surrounding road system from a capacity standpoint. Based on our traffic counts it appears that the rate of passengers per vehicle entering and existing the site is high when the camp is hosting a function, which greatly diminishes the number of peak hour trips. We have contacted the Guest Services Coordinator for Camp Pecometh who confirmed that vans and busses provide transportation to the camp on a regular basis.

Our analysis indicates that any new peak hour trips will be less than 25, and will not warrant the development of a full Traffic Impact Study. Therefore, we formally request exemption status to the Interim Adequate Public Facilities Ordinance for the proposed expansion of Camp Pecometh. We have attached copies of the traffic count data sheets for your use. Please call if you should have any questions.

Sincerely,



Mark Keeley
TRAFFIC CONCEPTS, INC.

cc: Patrick Hager
Barry Griffith

FROM :TRAFFIC CONCEPTS INC

FAX NO. :4109236473

Mar. 08 2006 12:10PM P5

Summary of Trip Generation Calculation
 For 24 Occupied Camp Sites of Campground / RV Park
 November 18, 2005

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	0.00	0.00	1.00	0
7-9 AM Peak Hour Enter	0.08	0.00	1.00	2
7-9 AM Peak Hour Exit	0.12	0.00	1.00	3
7-9 AM Peak Hour Total	0.20	0.45	1.00	5
4-6 PM Peak Hour Enter	0.26	0.00	1.00	6
4-6 PM Peak Hour Exit	0.11	0.00	1.00	3
4-6 PM Peak Hour Total	0.37	0.60	1.00	9
AM Pk Hr, Generator, Enter	0.09	0.00	1.00	2
AM Pk Hr, Generator, Exit	0.13	0.00	1.00	3
AM Pk Hr, Generator, Total	0.22	0.47	1.00	5
PM Pk Hr, Generator, Enter	0.25	0.00	1.00	6
PM Pk Hr, Generator, Exit	0.16	0.00	1.00	4
* PM Pk Hr, Generator, Total	0.41	0.64	1.00	10
Saturday 2-Way Volume	0.00	0.00	1.00	0
Saturday Peak Hour Enter	0.00	0.00	1.00	0
Saturday Peak Hour Exit	0.00	0.00	1.00	0
Saturday Peak Hour Total	0.00	0.00	1.00	0
Sunday 2-Way Volume	0.00	0.00	1.00	0
Sunday Peak Hour Enter	0.00	0.00	1.00	0
Sunday Peak Hour Exit	0.00	0.00	1.00	0
Sunday Peak Hour Total	0.00	0.00	1.00	0

Note: A zero indicates no data available.

Source: Institute of Transportation Engineers
 Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

* Sat. Peak hr. data is not available. Therefore, we have used
 the PM peak hour generator in place.



THE DEPARTMENT OF PUBLIC WORKS OF QUEEN ANNE'S COUNTY

312 SAFETY DRIVE
P.O. BOX 56
CENTREVILLE, MARYLAND 21617
410-758-0925 FAX: 410-758-3341
TDD: 410-758-2126

COUNTY COMMISSIONERS

BENJAMIN F. CASSELL, Jr., At Large
JOSEPH F. CUPANI, District 1
RICHARD A. SMITH, District 2
GENE M. RANSOM III, District 3
MICHAEL S. KOVAL, District 4

D. STEVEN WALLS
Director

TODD R. MOHN, P.E.
Deputy Director

December 6, 2005

Mark Keeley
Traffic Concepts, Inc.
325 Gambrills Road Suite E
Gambrills, MD 21054

RE: Proposed Welcome Center/Meeting Room, Apartments and Campsite Expansion to
Camp Pecometh, Tax Map 21, Grid 11, P 3, APFO/EX-67

Dear Mr. Keeley:

I have reviewed your request for an exemption from the Interim Adequate Public Facilities Ordinance, section 28-302-e of the Queen Anne's County Code, for the above referenced project. As described in your letter dated November 18, 2005, the project proposes a 13,355 gross square foot welcome center with office space, dining hall for 125 persons, and a meeting room for 120 persons. Additionally proposed are 24 guest accommodations as campsites, a maintenance barn, a medical suite and 4 apartments for full time staff.

We referenced the Institute of Transportation Engineers, Trip Generation Manual 7th edition for the campsites under Campground/Recreational Vehicle Park (416) and separately the Apartment (220) land use designations. The welcome center trips were calculated through observation and guest counts at certain events, as noted in the submitted request. These three particular uses and the existing use were compiled to determine the anticipated number of trips generated for the proposed expansion. The maintenance barn is for property/on-site use only as is the medical facility, which will serve guests only, and therefore these uses will not generate off-site traffic.

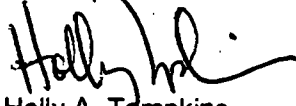
While the number of trips generated are under 25, it should be noted that the trips are very close to the threshold. Staff understands that this is a phased project and that in the future there may be proposed further expansions to Camp Pecometh. If such is the case, an expansion will most likely invoke the APFO and require an APFS.

We concur with the traffic consultant's findings that the weekday and weekend peak hour trip generation will not exceed 25 vehicle trips. **Therefore, this project will not be subject to the IAPFO.** If this proposal should change in terms of use or intensity this proposal will be reevaluated.

Please note that Camp Pecometh has already been amended into the Master Water and Sewer Plan pre-1996 as part of the Camp's master plan strategy.

If you have any questions, please do not hesitate to contact me at 410-758-1225.

Sincerely,



Holly A. Tompkins
APFO Administrator

cc: Steve Cohoon
Todd Mohn
Vijay Kulkarni
Patrick Hager
file

Robert L. Ehrlich, Jr.
Governor

Michael S. Steele
Lt. Governor



Martin G. Madden
Chairman

Ren Serey
Executive Director

**STATE OF MARYLAND
CRITICAL AREA COMMISSION
CHESAPEAKE AND ATLANTIC COASTAL BAYS**

1804 West Street, Suite 100, Annapolis, Maryland 21401
(410) 260-3460 Fax: (410) 974-5338
www.dnr.state.md.us/criticalarea/

March 30, 2006

Ms. Holly Tompkins, Land Use Planner IV
Department of Planning and Zoning
Queen Anne's County
160 Coursevall Drive
Centreville, MD 21617

RE: File CP #03-05-12-0009C Project Name: Camp Pecometh

Dear Ms. Tompkins:

Thank you for your recent submittal of the updated concept plan for the proposed project. We understand that the applicant wishes to expand an institutional use within the RCA. The facility is currently operated as a camp and retreat for church and educational groups. According to the narrative supplied by the applicant, the primary purpose of the intensification is to provide more comfortable meeting space and accommodations. It is also clear that the expansion would certainly create more opportunities for the attraction of larger groups to the site.

Section 14:1-39(B)(3)(d) of the Queen Anne's County Code states that "Intensification or expansion of existing industrial, commercial, and institutional facilities and uses may be permitted in the RCA by the Planning Commission. A variance, in accordance with Part 7 of this Chapter 14:1 must be granted if such expansion or intensification involves a use which the Planning Commission determines does not conform with the provisions of the Queen Anne's County Critical Area Program and this Chapter 14:1."

The primary consideration under the proposed concept plan is to determine if the intensification of the property significantly changes the predominant RCA characteristics of the site. It is clear that the site, already designated RCA, has been historically used as a summer church camp facility. The property is approximately 275 acres in size with most of the developed lands close the shoreline. Some of this development is within the Critical Area Buffer but predates Critical Area Law. The intended future development is proposed on an upland, water oriented portion of the site almost entirely within the Critical Area Boundary previously described as RCA. All future development on the site is subject to the current County and State regulations regarding the Critical Area.

The Commission would not oppose the Planning Commission's Determination that the expansion of this use complies with the County Code as long as appropriate measures are implemented to ensure that the project meets the policies for the RCA as set forth in COMAR 27.01.02.05. Although the Commission does not oppose the expansion currently proposed, any further expansion or intensification of this use will require growth allocation or will need to be located outside the Critical Area boundary. Specifically, the Commission recommends the following:

1. Most of the proposed development is located in the area identified as "The Meadow." In order to ensure that the change in intensification of this area does not significantly affect the conservation, protection, and enhancement of the overall ecological values of the Critical Area, the 100-foot Buffer should be established in this area. It appears that some of the Buffer is forested, however, a Buffer Management Plan should be prepared and submitted for the portions of the Buffer that are not completely forested.
2. The applicant proposes to increase the impervious area of the RCA by approximately 2.25± acres. This will bring the total impervious surface to 5.64± acres or 4.3 percent of the RCA. Appropriate stormwater quality management measures shall be implemented to treat the proposed development. According to historical USGS Quadrangle Maps and the DNR Merlin mapping system, there are several streams on the site that need to be field delineated.
3. In addition to these issues, the following comments pertaining to the site plan need to be addressed:
 - a. The 100-foot Buffer will need to extend from any identified stream. This is also true for the 100-foot shoreline Buffer.
 - b. There are several areas of steep slopes on the site. The slopes need to be analyzed to determine if the Buffer from the Chester River and/or any of the tributary streams requires expansion. A topographic analysis of the site within the RCA should be completed within the RCA with the intent of locating suitable areas outside the steep slope/stream Buffer where buildings may be appropriately located
 - c. In order to reduce the intensification of the use within the RCA, the location of the parking lot and chapel should be moved outside the Critical Area Boundary. Porous pavers are not an acceptable alternative to allowing the parking area to remain in the RCA.
 - d. It is recommended that the applicant provide some offset to the intensification of use, and human activity on, the site by proposing

Ms. Tompkins
March 30, 2006
Page 3

areas within the Critical Area to expand existing woodland sections to create a larger contiguous area of forest.

- e. Field delineation of all steep slopes; streams, forest boundaries, and tidal/nontidal wetlands is required in order to properly place building or road footprints.

Thank you for submitting the information regarding the site. Please provide notice to this office in writing regarding the decision of the Planning Commission. If you have any questions or concerns, please call me directly at 410-260-3467.

Best regards,

Chris Clark
Natural Resources Planner

cc: QC842-05
Joseph Stevens, Esquire – Stevens and Associates, LLC
Barry Griffith, AICP – Lane Engineering

Robert L. Ehrlich, Jr.
Governor

Michael S. Steele
Lt. Governor



Martin G. Madden
Chairman

Ren Serey
Executive Director

**STATE OF MARYLAND
CRITICAL AREA COMMISSION
CHESAPEAKE AND ATLANTIC COASTAL BAYS**

1804 West Street, Suite 100, Annapolis, Maryland 21401
(410) 260-3460 Fax: (410) 974-5338
www.dnr.state.md.us/criticalarea/

December 29, 2005

Ms. Holly Tompkins
Queen Anne's Planning & Zoning
160 Coursevall Drive
Centreville, MD 21617

RE: Proposed Expansion at Camp Pecometh
Concept Plan: CP#03-05-12-0009C

Dear Ms. Tompkins:

Thank you for providing the concept plan on the proposed expansion of Camp Pecometh for our review. The applicants propose significant expansion of an existing institutional use within the Resource Conservation Area. Commission staff has reviewed the information provided and we have the following comments:

1. The grandfathering provisions of the Critical Area Criteria (COMAR 27.01.02.07) state the following in regard to intensification of existing uses within the Critical Area: "After program approval, local jurisdictions shall permit the continuation, but not necessarily the intensification or expansion, of any use in existence on the date of program approval, unless the use has been abandoned for more than 1 year or is otherwise restricted by existing local ordinances. If any existing use does not conform with the provisions of a local program, its intensification or expansion may be permitted only in accordance with the variance procedures outlines in COMAR 27.01.011."
2. The County ordinance in §14:1-39(B)(3)(d) states that intensification or expansion of existing industrial, commercial, and institutional facilities and uses may be permitted in the RCA by the Planning Commission. This section continues to state that a variance must be granted if such expansion or intensification involves a use which the Planning Commission determines does not conform with the County Program or Ordinance.

Ms. Holly Tompkins
December 29, 2005
Page 2 of 2

3. The camp, as an institutional use, would not be permitted in the RCA as a new use in accordance with the list of permitted uses in §14:1-39(B)(3)(e). It is not evident that the Planning Commission can conclude that the proposal conforms with the County Program in terms of permitted uses in the RCA.
4. There are a number of options available for ensuring the project's consistency with the local Critical Area Program. First, the proposed new development could occur outside of the Critical Area. Second, growth allocation could be requested for a portion of the camp. We recommend that the applicant reconsider the proposal given the inconsistency with permitted uses in the RCA.
5. Notwithstanding the issues above, we have a number of concerns regarding the site plan. The need for protection of steep slopes and the potential for significant expansion of Buffers may significantly affect the proposal.
6. The 100-foot Buffer is incorrectly drawn. It must be drawn from the landward edge of tidal wetlands, which brings it further into the site. There are also significant slopes contiguous to the Buffer, which requires Buffer expansion. It is likely that Buffer expansion will affect the proposed location of the dining/meeting facility as well as some of the guest cottages.
7. Some of the areas shown as linear non-tidal wetlands may actually be streams. If they are streams, a minimum Buffer of 100-feet is required.

At this time, we cannot support approval of this concept plan. Thank you for the opportunity to comment. If you have any questions or concerns, or if you would like to meet to discuss these issues further, please contact me at (410) 260-3477.

Sincerely,



LeeAnne Chandler
Science Advisor

cc: QC842-05

**CHESAPEAKE BAY CRITICAL AREA
ENVIRONMENTAL ASSESSMENT**

F O R

CAMP PECOMETH

**Peninsula Delaware Conference
of
United Methodist Church of Delmarva
Peninsula**

Concept Plan

**PREPARED BY: LANE ENGINEERING, INC.
114-B WEST WATER STREET
CENTREVILLE, MD 21617**

**December, 2005
JOB 050174**

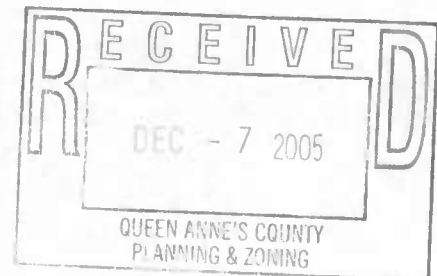


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SECTION ONE

Statutory Requirements: The Queen Anne's County Code requires that Technical Plans be prepared in accordance with Chapter 14 ENVIRONMENTAL PROTECTION for any development or subdivision proposed within the Critical Areas. The purpose of these technical plans is to assist Queen Anne's County in assessing and evaluating potential impacts from the proposed development of a parcel of land in Queen Anne's County that requires site plan or subdivision approval. These technical plans have been prepared in accordance with the guidelines for content as set forth in the Critical Area Zoning Code.

Project Summary: The owners propose to expand their existing 275 acre youth and church camp facilities to include the following improvements within the Chesapeake Bay Critical Area, Resource Conservation Area (RCA):

- (1) 13,375 SF dining and meeting room building
 - (4) 12 room guest lodging buildings at 3,559 SF each with total of 48 rooms (14,236 SF total)
 - (1) 2,226 SF maintenance building
 - (1) 2,670 SF staff resident cottage
 - (1) 2,670 SF wash house
 - (1) 2,670 SF classroom/program building
- Associated drive lanes and parking

This development is to be completed in conformance with the regulations in the Queen Anne's County Zoning and Chesapeake Bay Critical Area Codes (Chapter 18 and Chapter 14).

As noted on Queen Anne's County Resource Map No. 21, Development Area Designation, the Critical Area portion of the site is zoned as RCA, Resource Conservation Area. The County Zoning is CS Waterfront.

Project Location: The project site is located in the Third Election District, Queen Anne's County Maryland. It can be found on Tax Map 21, Grid 11, Parcel 3. The subject site is located within the Critical Area associated with the Chester River. The

physical location of the site is at the corner of Lands End Road and Booker's Wharf Road with approximately 4,000 feet of shoreline directly on the Chester River.

Project & Site Description: Currently, the Critical Area RCA portion of the site is improved with a variety of structures and facilities associated with an existing youth and church camp including:

- Access drives and parking areas
- Camp cabins, bunkhouses and staff housing
- Program pavilions
- Pool
- Dining hall
- Administration and maintenance buildings
- Outdoor chapel
- Recreation hall
- Pier

The Critical Area portion of the site is 130 acres with an existing impervious area of approximately 3.9 acres or 3 percent of the Critical Area. All of the existing youth and church camp improvements noted above are located within the Critical Area portion of the property. The existing improvements are widely scattered throughout the site. The existing shoreline is wooded with steep slopes in many areas. There are pockets of tidal and nontidal wetlands along, and extending landward, from the shoreline in certain locations. Non-wooded areas are either maintained in lawn condition as recreation areas or are tilled for agriculture. The majority of the existing improvements are located in cleared areas (see attached)

The proposed Critical Area improvements outlined in the Project Summary are all located outside of the 300 foot shoreline development buffer in non-wooded areas. No tree clearing is proposed for any of the proposed improvements. Approximately 2.3 acres of impervious area will be added and 0.6 acres of existing impervious area will be removed. There will be a net increase of 1.7 acres of impervious area and a total proposed new impervious area of 5.6 acres or 4.3 percent of the Critical Area.

The property is serviced by a system of private wells and septic systems. On-site wastewater treatment and disposal needs for the proposed improvements are proposed to be located outside of the Critical Area.

SECTION TWO

Planting & Forest Management / Amount & Type of Forest Cover

- ✓ The Critical Area portion of the site contains 43.6 acres or approximately 33 percent of the Critical Area. No clearing is proposed and no afforestation is required.

SECTION THREE

Habitat Protection Plan

No record of rare, threatened or endangered plant or animal communities is on file with the Maryland Department of Natural Resources (see DNR Letter attached). The DNR letter indicates there are no known occurrences of endangered Delmarva Fox Squirrels on the property but that the property is within the range of this endangered species. In consultation with Glenn Therres of MD DNR and Dr. Cherry Keller of USFWS, they determined that it is unlikely that Delmarva Fox Squirrels occur at ✓ Camp Pecometh and that no further consultation is necessary (see attached email from Dr. Cherry Keller).

As part of standard procedure, the Queen Anne's County Habitat maps were reviewed. The Natural Resource Maps dated July 1995 indicate no Historic Waterfowl Staging Areas, no Bald Eagle Nest Sites, no Colonial Water bird Nesting Sites, no Anadromous Fish Spawning Grounds, no Delmarva Fox Squirrel Habitat and no Oyster Bars in the immediate vicinity of the project. The area of the adjacent Chester River is identified as a "Waterfowl Concentration Area."

SECTION FOUR

Cooperators / Farm Plan / Existing Agricultural Activities on Site

The eastern portion of the Critical Area not utilized for camp facilities is in active agricultural production with a rotation of small grain crops. A Best management Plan for agricultural practices is implemented for farming operations and has been reviewed and approved by the County Soil Conservation District.

SECTION FIVE

Shoreline Erosion Plan / Natural Park Management Plan

No new development is proposed in the shoreline vicinity of the site (100 ft or 300 ft. shoreline development buffer. The site is not proposed for a natural park and Queen Anne's County has proposed no park plans.

SECTION SIX

Ten Percent Pollutant Reduction

The site is designated as Resource Conservation Area (RCA). The 10 percent pollutant reduction rule does not apply. However, stormwater management facilities for all proposed development will be designed in accordance with Queen Anne's County Stormwater Management regulations

SECTION SEVEN

Amount and Type of Wetlands

The site contains mapped tidal and non-tidal wetlands. A field reconnaissance of wetlands indicates that no tidal or non-tidal wetlands and associated buffers are located in areas which will impact the proposed development. A field delineation/survey and Jurisdictional Determination of wetlands will need to be conducted to confirm the specific location of any wetlands in proximity to proposed development. This delineation and survey will be conducted as the project proceeds beyond concept plan approval.

SECTION EIGHT

Soil types, Steep Slopes & Topography

There are eleven soil types mapped for this site. The soil types are Bp (Bestpitch peat), Ca (Carmichael loam), DOE (Downer soils, 15-30%), DUD (Downer and Unicorn soils, 10-15%), IgC (Ingleside sandy loam, 5-10%), Lz (Longmarsh and Zekiah soils, 0-2%), NsA (Nassawango silt loam, 0-2%), NsB (Nassawango silt loam, 2-5%), UsA (Unicorn-Sassafras loams, 0-2%), UsB (Unicorn-Sassafras loams, 2-5%), and UsC (Unicorn-Sassafras loams, 5-10%).

Bp (Bestpitch peat, Ca (Carmichael loam) and Lz (Longmarsh and Zekiah soils, 0-2%) are considered hydric soils. No new development is proposed in areas of hydric soils.

The site is generally flat to the east and gently rolling with some steep slopes in wooded ravines perpendicularly approaching the western shoreline. Steep slopes are also present at the shoreline in many locations. The specific location of development disturbances may be impacted by expansions of Critical Area stream buffers. It is recommended that a detailed topographic survey be conducted for steep slopes in the vicinity of proposed developments to determine if buffer expansion will require

any of the proposed development disturbance to be moved slightly further away from the top bank of any steep slopes. This survey and analysis should be conducted as the project moves beyond concept plan approval.

SECTION NINE

Existing and Proposed Sewer and Water Service

The youth and church camp is currently provided water and sewer service by a system of existing private wells and on-site septic systems. The Queen Anne's County Department of Environmental Health and the Maryland Department of Environment have determined that wastewater flows from the proposed new development must comply with the State's Large System Design criteria. An aerobic wastewater treatment system with drip or trench disposal is currently being evaluated. This system is proposed to be located outside of the Critical Area. A Groundwater Appropriation Permit from MDE will be required for any proposed new well to serve the proposed development.

SECTION TEN

Existing and Proposed Impervious Surfaces

The Critical Area portion of the site is 130 acres with an existing impervious area of approximately 3.9 acres or 3 percent of the Critical Area. Approximately 2.3 acres of impervious area will be added and 0.6 acres of existing impervious area will be removed. There will be a net increase of 1.7 acres of impervious area and a total proposed new impervious area of 5.6 acres or 4.3 percent of the Critical Area. The maximum amount of impervious area allowed within the Critical Area Resource Conservation Area is 19.5 acres or 15 percent.

SUMMARY

The site is currently improved and utilized as an active church and youth camp with seasonal and year-round operations. The visual character of the camp is predominantly one of resource conservation. Wetlands, woodlands, grass fields and farm fields are interspersed with low impact camp related buildings. The proposed camp improvements would not appear to alter the existing resource conservation character of the site and would expand opportunities for additional users to see and experience this natural environmental setting within the Critical Area.

Total impervious cover with the proposed additions will not exceed 15 percent of the total site area. Consideration should be given to use of pervious pavers for some of the proposed parking areas where practical in order to further minimize impervious areas associated with the proposed improvements. No clearing of existing forest is proposed.

Consideration of possible stream buffer expansions for steep slopes may require minor relocation of some of the proposed improvements. It appears that no tidal or non-tidal wetlands or their associated buffers will be disturbed although this must be confirmed by an actual wetland survey and Jurisdictional determination.

Wastewater treatment and disposal for the proposed Critical Area improvements will be located outside of the Critical Area.

Given these circumstances, we believe that there will be no adverse environmental impact resulting from the proposed development.

Attachments:

Concept Plan

MD DNR letter

Email from Dr. Cherry Keller

Soils Exhibit



MARYLAND
DEPARTMENT OF
NATURAL RESOURCES

Robert L. Ehrlich, Jr., Governor

Michael S. Steele, Lt. Governor

C. Ronald Franks, Secretary

July 5, 2005

Ms. Marsha Usilton
Lane Engineering, Inc.
114 West Water Street
Centreville, MD 21617

RE: Environmental Review for Lands of Trustees of the Peninsula Annual Conference of the United Methodist Church, Inc., Tax Map 21 Parcel 3, Lands End Road and Chester River, Queen Anne's County, Maryland.

Dear Mr. Usilton:

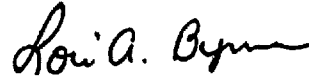
The Wildlife and Heritage Service has determined that there are no State or Federal records for rare, threatened or endangered species within the boundaries of the project site as delineated. As a result, we have no specific comments or requirements pertaining to protection measures at this time. This statement should not be interpreted however as meaning that rare, threatened or endangered species are not in fact present. If appropriate habitat is available, certain species could be present without documentation because adequate surveys have not been conducted. It is also important to note that the utilization of state funds, or the need to obtain a state authorized permit may warrant additional evaluations that could lead to protection or survey recommendations by the Wildlife and Heritage Service. If this project falls into one of these categories, please contact us for further coordination.

We would like to bring to your attention that the open waters that are adjacent to or part of site are known historic waterfowl concentration areas. If there is to be any construction of water-dependent facilities please contact Larry Hindman of the Wildlife and Heritage Service at (410) 221-8838 for further technical assistance regarding waterfowl.

Though there are no known occurrences of endangered Delmarva fox squirrels on the property, your project may need federal approval because the property is within the range of this endangered species. The Delmarva fox squirrel is listed by the federal government as endangered and as such protection for this species comes under federal jurisdiction as well. Federal requirements may differ from ours. To avoid any violations of the federal Endangered Species Act during your project implementation we suggest you consult with Mary Ratnaswamy, U.S. Fish & Wildlife Service, 177 Admiral Cochrane Drive, Annapolis, MD 21401.

Thank you for allowing us the opportunity to review this project. If you should have any further questions regarding this information, please contact me at (410) 260-8573.

Sincerely,



Lori A. Byrne,
Environmental Review Coordinator
Wildlife and Heritage Service
MD Dept. of Natural Resources

ER #2005.0569.qa
cc: M. Ratnaswamy, USFWS
L. Hindman, DNR
R. Esslinger, CAC

Barry Griffith

From: Cherry_Keller@fws.gov
Sent: Thursday, June 16, 2005 3:56 PM
To: Barry Griffith
Cc: gtherres@dnr.state.md.us
Subject: Re: FW: Camp Pecometh

Hello Barry,

We have reviewed the information regarding Camp Pecometh, located on the Chester River north of Centreville Maryland, in Queen Anne's County (Tax Map 21, Grid 11, Parcel 3). While Delmarva fox squirrels have been translocated to a site in Kent County, within 3 miles of Camp Pecometh, the barrier posed by the Chester River which runs between Camp Pecometh and the translocation site, makes it unlikely that Delmarva fox squirrels could have arrived at Camp Pecometh from that location. Other Delmarva fox squirrel occurrences, within Queen Anne's County, are more than three miles away. Given the great distances between Camp Pecometh and other observations of Delmarva fox squirrels, and the reported absence of suitable habitat, we consider it unlikely that Delmarva fox squirrels occur at Camp Pecometh and no further consultation is necessary.

Please let me know if you have any further questions,

Cherry

Cherry Keller
U.S. Fish and Wildlife Service
Chesapeake Bay Field Office
177 Admiral Cochran Dr.
Annapolis, MD 21401
email cherry_keller@fws.gov
410-573-4532

"Barry Griffith"
<bgriffith@leinc
<gthomas@mtarx.com>
.com>
05/09/2005 10:06
AM

To: <jack@pecometh.org>,
cc: <Cherry_Keller@fws.gov>
Subject: FW: Camp Pecometh

Per site visit Fri with Glen Therres of MD DNR.

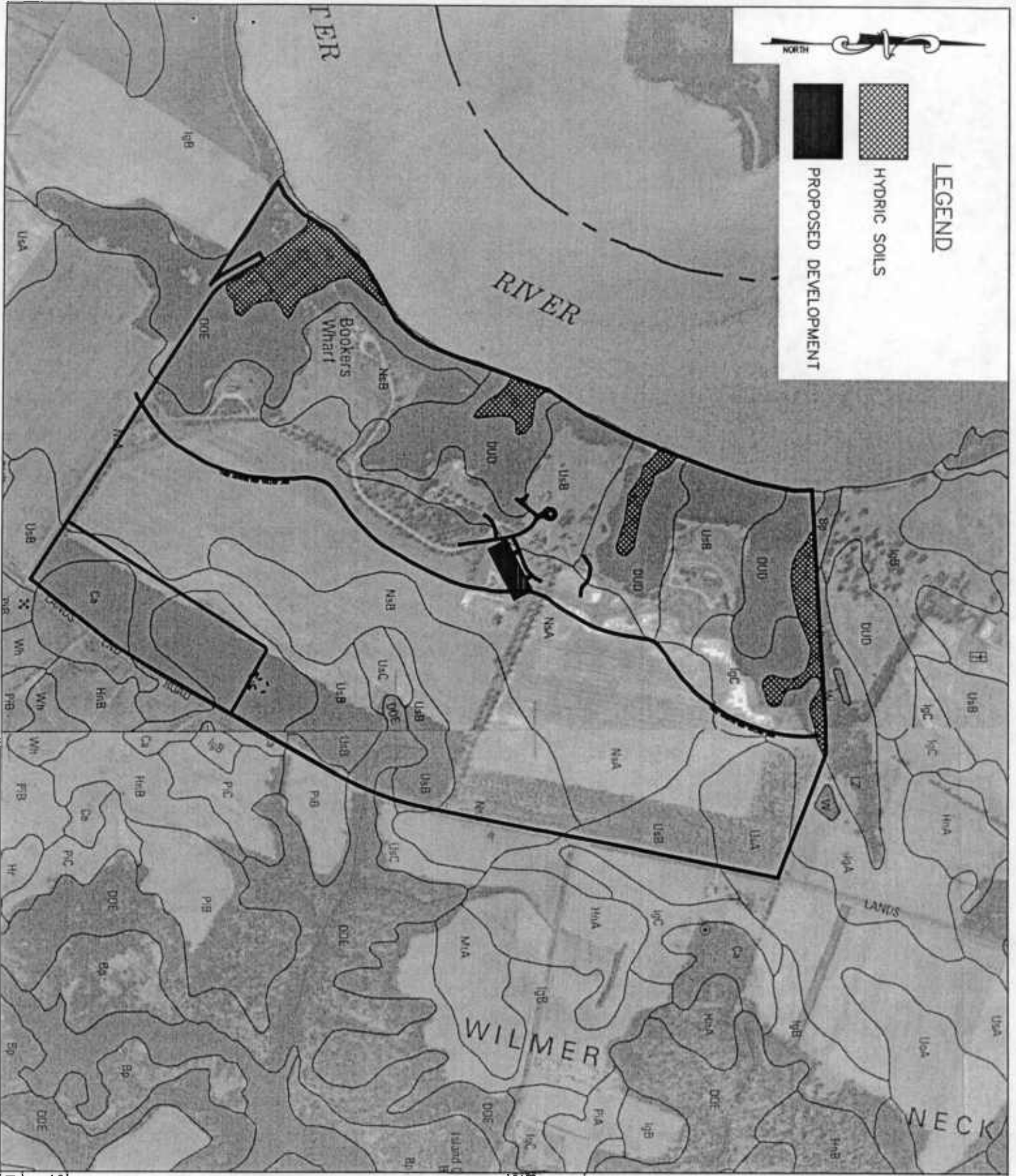
Cherry - At some point I will probably need a letter from USFWS for the County stating that DFS is not an issue at this site.

Thanks

Barry

From: M. Stark McLaughlin
Sent: Monday, May 09, 2005 9:50 AM
To: Barry Griffith
Subject: Camp Pecometh

The field visit to the site was conducted on Friday May 6, 2005. Mr. Glen Therres of DNR reviewed the site for potential Fox Squirrel habitat and found the site to be not acceptable habitat for the species. No further review of the site should be needed.



LEGEND

 **PROPOSED DEVELOPMENT**

 **HYDRIC SOILS**

SHEET No. 1 OF 1
 FILE No. 7287

SOILS EXHIBIT
FOR
CAMP PECOMETH
 CENTREVILLE, MARYLAND

TAX MAP 21 BLOCK 11 PARCEL 3

DATE
 DEC. 2005

SCALE
 N.T.S.

JOB NO.
 050174

DRAWN BY
 LKB

DWG. NAME
 050174SOILS.DWG

APPROVED

Lane Engineering, Inc.
 Civil Engineers - Land Planning - Land Surveyors



E-mail: mail @ leinc.com
 117 Boy St. Eoston, MD 21601 (410) 822-8003 FAX (410) 822-2024
 15 Washington St. Combridge, MD 21613 (410) 221-0818 FAX (410) 476-9942
 114B West Water St. Centreville, MD 21617 (410) 758-2095 FAX (410) 758-4422

