

Public Hearings - Town of Indian Head - Town Center Meeting 1988 MSA 51830-411

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CHESAPEAKE BAY CRITICAL AREAS COMMISSION

TOWN CENTER MEETING
TOWN OF INDIAN HEAD

This matter came before the public on March 9,
1988, at 7:00 p.m.

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BEFORE:

ROBERT SCHOEPLEIN, Chairman

APPEARANCES:

RONALD KARSIC
PARIS N. GLENDENING
SAMUEL BOWLING
REN SEREY
CAROLYN WATSON
MAYOR BOWIE
GEORGE WELLMONT

P R O C E E D I N G S

1
2 MR. SCHOEPLEIN: We're all set? Okay, we're on
3 the record. This hearing of the Chesapeake Critical Areas
4 Commission is called to order to hear the plan of the town
5 of Indian Head. I'll introduce the -- the commissioners
6 here tonight who represent this panel. Because of the --
7 of the number of hearings that are necessitated throughout
8 the Chesapeake Bay region, the commission itself is divided
9 into panels. And we represent the commisssion as a whole
10 here this evening, and we report back to the commission
11 as a body.

12 To my far left here is Ron Karsic representing
13 Baltimore City. To my left, Paris Glendening, commissioner,
14 Prince Georges County. To my right Sam Bowling, Carroll
15 County, and I'm Robert Schoeplein and I'm a designate from
16 the Maryland Department of Employment -- Economic Employment
17 Development, excuse me. We change our name.

18 We will take the Chairmanship and tonight it is --
19 is my privilege to be chairman. This is a hearing in which
20 we receive information from you. We are here to hear your
21 remarks and, in turn, to report your remarks back to the
22 commission as a whole. That is the purpose of the hearing

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1 this evening. We're a small group, so we can be relaxed
2 and certainly informal.

3 I ask you that when you do speak before us, to
4 -- to try to make your remarks concise, three to five minutes
5 if we can. And if -- if you represent -- if there are
6 several of you representing a group, I ask if you could
7 chose a spokesperson; that would help.

8 We have a court reporter, and the court reporter
9 is here to -- to record all the remarks which will become
10 a part of the public record. And also I may say that the
11 record for this evening, the hearing of the Town of Indian
12 Head, will remain open for seven days. And some of you may
13 have remarks after the meeting this evening or you may feel
14 like you don't wish to speak with us directly this evening.
15 You may write and mail your remarks to the following
16 address. It's to the Chairman; I'll read this somewhat
17 fast, but I'll leave this -- the address up here so that
18 you can come to the table after the hearing and write it
19 down if you've missed it. It -- it's the -- The Honorable
20 Solomon Liss, L-i-s-s, Chair, Chesapeake Bay Critical Area
21 Commission, 580 Taylor Avenue, and after that put capital
22 D-4; 580 Taylor Avenue, D-4, Annapolis, Maryland 21401.

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1 Should you write the commission, and I encourage
2 you to if you chose, your correspondence will become a -- a
3 part of this public hearing this evening.

4 Now I'd like to introduce a gentleman I'm sure
5 you know, Mayor Bowie, who has some remarks to share.

6 MAYOR BOWIE: Thank you Mr. Chairman. In way of
7 introduction, I'm -- and I'd like to introduce members of
8 the town council. Counselwoman Helen Todd and Councilman
9 -- Cheswick. The town's critical area program was prepared
10 by the Charles County Planning and Zoning Department, with
11 assistance of a consultant. Funding of the program was
12 provided by the Critical Area Commission. The program was
13 developed through a process that included periodic review
14 of the draft program by town staff, Indian Head Planning
15 and Zoning Board, and the town counsel.

16 A public hearing was held on the program on
17 October the 15th, 1987, at the Indian Head Elementary School.
18 The town counsel at it's regular meeting on November the
19 2nd, 1987, unanimously approved the program for transmittal
20 to the Critical Area Commission.

21 The Indian Head Critical Area Program was trans-
22 mitted to the commission on December 8th, 1987. And again,

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1 I'd just like to welcome the panel here and -- this is
2 your meeting. But as a little remembrance of your visit
3 to Indian Head.

4 UNKNOWN: Thank you very much.

5 MR. SCHOEPLEIN: The panel now will take testimony
6 from you. We don't have a list of those of you who've
7 signed up, so I'll just ask you to raise your hand. And
8 as I recognize you, to introduce yourself and also your
9 address for the court reporter for the record. Do we have
10 anyone here who wishes to -- to share with the panel?

11 MR. WELLMONT: I did have some questions, but I
12 guess now isn't the time -- .

13 MR. SCHOEPLEIN: Well, we ask you this; would
14 you introduce yourself and your address first?

15 MR. WELLMONT: Sure. My name is George Wellmont
16 and I live at 401 Amhurst Road and Bryants Road. I'm
17 representing the Southern Maryland Watermens Society. One --
18 one of our concerns is, of course, to protect the -- to
19 -- on the natural shoreline of the Potomac, and, even
20 more importantly, is -- Creek, which is the outstanding
21 natural resource of the area. And we're a little concerned
22 about the mapping. There was a relatively small percentage

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1 chosen as resource conservation area. And it's a little
2 unclear looking at the parcels involved and that which
3 was selected and that which was not selected to be resource
4 conversation. This probably meets criteria for the -- .
5 And specifically none of the Potomac shoreline as nearly
6 as we can tell is in the resource conversation -- , even
7 though in the Town of Indian Head there are significant
8 acres which now don't contain much development along the
9 Potomac shore.

10 There was I believe 23 acres mapped into the
11 resource conversation area along -- Creek. And I would --
12 I guess we -- we suggest that the commission might want to
13 review the -- the -- criteria to make sure they were uni-
14 form -- . And areas which should be resource conservation
15 areas have been correctly identified.

16 We feel there -- there may be sort of an --
17 map in that areas which are slated for development, may
18 have been put into more developed -- even though right now
19 they're undeveloped.

20 MR. SCHOEPLIN: If you choose, you could be more
21 specific with regard to the parcels, identifying them. We
22 have a map here.

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1 MR. WELLMONT: Well I -- I guess Parcel 136, 117
2 and 142 along the Potomac. -- now -- very little. They're
3 essentially undeveloped -- .

4 (General chatter among themselves.)

5 MR. WELLMONT: I think there was 117 -- .

6 UNKNOWN: 117 there is yes.

7 MR. WELLMONT: And then I think parcel on the
8 other side, the creek side, is one, I'm sorry, 561 is -- .
9 Apparently resource conservation -- . Apparently size was
10 not a criteria. I -- I just raise the question about how
11 the mapping was done.

12 (General chatter among themselves.)

13 MR. WELLMONT: Yeah, that is RCA. I was just
14 contrasting that parcel with -- with the -- .

15 (General chatter among themselves.)

16 MR. SCHOEPLEIN: You are -- to the -- , but
17 simultaneously also you are addressing your remarks to
18 representatives of Charles County and the town. So that's
19 what I was referring here, to assure that we understand
20 your concerns.

21 UNKNOWN: The reason that parcel 561 was mapped
22 as used for -- is that it is -- existing park area and

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1 all -- park areas are -- map as resource conversation. The
2 other sites are areas that are surrounded by developed
3 areas that are -- that are under 20 acres in size or -- it
4 -- it's immediately very close to the -- . In this case
5 is the mapping, those areas were included as LDA because
6 they were considered infill parcels, and that was a rule
7 that was consistently applied throughout the town and --
8 in the county as well.

9 MR. SCHOEPLIN: Is it clear?

10 MR. WELLMONT: Yeah.

11 MR. SCHOEPLIN: Could you define the infill -- ?
12 -- what infill is.

13 UNKNOWN: The parcels surrounded on all sides
14 by -- by development in a -- in a category of limited in-
15 tense development, and the -- the parcels under 20 acres
16 in size are considered as -- as infill. It's an area that
17 is -- is influenced by the surrounding development. It is
18 not resource dominated. And we use that 20 acre cut off
19 because of the -- the -- as our interpretation of -- of the
20 critical area criteria.

21 MR. BOWLING: Do you want us to review those
22 parcels -- ? Are there any other -- .

1 MR. SCHOEPLIN: Thank you very much. Are there
2 other comments?

3 (General chatter among the themselves.)

4 MR. SCHOEPLIN: Well, before we adjourn. I want
5 to say on behalf of the panel that it has been a -- a
6 pleasant experience down here in the Town of Indian Head.
7 And -- here this evening. Are there any further comments --
8 comments from the panel?

9 MR. KARSIC: Mr. Chairman, I'd like to -- for
10 the citizens of the town here that the -- credit the mayor
11 and council as well as the town manager and the staff.
12 That in fact, this is not a big, rambunctious meeting
13 because we have been to one where you feel like you're
14 under siege. And what has happened is, -- independent
15 professionalism and the preparation of the plan and working
16 with the community. Obviously, most of the issues have
17 been -- and worked out before hand, and that's the way it
18 should be. I believe we have some technical items that we
19 -- review -- . That this is really a credit to the town
20 that this happened. We are pleased. We don't necessarily
21 look for a room of 250 people to -- . But we're very, very
22 pleased -- well it was run.

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1 MR. SCHOEPLIN: Our sign-up sheet, we want to
2 have your names. Is there anyone who hasn't signed on the
3 sign-up sheet? There are no further remarks? Then I
4 declare for the record the meeting is adjourned. And I'll
5 remain up here for a few moments afterwards. I have that
6 address for Judge Liss if you want that; or if you want
7 any informal conversations, we'd be pleased to talk with
8 you. The meeting is adjourned.

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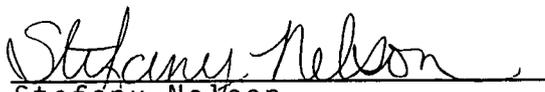
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C E R T I F I C A T E

This is to certify that the foregoing transcript
in the matter of: TOWN OF INDIAN HEAD
BEFORE: ROBERT SCHOEPLEIN, Chairman
DATE: March 9, 1988
PLACE: TOWN CENTER MEETING
represents the full and complete proceedings of the afore-
mentioned matter, as reported and reduced to typewriting.


Stefany Nelson