

Public hearings: Vienna - Chesapeake Bay Critical Area Commission 1988 ANSA-57830-53

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DEPARTMENT OF NATURAL RESOURCES  
CHESAPEAKE BAY CRITICAL AREAS COMMISSION

PUBLIC HEARING

August 22, 1988

Town Hall

Vienna, Maryland

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P R O C E E D I N G S

1  
2 MR. GUTMAN: My name is James E. Gutman. I am a  
3 member of the Critical Area Commission and tonight am  
4 serving as the Chairman for this hearing on the plan, as  
5 well as the map, for the Town of Vienna. I would like to  
6 make a few other introductions before we ask for comments.  
7 First, there are two other commissioners on the Critical  
8 Area Commission that are members of this panel and I'd  
9 like them each to introduce themselves, if they would.  
10 First, Tom.

11 MR. JARVIS: Thomas R. Jarvis, Caroline County.

12 MR. PHILLIPS: G. Steele Phillips, Dorchester  
13 County.

14 MR. GUTMAN: In addition with us is Mr. Ed Phillips  
15 who is a staff person on the -- for the Critical Area  
16 Commission and he's in the corner. In addition we have  
17 the two members of the consulting team of Redman/Johnston  
18 with us. If they would introduce themselves.

19 MR. JOHNSTON: I'm Peter Johnstont, Redman/Johnston  
20 Associates.

21 MR. GRIFFITH: And I'm Barry Griffith of Redman/

1 Johnston Associates.

2 MR. GUTMAN: Additionally tonight I would like to  
3 introduce our court reporter who is taking everything down  
4 on the record, and Mrs. Berta Bernstien is handling the  
5 equipment for the record that will be kept of this parti-  
6 cular hearing.

7 MR. HURLEY: Is it Bernstien or Bernstein?

8 REPORTER: Pardon?

9 MR. HURLEY: Is it Bernstien or Bernstein?

10 REPORTER: Well, we pronounce it Bernstein, and  
11 my first name is Breta B R E T A.

12 MR. GUTMAN: Excuse me, I apologize.

13 REPORTER: That's okay.

14 MR. GUTMAN: The Commissioners are here with us  
15 and I would like to introduce first the President, Mr.  
16 Dewey Blades. I would ask if at this time you would have  
17 any statement you would care to make?

18 MR. BLADES: I have none at this present time, sir.

19 MR. GUTMAN: All right. Another Commissioner is  
20 Mr. Harold Richardson.

21 MR. RICHARDSON: I'm here.

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1 MR. GUTMAN: And I would inquire if you have any--

2 MR. RICHARDSON: None at this moment.

3 MR. GUTMAN: -- remarks, and Mr. Allen Harley --

4 MR. HURLEY: Hurley.

5 MR. GUTMAN: -- Hurley, another Commissioner for  
6 the Town. Any statement that you would like to make at  
7 this time?

8 MR. HURLEY: Well, I reserve that until later,  
9 please.

10 MR. GUTMAN: All right. Well, let me know when  
11 you're ready, sir. All right. I would just like to pro-  
12 ceed and mention a few items regarding this hearing. The  
13 hearing record after tonight will remain open for a little  
14 over a week for anyone who would care to write in comments  
15 about the plan may do so sending that to the Critical Area  
16 Commission prior to noon on Wednesday, the 31st of August.  
17 The record will remain open until noon, Wednesday, August  
18 31. Written comments should be sent to the Chairman of  
19 the Commission, Judge Solomon Liss, L-I-S-S, Chesapeake  
20 Bay Critical Area Commission, 580 Taylor Avenue, Room No.,  
21 would be D4, Annapolis, Maryland 21401. So, there is a

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1 week that is available for anyone who does not care to  
2 complete their comments tonight may do so in writing  
3 before this Wednesday a week.

4           Comments tonight we would like to hold to five  
5 minutes. Please recognize that this is a hearing where  
6 the Commission wants to hear from the Public about the  
7 plan. This is not to be related to the comments dealing  
8 with the Critical Area Legislation itself or the criteria  
9 developed by the Commission.

10           Further, the Commissioners will not be responding  
11 and providing information to questions. Our purpose is  
12 to get information exclusively about the plan from those  
13 who live in the area and are going to be affected by this  
14 Critical Area Plan.

15           All right. I think before we go further, I'm  
16 going to ask that a representative of the Planning Group  
17 that was -- the consultant that authored the plan and has  
18 been working with the Staff of the Commission to make a  
19 presentation of what they have done. So, if you will,  
20 Mr. Griffith, I would like for you to address the substance  
21 of this.

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1 MR. GRIFFITH: Thank you, Mr. Gutman, members of  
2 the panel. I'll keep my comments brief. First a chronol-  
3 ogy of how the process has evolved to date. The first  
4 draft was prepared by our firm and delivered to the Town  
5 for their review and consideration on or about March 7th.

6 Our firm, in addition to preparing the text, pre-  
7 pared the Land Classification Map for the Town. The  
8 Natural Resource Features Maps that were used for the  
9 Town's program are the County Maps for Dorchester County.

10 Following our submission of our draft to the Town  
11 we held a briefing with the Town Commissioners and Plann-  
12 ing Commission to go over that draft and at that point  
13 some revisions were recommended and made. The Town held  
14 its first public hearing on May 4th, and subsequent to  
15 that public hearing myself and Mr. Peter Johnston once  
16 again met with the Town Commissioners to consider and add  
17 some additional revisions to the document, to the draft  
18 program.

19 On or about late May that program was submitted  
20 to the Critical Area Commission for their review and  
21 consideration and then in June they received their comments

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1 back from the Critical Area Commission and I will remark  
2 that the comments that were received at that time were  
3 basically minor in nature and no major substantive  
4 changes to the program were requested. Those revisions  
5 were made and the program was revised and resubmitted back  
6 to the Commission for their final review and approval on  
7 or about July 8th.

8 A few brief comments about the Town's program and  
9 I'll reference the map that's hanging on the wall, over  
10 here the Land Classification Map. Basically you'll note  
11 there is no Resource Conservation Area designated for the  
12 Town. The majority of the Town is in a Limited Development  
13 Area Classification with some sections, particularly along  
14 the waterfront in the Intensely Developed Area designation.

15 I'll also point out that the Natural Resource  
16 Mapping provided by the County indicated no significant  
17 natural features present in the Town.

18 In addition to what you see on the wall and the  
19 map, I think you'll find that the draft program that was  
20 submitted does address all of the requirements of the  
21 criteria and law that the State has put forward.

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1 I would also like to point out to you the drawings  
2 in the center of the wall, the Vienna Waterfront Plan.  
3 This Plan was prepared for the Town in 1983 and it  
4 basically proposes the conversion of privately owned land  
5 that's currently on the southside of Water Street, it's  
6 currently abandoned and vacant land and there are some  
7 old buildings and concrete foundations and slabs on this  
8 site. It's the Town's intention to acquire this land and  
9 redevelop it as a passive recreational waterfront park  
10 with replantings of vegetation and the creation of some  
11 wooded boardwalk areas to make it a town park.

12 In addition, the wetland that you notice in the  
13 very southern portion of the Town has also been identified  
14 as a possible candidate site as a natural park area within  
15 the Town.

16 Excepting these two special features the rest of  
17 the Town and the program, I believe you will find is  
18 generally in compliance with the criterion law and  
19 everything seems to be in order from our standpoint this  
20 far.

21 MR. GUTMAN: All right. I'll now ask Mr. Phillips

1 if he has any comments to make at this point before we  
2 seek testimony from others.

3 MR. PHILLIPS: No, the comments of the staff have  
4 been received or were received by the consultants and  
5 those changes have been made and everything seems to be  
6 in good shape.

7 MR. GUTMAN: All right. Well, I think we're now  
8 ready to hear from anyone who cares to make comments  
9 about the plan of Vienna, any issues or problems, any-  
10 thing you care to put on the record about the plan. So,  
11 if any one wishes to speak this is an opportunity to do  
12 so.

13 MR. HURLEY: Any comments, Harold?

14 MR. RICHARDSON: No.

15 MR. HURLEY: I think we pretty well understand,  
16 I think Dee or Steve --

17 MR. DEWEY: We have two members of the Planning  
18 Commission here, Dee Reinhart and Mr. Steve Hurst. Do  
19 either of you two have anything to say on behalf of the  
20 Planning Commission?

21 MRS. REINHART: No.

MR. HURST: I think you've pretty well covered it.

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C E R T I F I C A T E

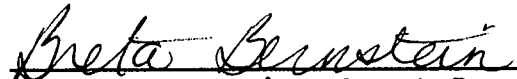
This is to certify that the foregoing transcript in the  
matter of: Public Hearing

BEFORE: CRITICAL AREAS COMMISSION

DATE: August 22, 1988

PLACE: Vienna, Maryland

represents the full and complete proceedings of the  
aforementioned matter as reported and reduced to typewriting.

  
Breta Bernstein, Court Reporter

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1006 Cape St. Claire Road  
Annapolis, Maryland 21401  
(301) 974-0947

