

Public Hearings - Hartford County - Growth Allocation 1990 MJA - 51830 - 79



## P R O C E E D I N G S

1  
2 Whereupon,

3 CHAIRMAN ELBRICH: I'm Joseph Elbrich from  
4 Anne Arundel County. I'm one of the members of the  
5 Critical Area Commission. I'd like to welcome you all  
6 to the public hearing that the commission is holding on  
7 the growth allocation amendments for Harford County, as  
8 well as the change in land use classifications for two  
9 portions of property as part of the growth allocation.

10 I'd like to introduce the panel members. To  
11 my far right is Bob Schoeplein with the Employment and  
12 Economic Development, and then Kay Langner, representing  
13 Cecil County.

14 The purpose of the hearing is to hear any  
15 testimony that you wish to have on the growth  
16 allocation and the two parcels of property that are in  
17 for changes to their classification and distribution of  
18 growth allocation.

19 The record will remain open --

20 Ron Hickernell from Baltimore County has just  
21 arrived. He is a panel member that will be listening to



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1 testimony.

2 The record will remain open for six weeks. It  
3 is being recorded for a full commission to listen to  
4 and participate in rendering their decision. We will  
5 be receiving written testimony; if anyone wishes to give  
6 any, it can be mailed to Judge John C. North II, in  
7 care of the Chesapeake Bay Critical Areas Commission,  
8 275 West Street, Suite 320, Annapolis, Maryland 21401.

9 The complete record will be kept in the  
10 commission offices for public review. You can contact  
11 them at area code 301-974-2426.

12 The commission will render its decision by  
13 March the 7th, which will be the March meeting date of  
14 the full commission.

15 I do not believe there are any public  
16 officials here, other than Andy Meyer and another staff  
17 for the Critical Area Commission, Anne Hairston, who  
18 will give a presentation on the overall proposals.

19 MS. HAIRSTON: I'm Anne Hairston, of the staff  
20 of the Chesapeake Bay Critical Area Commission. And I  
21 just want to describe to you just exactly what was under



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1 consideration tonight.

2 It's about the Harford County growth  
3 allocation. We're concerned in both some text changes,  
4 which have -- give a little more detail, and some policy  
5 to the County Critical Area Program, as well as two  
6 proposals to give out growth allocation.

7 For those unfamiliar with growth allocation  
8 and the process, growth allocation is certain land in  
9 the community which was set aside when the Critical Area  
10 Program was first made, to allow a developed land within  
11 the critical area to be developed with commercial or  
12 industrial uses, or residential densities greater than  
13 one dwelling every 20 acres.

14 It basically just allows the development of  
15 expanded population that they anticipate. The growth  
16 allocation was originally calculated as five percent of  
17 the resource conservation land. Basically, the  
18 undeveloped land in the critical area, minus wetlands  
19 and any land under federal ownership.

20 Harford County started out with 278 acres, and  
21 about 60 of those were used during program development.



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1 Because growth allocation results in changes to the  
2 critical area map, it is treated as a program amendment  
3 to the critical area program, in addition to the text  
4 changes that we'll be looking at tonight. So, any  
5 program amendment requires commission approval, and  
6 that's why we're holding the hearing tonight, to hear  
7 public comment. And the commission will consider this  
8 amendment at their next meeting. It will be on the  
9 agenda of the February 7th meeting, but we can't say  
10 whether the final decision will be made then or not. It  
11 will have to depend on the commission's deliberations.

12 Projects which receive growth allocation have  
13 to meet or exceed the basic criteria. To meet the goals  
14 of the Critical Area Law, new development should be  
15 located near existing development and in clusters, in an  
16 attempt to preserve the larger undeveloped tracts of  
17 land.

18 The critical area criteria for growth  
19 allocation called for new intensely developed areas to  
20 be located near existing intensely developed areas, and  
21 if you're going from a limited development area to an



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1 intensely developed area, that should also be near an  
2 intensely developed area.

3 The Critical Area Commission also has some  
4 guidelines that are not in the criteria, which are  
5 regulations. And Harford County generally incorporated  
6 most of those guidelines as requirements in their  
7 program.

8 I'll show you some of the text changes that  
9 we're looking at putting into the Critical Area Program  
10 for Harford County. One of them is just establishing  
11 several policies for the county. One is to limit the  
12 amount of growth allocation given in the first year to  
13 60 acres, and to limit it to 40 acres for any one year  
14 after that. And just to maintain the opportunity for  
15 the county to have a, you know, a diversity of projects  
16 considered for growth allocation.

17 If a project is given growth allocation, then  
18 it must initiate substantial construction within two  
19 years of the award that's described as, by the county,  
20 75 percent completion of only infrastructure, and five  
21 percent completion of the building units.



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1           They want to set aside about 30 acres of the  
2 growth allocation for creating public waterfront  
3 recreational facilities.

4           20 acres of the growth allocation is set aside  
5 for the City of Havre de Grace for up to five years. If  
6 they don't use it within five years, it would convert to  
7 the county. And they just want to make it explicit that  
8 projects must comply with any conditions of approval  
9 that are made during awarded growth allocation.

10           Andy, did you have anything to add to what I  
11 said?

12           ME. MEYER: No.

13           MS. HAIRSTON: I'll describe the two projects  
14 which are being considered for growth allocation  
15 tonight.

16           One of them requires 31.8 acres of growth  
17 allocation, and is the Riverside Business Park owned by  
18 Bata Land Company. The area is proposed to go from  
19 resource conservation area, or RCA, to intensely  
20 developed area, IDA.

21           We have a map here, and it's along Route 40,



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1 north of it, near Church Creek. This is the parcel  
2 under consideration for being changed to IDA. As you  
3 can see, it's adjacent to the railroad tracks and to  
4 Route 40. And there is an intensely developed -- is  
5 this the IDA parcel?

6 MR. MEYER: That's LDA. The IDA area is the  
7 darker blue going down to the other point.

8 MS. HAIRSTON: Here?

9 MR. MEYER: Right.

10 MS. HAIRSTON: That's the south boarder,  
11 residential?

12 ME. MEYER: Correct.

13 MS. HAIRSTON: So, anyway, it's --

14 MR. MEYER: I think one thing that would be  
15 appropriate to point out, though --

16 MS. HAIRSTON: Yes?

17 MR. MEYER: -- is that, in fact, this area  
18 immediately outside of the critical area is, in fact,  
19 the Riverside Business Park as well, and this meets --

20 MS. HAIRSTON: The existing industrial area?

21 MR. MEYER: Right, exactly. This is an



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1 existing industrial area, which basically meets, for all  
2 intents and purposes, the definition of an IDA area.

3 MS. HAIRSTON: But, there's also an intensely  
4 developed area --

5 MR. MEYER: Right.

6 MS. HAIRSTON: -- within the critical area in  
7 this immediate vicinity. The project will also meet the  
8 10 percent pollution reduction, which is required in  
9 IDAs. We can accomplish that by doing an area-wide  
10 stormwater management, which will reduce phosphorous  
11 levels 30 percent overall. So, that should result in  
12 overall water quality improvement. That is one thing  
13 that we look for in critical areas.

14 And habitat protection areas are generally  
15 being avoided. I believe there's some forested riparian  
16 area around there, because it's an area greater than 300  
17 feet in width and near a stream. No known threatened  
18 or endangered species are present.

19 If clearing occurs, it won't fragment the  
20 forest, but it will diminish it. And half of the  
21 project is on cleared fields, but you will have 14.8



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1 acres of forest cleared. It will be replaced on a one-  
2 to-one basis, although its replacement is not required  
3 in IDAs. There are some highly erodible soils mapped in  
4 the area, but site-specific surveys have found the K-  
5 value, or the erodibility factor, to be below .37, which  
6 is one of the cutoffs for highly erodible soils.

7 Is there anything else you wanted to say about  
8 the Riverside Business Park? I'll just do a brief  
9 description of the other project, and then we'll hear  
10 comments on either one of them.

11 MR. SCHOEPLEIN: Anne, I have some questions,  
12 too.

13 MS. HAIRSTON: Do you want to address them  
14 now, or do you want to --

15 MR. SCHOEPLEIN: I have a question for  
16 clarification. We usually have a 100-foot buffer in the  
17 critical areas, and I saw mention of 300 foot. Could  
18 you clarify what that is?

19 MR. MEYER: Actually, that's a Commission  
20 policy.

21 MS. HAIRSTON: Yes, it is. The 300-foot



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1 buffer comes from the critical area criteria, which says  
2 that when you're given growth allocation, we want more  
3 than our normally required 100-foot buffer. We want a  
4 300-foot buffer on these lands that were previously  
5 undeveloped when you develop them. That is not, you  
6 know, an absolute must in the criteria, but I believe  
7 Harford County's program has that as a requirement.

8 MR. SCHOEPLEIN: It's a Harford County  
9 requirement?

10 MS. HAIRSTON: Well, it makes it mandatory.  
11 It is part of -- it is their effort to incorporate all  
12 of the Commission's criteria and the policy that we drew  
13 up several years ago.

14 MR. BENEDICT: Is that 300-foot buffer from  
15 the water into any developed areas? Is that what you  
16 mean by "buffer," or --

17 MS. HAIRSTON: Well, the 300-foot buffers will  
18 be on an undeveloped land, essentially undeveloped.  
19 There might be some, you know, existing dwelling units.  
20 I don't think there is in this case. Riverside Business  
21 Park isn't having any trouble meeting that requirement,



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1 because they're on the outer periphery of the --

2 MR. BENEDICT: I was just looking through the  
3 definition of "buffer" that you --

4 MS. HAIRSTON: Yes, it's from knee-high tide  
5 land --

6 MR. SCHOEPLEIN: Well, I think it's important  
7 to clarify for the record, and there will be no  
8 encroachment in the 300-foot buffer.

9 MS. HAIRSTON: No, there will not. Do you  
10 want to address questions on this now, or can we  
11 continue with this later?

12 CHAIRMAN ELBRICH: No, why don't you go ahead  
13 and finish up with the residential project, and then  
14 we'll open it up for testimony and questions.

15 MS. HAIRSTON: Okay. The other project being  
16 considered is -- it requires 26 acres of growth  
17 allocation, and it will also be going from RCA to IDA,  
18 and it's a residential project with detached single  
19 family homes. If you're looking at it in relation to  
20 the other projects, it's -- that's basically how it  
21 lies. Just further down Route 40, and it's Grace Run



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1 something.

2 MR. MEYER: Right, Grace Run Circle.

3 MS. HAIRSTON: So, it is detached single  
4 family homes. And the average density within the  
5 critical area of the area given for growth allocation,  
6 there is 3.2 dwelling units to the acre. The houses  
7 will be clustered in groups of four, using flag lots,  
8 which the clustering and all of that should help  
9 minimize all of the impervious surface.

10 It is adjacent to an existing IDA, and it will  
11 minimize -- will reduce the stormwater pollution by 10  
12 percent, using a combination of on-site stormwater  
13 management and off-site. It is a completely forested  
14 parcel, as far as I'm aware, and about 30 percent of  
15 that, 17 acres, is expected to be cleared.

16 They're avoiding steep slopes, although they did mention  
17 some small inclusions of erodible soils.

18 On the -- the 300-foot buffer that we were  
19 just discussing is not being met in all of the areas.  
20 Although there won't be any physical disturbance in it,  
21 some of the lots of the houses will intrude into that,



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1 the backyards.

2 This also is potential forest interior  
3 dwelling bird habitat, and because its waterfront  
4 location and forest being greater than 300 feet in  
5 width, there's no known threat or endangered species on  
6 this parcel, either.

7 Again, all of the forest cleared will be  
8 replaced on a one-to-one basis. And I'd just like to  
9 open it up for any comments or questions at this time.

10 CHAIRMAN ELBRICH: Very good. First, do the  
11 panel members have any questions of Anne?

12 MR. SCHOEPLEIN: I have another question,  
13 Anne. To clarify it for the formal record --

14 MS. HAIRSTON: Yes.

15 MR. SCHOEPLEIN: -- the total acreage being  
16 reclassified is greater than the growth allocation, and  
17 that can be explained. Well, let's see if I can get the  
18 specific here, because I think it can be explained by  
19 tidal wetlands. Total parcel within critical area of 42  
20 acres, total acreage proposed for development within  
21 critical areas, 31.8.



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1 MS. HAIRSTON: Okay.

2 MR. SCHOEPLEIN: Okay? Could you explain for  
3 the record what those two figures mean, why they're  
4 different?

5 MS. HAIRSTON: Okay. I think the -- Andy,  
6 which is the green area? Would that be the --

7 MR. MEYER: That's the developed -- proposed  
8 developed area. If you like, I would like to sign up --

9 CHAIRMAN ELBRICH: You're going to be  
10 testifying next, I think, anyway, so why don't we go to  
11 --

12 MS. HAIRSTON: Why don't you --

13 CHAIRMAN ELBRICH: -- Mr. Davis with LDR, and  
14 I think some of the questions may be explained.

15 MR. DAVIS: My name is Sean Davis, I work with  
16 Land Designer Research; we're the land planners for  
17 Riverside.

18 I think it's important, when we talk about  
19 Riverside, to -- it's difficult to get a picture of the  
20 complexity and size of the project.

21 Riverside is approximately 1,500 acres. It



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1 goes up to I-95 and Route 40, the Bush River. It's  
2 comprised of an area -- it basically runs like this.  
3 There's residential development currently existing right  
4 here, and over a million square feet of industrial  
5 development currently existing in the Riverside Business  
6 Park.

7 The critical area is lying basically -- it  
8 comes down from Route 7, along up this drainage divide,  
9 through the Riverside Business Park, across Route 40.  
10 It comes down through what is known as the South Forty  
11 Residential Development, across what is the existing  
12 Bata Shoe Company, up into the existing Riverside  
13 residential areas, and then up towards what is known as  
14 the Phase Two Residential Area.

15 In terms of growth allocation, in '89 we  
16 submitted three separate growth allocations: one for the  
17 Riverside Business Park, the Phase Two Residential Area,  
18 and for the South Forty Residential Area.

19 The areas that we're considering tonight  
20 really are the Phase Two, and the Riverside Business  
21 Park is in -- as talked about.



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1           In terms of the physical configuration, we  
2 have 42 acres that is within the critical areas, and  
3 within what is known as the Riverside Business Park.  
4 The portions of that 42 acres are being protected, and  
5 the current RCA designation, Research Conservation  
6 designation, will remain. That has been specifically  
7 provided for, to keep and preserve the existing habitat  
8 within those areas. We have non-tidal wetlands that  
9 require a 75-foot buffer for non-tidal wetlands. None  
10 of that will be disturbed.

11           All stormwater management through the  
12 Riverside Business Park will be outside any required  
13 buffer or habitat protection area.

14           The 29 acres, in addition, does not include a  
15 small draw, which again contains an area of small  
16 wetlands and the required buffer.

17           As Anne had said, the stormwater management  
18 requirements, based on a growth allocation and an IDA,  
19 you've got to increase -- or, you've got to decrease the  
20 pollutant load of stormwater runoff by 10 percent in an  
21 intensely developed area. This will be accomplished by



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1 retrofitting an existing stormwater management facility  
2 located in the park.

3 The stormwater management facility contains --  
4 really, handles a drainage divide, which is much larger  
5 than what is specifically being requested for the growth  
6 allocation for the business park. With the retrofit of  
7 this facility and other small facilities, as Anne had  
8 stated, the pollution removal will be 30 percent less  
9 than what had currently exist. Three times in excess of  
10 what it required.

11 The Phase Two Residential Area is, again, part  
12 of the overall Riverside community. It contains 40  
13 acres, of which 26 acres is being reclassified or being  
14 asked for a growth allocation.

15 The remaining acres between the 40 and the 26,  
16 that 14 acres, is, again, a sensitive environmental  
17 feature such as steep slopes, such as wetlands and the  
18 required buffer, and those areas have been protected by  
19 the RCA designation, which will remain.

20 In addition, adjacent to the Phase Two  
21 Residential, there is a 65-acre scenic easement, which



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1 Bata Land owns. That will remain under an RCA  
2 designation.

3 The proposed upgrade from a RCA to IDA in the  
4 Phase Two area and the Riverside Business Park, is  
5 contiguous to an existing IDA when you look at the area.  
6 If you were to take a small section and look at a  
7 specific map, you will notice that this small section  
8 right here is being upgraded to an IDA, and that this  
9 larger section is being upgraded to an IDA. But to  
10 preserve the natural environment with the RCA  
11 designation, it was determined that in terms of growth  
12 allocation, it was the area, meaning the Riverside  
13 community, in terms of upgrading to an adjacent IDA or  
14 LDA.

15 MR. SCHOEPLEIN: I think this places the  
16 project in clearer perspective, and I request that the  
17 Critical Area Commission staff be provided with a  
18 facsimile of that.

19 MR. DAVIS: We have --

20 MR. MEYER: I think that's the maps that I  
21 brought tonight for you, wasn't it? It's the ones that



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1 you sent --

2 MR. DAVIS: Right. Does anyone have any  
3 questions on this?

4 CHAIRMAN ELBRICH: Thank you. Mr. Gilbert?

5 MR. GILBERT: I'm not going to make a great  
6 deal of comment. I think Mr. Davis pretty adequately  
7 covered the technical aspects of the program.

8 The only comments that I would make is that  
9 -- and it's probably in a lot of the information that  
10 you have in front of you, so I'll be brief. But  
11 Riverside was originally approved as a planned mixed-use  
12 community as far back as 1976.

13 We spent a number of years developing the  
14 plan. We spent a number of years transitioning from an  
15 old zoning code into a new zoning code. And then -- you  
16 know, a most auspicious time to begin residential  
17 development, in 1981 when interest rates were just  
18 unbelievable, but nevertheless, we have moved the  
19 development along.

20 The rules of the development game have changed  
21 over the 13 years, and we believe that we've adapted



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1 pretty well to the new regulations, as to the importance  
2 of maintaining the wetlands, the critical area, the  
3 buffer are finally realized.

4 I would just offer that, you know, we believe  
5 that the submitted program speaks for itself. We would  
6 have at least two instances, no problem whatsoever, of  
7 complying with the county's criteria in terms of  
8 development timing.

9 We're anxious to get a lot of this activity  
10 underway. As you may be aware, the state is in the  
11 process of constructing a 20 million dollar interchange  
12 on I-95 that would bring that kind of access right to  
13 Riverside's front door. And we're making every effort  
14 to have Riverside Parkway, portions of the business  
15 park that are subject to the decision by the Commission,  
16 as well as the Phase Two Residential, underway at the  
17 earliest possible time.

18 And I think that the county has worked along  
19 with us very diligently in that regard, and I know that  
20 basically having the Commission confirm both P&G's  
21 recommendations, as well as the legislative actions of



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1 the County Council, we're ready to move right ahead with  
2 that development, so that the two-year obligation would  
3 certainly be no problem for us. Thank you.

4 CHAIRMAN ELBRICH: Did you, by any chance,  
5 identify yourself for the record.

6 MR. GILBERT: For the record, Paul Gilbert  
7 with the Bata Land Company.

8 CHAIRMAN ELBRICH: Thank you. We have had  
9 some additional people who have not signed up. If they  
10 would like to speak, I would ask for them to come up at  
11 this time. If they would like to have their names on  
12 record, please do sign in. Is there anyone else who  
13 wishes testimony?

14 MS. HAIRSTON: Did you want to clarify the  
15 acreage figures again, as to why they're excluding part  
16 of the parcel of growth allocation and why it's an  
17 issue?

18 CHAIRMAN ELBRICH: If you would care to.

19 MS. HAIRSTON: Yes, I think I can address it  
20 some.

21 As a Commission policy, not something



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1 officially in the criteria, they have determined that  
2 when you're dealing with a parcel, if you want to get  
3 growth allocation, buy a whole parcel, not just a  
4 development pattern or a limit of disturbance, because  
5 that's how you exhume the entire thing. You're dealing  
6 with property, and not a limit of disturbance.

7 There are certain cases where you can exclude  
8 a portion of the property. And those cases are where  
9 you can have more than a 20-acre unit, whether it's  
10 entirely on the parcel or on adjacent land, which will  
11 also be protected for the development.

12 As long as you're protecting an area larger  
13 than 20 acres that can serve as wildlife habitat, an  
14 undisturbed area, then if you covenant that and protect  
15 it from disturbance, then you can exclude that from your  
16 growth allocation request, so that you don't use up more  
17 of the county's growth allocation. And I believe both  
18 of these requests are meeting that because of adjacent  
19 forest land and that sort of thing.

20 What we do need to ensure on the Commission's  
21 part is that there are proper covenants and that sort of



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1 thing to protect it legally from disturbance.

2 CHAIRMAN ELBRICH: Yes, sir?

3 MR. BENEDICT: I just have a question about --

4 CHAIRMAN ELBRICH: Can you identify yourself  
5 for the record?

6 MR. BENEDICT: My name is Larry Benedict. I  
7 have a question about the growth allocation in general.  
8 You had mentioned there are, what, 240 acres in Harford  
9 County?

10 MS. HAIRSTON: 278, minus the 60 that I  
11 believe went to Old Trails.

12 MR. BENEDICT: Okay, so 278 acres total, and  
13 you had mentioned that the first year, you were going to  
14 do 60 acres -- allocate, possibly, 60 acres --

15 MS. HAIRSTON: That's what the county has  
16 requested.

17 MR. BENEDICT; -- and then 40 acres in  
18 subsequent years?

19 MS. HAIRSTON: Right; until it's gone.

20 MR. BENEDICT: Okay, so you're talking, what,  
21 six, seven years, and then all of the growth allocation



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1 in the area will be gone and, what, past 1996, there  
2 will be no more development in this area? Is that the  
3 idea?

4 MS. HAIRSTON: No more than is allowed in that  
5 designation area. In resource conversation area, you  
6 know, you're allowed on unplatted land; for every 20  
7 acres you have, you can put up a house.

8 If you have a platted lot that existed prior  
9 to 1985, it's buildable regardless of the state density  
10 requirements. It's not saying that there won't be any  
11 growth, but it will place some limitations on the amount  
12 that -- you know, especially in your sub-divisions, it  
13 would, you know -- that's why you want to be careful  
14 about where you, you know, put the growth allocation,  
15 because you're identifying areas that you want to grow  
16 in the county coastal area.

17 MR. BENEDICT: You don't want to save  
18 anything, you want to give it all away now, all within  
19 the next seven years?

20 CHAIRMAN ELBRICH: That's a policy that the  
21 county government really makes. It's not a policy that



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1 the Commission makes.

2 MR. BENEDICT: I just wanted to clarify it for  
3 myself.

4 MR. HICKERNELL: If I may interject for one  
5 moment.

6 CHAIRMAN ELBRICH: Sure.

7 MR. HICKERNELL: You must remember that of all  
8 the ICA lands mapped by the county and approved in the  
9 plans submitted by the Commission, 95 percent of that  
10 land will not develop; only 5 percent can develop. 95  
11 percent is basically unbuildable, except at the standard  
12 of one unit per 20 acres.

13 MS. HAIRSTON: That's not to say that you  
14 can't intensify development in, you know, in the other  
15 areas. And intensely developed areas that aren't fully  
16 utilized, and limited developmental areas that aren't  
17 fully utilized, you know, some of that included areas  
18 that had sewer and water, and not a lot of houses on it.  
19 Some of that is classified as limited development area.

20 So there's, you know, still a lot of potential  
21 for development, plus a lot of county land beyond the



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1 1,000 foot limit. And the whole idea of the critical  
2 area was to limit some of the densities right next to  
3 the shoreline because of the great impact that the  
4 proximity of intense development has on water quality,  
5 on flooding; when you don't have very far to the water,  
6 it doesn't take long to impact it.

7 MR. BENEDICT: I understand that. It just  
8 seems it's a little shortsighted, looking at six years  
9 down the road and all of the growth area that will be  
10 allocated. And unless there are 20-acre lots out there,  
11 which, you know, I really don't know -- but you've  
12 answered the question.

13 MS. HAIRSTON: They don't have to get 40 acres  
14 a year. That's up to their discretion. That would be  
15 placing a cap on what they give out.

16 Does the chairman want to comment on that?

17 MR. MEYER: I was just going to offer the  
18 gentleman -- if you would like to understand a little  
19 bit more in terms of what the county's policies are,  
20 I'll give you my card, and you can give me a call and I  
21 will answer your questions.



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1 CHAIRMAN ELBRICH: If there's no further  
2 testimony or questions, we will adjourn this hearing.

3 MS. HAIRSTON: Could we also limit the written  
4 comments to six days, rather than six weeks?

5 CHAIRMAN ELBRICH: Yes. Sorry. Thank you for  
6 correcting me. Six days, if you would, for a written  
7 comment to the office. Otherwise, we will not have a  
8 decision by the March deadline. Thank you very much for  
9 participating.

10 (Whereupon, the hearing was concluded at  
11 7:45 p.m.)

12 (Signature waived.)

13 (Filing waived.)

14 (No exhibits.)

15 .

16 .

17 .

18 .

19 .

20 .

21 .



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# CRITICAL AREA COMMISSION HEARING

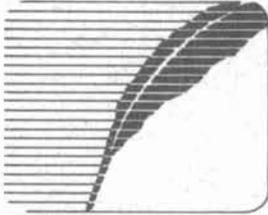
DO YOU

WISH TO TESTIFY?

NAME

ADDRESS

NO	Beth + John Kowalchek	4324 HAMPTON HALL CT	21017
NO	LARRY BENEDICT	1215 TALBOTT SQUARE	21017
Yes	Sean Davis - LDR	412 S. Clinton St.	21224
Yes	Paul Gilbat - FLC	1250 Evans Mill Rd.	21017
NO	Bonner Smith	1345 Rigbee Hall Ct	21017



**HUNT REPORTING**

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March 19, 1990

Attn: Jennifer  
Critical Area Commission  
275 West Street, Suite 320  
Annapolis, Maryland 21401

RE: Harford County Growth Allocation.

Dear Jennifer:

Enclosed please find signed Certificate of Notary to be attached to the above referenced transcript, taken on February 1, 1990.

Thank you for your cooperation in this matter.

Very truly yours,

HUNT REPORTING COMPANY

*Julia L. Thompson*  
JULIA L. THOMPSON  
Secretary

enc.

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**MAR 21 1990**

**DNR  
CRITICAL AREA COMMISSION**

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Washington, D.C. 20004

CERTIFICATE OF NOTARY

1  
2 I, JOYCE M. DANIELS, the officer before whom  
3 the foregoing testimony was taken, do hereby certify  
4 that the testimony which appears in the foregoing  
5 transcript was taken by me by magnetic tape and  
6 thereafter reduced to typewriting by me or under my  
7 direction; that said testimony is a true record of the  
8 testimony given by said witness; that I am neither  
9 counsel for, related to, nor employed by any of the  
10 parties to the action in which this testimony is taken;  
11 and, further, that I am not a relative or employee of  
12 any attorney or counsel employed by the parties hereto,  
13 nor financially or otherwise interested in the outcome  
14 of the action.

15   
16 JOYCE M. DANIELS  
17 Notary Public in and for  
18 the State of Maryland

19 My Commission Expires:

20 5/92



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