

Committee Meetings & Correspondence August 1988

USA 5 1832-46



JUDGE SOLOMON LISS
CHAIRMAN

STATE OF MARYLAND
CHESAPEAKE BAY CRITICAL AREAS COMMISSION
DEPARTMENT OF NATURAL RESOURCES
TAWES STATE OFFICE BUILDING, D-4
ANNAPOLIS, MARYLAND 21401
974-2418 or 974-2426

SARAH J. TAYLOR, PhD
EXECUTIVE DIRECTOR

COMMISSIONERS

Thomas Osborne
Anne Arundel Co.

James E. Gutman
Anne Arundel Co.

Ronald Karasic
Baltimore City

Albert W. Zahniser
Calvert Co.

Thomas Jarvis
Caroline Co.

Kathryn D. Langner
Cecil Co.

Samuel Y. Bowling
Charles Co.

G. Steele Phillips
Dorchester Co.

Victor K. Butanis
Harford Co.

Wallace D. Miller
Kent Co.

Parris Glendening
Prince George's Co.

Robert R. Price, Jr.
Queen Anne's Co.

J. Frank Raley, Jr.
St. Mary's Co.

Ronald D. Adkins
Somerset Co.

Shepard Krech, Jr.
Talbot Co.

Samuel E. Turner, Sr.
Talbot Co.

William J. Bostian
Wicomico Co.

Russell Blake
Worcester Co.

CABINET MEMBERS

Wayne A. Cawley, Jr.
Agriculture

J. Randall Evans
Employment and Economic Development

Martin Walsh, Jr.
Environment

Ardath Cade
Housing and Community Development

Torrey Brown
Natural Resources

Constance Lieder
Planning

July 27, 1988

Dear Commission Member:

The next Meeting of the Chesapeake Bay Critical Area Commission is scheduled for Wednesday, August 3, 1988, at the Department of Agriculture Building, 50 Harry S. Truman Parkway, Annapolis. We will begin promptly at 1:00 p.m. The Agenda of the Meeting and the Minutes of the Meeting of July 20th are enclosed.

I look forward to seeing you on the 3rd.

Sincerely,

SL
Solomon Liss
Chairman

SL/jjd

Enclosures

CHESAPEAKE BAY CRITICAL AREA COMMISSION

AGENDA

Department of Agriculture
50 Harry S. Truman Parkway
Annapolis, Maryland

August 3, 1988

1:00 - 4:45 p.m.

- | | | |
|---------------------------------------|--|--|
| 1:00 - 1:10 | Approval of Minutes of
July 20, 1988 | Solomon Liss
Chairman |
| 1:10 - 1:30 | Vote on Amendments to
Baltimore County Maps | Marcus Pollock/
Panel |
| 1:30 - 2:15 | Vote on Chesapeake Beach
Program | Sarah Taylor/Panel |
| 2:15 - 3:00
2:15 - 2:30 | Vote on Crisfield
Presentation for Vote at | ED PHILIPS
County Officials |
| 2:30 - 3:00 | Next Meeting - Amendments to
Prince George's Co. Program | |
| 3:00 - 3:15 | Break | |
| 3:15 - 3:45 | State Project - Presentation
of Hart-Miller Island Plans | Ken Ropp, Waterway
Improvement Division |
| 3:45 - 4:30 | State Projects - Presentation
of Mosquito Control Program | Dr. Stan Joseph,
Department of
Agriculture |
| 4:30 - 4:45 | Old Business
New Business | Solomon Liss
Chairman |

Next Commission Meeting: August 17th, Department of Housing
and Community Development,
Annapolis Maryland

CHESAPEAKE BAY CRITICAL AREA COMMISSION

Minutes of Meeting Held
July 20, 1988

The Chesapeake Bay Critical Area Commission met at the Department of Agriculture, Annapolis, Maryland. The meeting was called to order by Chairman Solomon Liss with the following Members in attendance:

Thomas Osborne	Ronald Karasic
Samuel Bowling	J. Frank Raley, Jr.
Samuel Turner, Sr.	Wallace Miller
Robert Price, Jr.	Victor Butanis
Kathryn Langner	Albert Zahniser
Ronald Hickernell	James E. Gutman
Mark Burford for Deputy Secretary Cade	Carolyn Watson for Parris Glendening
Secretary Lieder of DSP	Robert Perciasepe of DOE

The Minutes of the Meeting of July 6, 1988, were approved as written.

Chairman Liss read staff comments on the Towns of Mardella Springs and Sharptown, to the Commission. The staff report suggested that the Programs be returned to the Towns for changes to be made. Mr. Miller, Panel Member, said that the Programs were basically good, but agreed that those changes need be made before the Commission could approve these Programs.

Chairman Liss suggested that the Commission return the Programs with the instruction that the staff and Panel meet with the Towns to continue to work on Program development for the two towns, based on staff comments.

A motion was made and seconded that the Commission believes the local Program for the Town of Sharptown is a good one, but for final approval pursuant to Section 8-1809(d)(2) of the Critical Area Law, the Commission requests the Town of Sharptown to make the changes recommended by the staff report and endorsed by the Panel. Pursuant to Section 8-1809(d)(3), such changed Program must be re-submitted to the Commission within 40 days and only after at least one additional public hearing has been held concerning the changes made to the originally submitted Program, relevant ordinances and plans. The vote was 14:0 in favor.

A motion was made and seconded that the Commission believes the local Program for the Town of Mardella Springs is a good one, but for final approval pursuant to Section 8-1809(d)(2) of the Critical Area Law, the Commission requests the Town of Mardella Springs to make the changes recommended by the staff report and endorsed by the Panel. Pursuant to Section 8-1809(d)(3), such changed Program must be re-submitted to the Commission within 40 days and only after at least one additional public hearing has

been held concerning the changes made to the originally submitted Program, relevant ordinances and plans. The vote was 14:0 in favor.

Chairman Liss reported that the City of Annapolis had requested a special hearing of the Commission. He then explained the procedure and the issue regarding the special hearing. Marcus Pollock distributed the Commission's Exhibit A, staff report that chronicles the events related to the Brown Property dispute, and summarized the dispute for the Commission.

Mr. Perciasepe asked if one acre of this property is currently under the City's own designation as RCA? Mr. Pollock answered affirmatively, although the official designation, pursuant to the Commission approval of the Program, currently shows the 7.5 acres as Critical Area/RCA.

Mr. Hickernell asked if standard measures had been used initially by the County, prior to City annexation, to designate the Critical Area boundary of the property, and if these measures are consistent throughout the County?

Mr. Osborne answered affirmatively.

Mr. Pollock then submitted the Commission's Exhibit B, an aerial photograph depicting the property, and circulated the photograph among the Commission Members.

Mr. Perciasepe asked if it is correct to say that the discrepancy between the County mapping and the City mapping is a 6.5-acres difference, in that the City of Annapolis had mapped one acre of the property as being in the Critical Area and designated as RCA, but that the measurement used by the County show 7.5 acres of the property being in the Critical Area and designated as RCA?

Mr. Pollock answered affirmatively.

Chairman Liss then asked the City of Annapolis to present its case. Ms. Eileen Fogarty, Director of Planning and Zoning for Annapolis, introduced Mr. Grey Gentle, of Greenhorne and O'Mara, consultants. Mr. Gentle explained the process by which the consultants had delineated the property for the City, based on City directions. He noted that they had used the National Wetlands Inventory, and had measured from the head of the stream.

Mr. Gutman asked Mr. Gentle when the consultant became acquainted with the interpretation of the County's mapping regarding the property. Mr. Gentle answered at the time the property was annexed from the County.

Mr. Price asked which area of the property was annexed? Mr. Gentle answered the southern area from Patuxent Boulevard.

Mr. John Arason, Planner for the City of Annapolis, distributed the City's Exhibit 1, a map depicting the Brown property estimated developable area, and presented the City's Exhibit 2, a foam core mounted map showing the Brown property and its juxtaposition to Church Creek. Mr. Arason chronicled the development of the Annapolis Program mapping and explained the City's reasoning for its designation of the property.

Secretary Lieder asked if there was a disagreement as to where the head of tide is? Chairman Liss answered negatively.

Mr. Perciasepe asked if the State Wetlands mapping is incorrect, would that fact automatically change the boundary line? Mr. Epstein answered that the only opportunity for changing the boundary line is if the Department of Natural Resources officially presented a new map, or if the local jurisdiction could prove to the Department that the line is incorrect, and the Department agreed.

Ms. Fogarty explained that up to the time of annexation of the property, and during the development of its Critical Area Program, the City was unaware that the mapping used for depiction of the Critical Area boundary was incorrect, and that it was unfair now to change the City's interpretation and assurances.

Mr. Osborne said that his basic understanding is that the County has always used, as its basis, the 1972 Wetlands map for depicting the Critical Area Boundary. The County was unaware that the City was using different criteria for its mapping process. He said that once the Brown property was annexed, the County wrote a letter to the Commission communicating that the County's plan would be amended, and that the property was no longer part of Anne Arundel County, and pointed out what the County felt was an error in the City's submittal of its mapping.

Ms. Fogarty then summarized the request of the City. She said that the City requested the Commission to sustain the original placement of the Critical Area Boundary on the Brown property, and/or that the City requests the Commission to instruct Anne Arundel County to provide a method whereby the City of Annapolis can apply for its growth allocation.

Mr. Perciasepe asked if the City has ever formally requested a meeting to discuss growth allocation. Ms. Fogarty answered negatively.

Chairman Liss then gave other interested parties a chance to be heard.

Mr. Osborne introduced Mr. Joe Albrecht, Chief of Special Projects, Anne Arundel County Planning and Zoning, to explain the County's mapping process. Mr. Albrecht said that as of April 1986, the County adopted its first set of maps with the boundary lines drawn consistently with the State Wetland Maps of 1972.

Mr. Epstein asked Mr. Albrecht if, from the time the County began its mapping process in 1986, the Wetlands maps were available? Mr. Albrecht answered affirmatively.

Mr. C. Gerald David, Jr., assistant to Mr. Brown, owner of the property in dispute, spoke to present the position of the owner, that the City's lines be affirmed, in fairness to the property owner.

Mr. Miller asked for a clarification of the issue to be voted upon.

Chairman Liss summarized the issue by stating that the consultant used the National Wetlands Inventory Maps to determine the Critical Area Boundary which included the property in question. The Law states that in determining the Critical Area Boundary, the Wetlands designated under Title 9 by the Department of Natural Resources (maps of 1972) are to be used as the basis for designation. When the dispute between the County's and City's designation arose, the County then measured the boundary line, and notified the City that 7.5 acres should be included in the Critical Area designation, rather than the 1.5 acres as drawn by the City.

A motion was made and seconded that the Commission believes it must adhere to the language of the Law which states that the Wetlands Maps designated under Title 9 by the Department of Natural Resources Article, shall be used without substitution. The vote was 14 in favor, Thomas Osborne abstained.

Chairman Liss then asked Mr. Charles Davis to present the issue concerning Peninsula United Methodist Homes project in Chestertown. Mr. Davis said that this issue arose as a result of the comments sent to the Town of Chestertown in request to revise its Program. The project is a planned unit development under one

ownership and does not fall clearly under the criteria's grandfathered guidelines, since early approvals have been given by the Town. The Town has approved the portions of the project in concept form during the interim findings.

Mr. Raley asked if growth allocation was an issue concerning this property? Mr. Davis answered negatively (i.e., that the Town would use, and the County indicated it would give, enough growth allocation). Mr. Raley, then asked if the issue is whether or not the project meets the standards of the Critical Area criteria? Mr. Davis answered that in essence, that would be correct to say.

Ms. Watson asked what zone the project is in? Mr. Davis answered primarily in RCA.

Mr. Osborne, Panel member, explained that the Town wanted the site treated as a subdivision, and that it would count it against the growth allocation granted by the County, but the Town feels it needs assurance from the Commission that the project can go forward.

Mayor Horsey of Chestertown, spoke concerning the Town's intent for the project and introduced Mr. Bill Ingersoll, Town Manager, who explained the history of the project, and the description of the property. No maps or plats were available, although Secretary Lieder said they would have been helpful. Mayor Horsey said he needed Commission approval.

A motion was made and seconded that the Commission approve the Peninsula United Methodist Homes project, but reserves the right to review any variances to be given to the project by the Town of Chestertown. The vote was 11 in favor with 3 abstentions.

UNDER OLD BUSINESS

Chairman Liss reported that 29 Programs have been approved or excluded, 24 are being changed, 6 have been notified that the Commission will be assuming the development of the Program, and 5 of those 6 will most likely be able to have their own Programs approved by the Commission.

UNDER NEW BUSINESS

Chairman Liss selected a panel for Port America comprising of Kay Langner, Torrey Brown, Ardath Cade, Skip Zahniser, and Judge Liss.

There being no further business, the meeting was adjourned.

Environmental Benefits of
NOT Grandfathering PortAmerica

- o Projects occurring within non-traditional zoning categories were not addressed by the Commission's grandfathering criteria.
- o The only reference by the Commission to projects within such zones (i.e. MXT) occurs in the Commission's August 25, 1985 minutes which states that:
 - " . . . projects using such zoning controls and procedures may be grandfathered if zoning approval has been given and if the review process is underway. Final approval may occur at any future date and the amount of intense development within the Critical Area will count against the County's allocation of new intense development."
- o If Prince George's County had specifically grandfathered PortAmerica under its local program, the developers would not have been required to mitigate activities not in compliance with the County's Critical Area Program. The County would have merely been required to count the project against its growth allocation.
- o By not grandfathering PortAmerica, the County - in addition to counting the project against its growth allocation - was able to obtain the following mitigation over and above what other reviewing agencies have required (i.e. Army Corps of Engineers; Maryland Department of Natural Resources Fisheries, Wildlife, and Tidewater Agencies; National Planning Commission, etc.):
 - o forest replacement on equal area basis within the Critical Area;
 - o bonds to assure reforestation;
 - o extensive urban forests and gardens;
 - o buffer replacement in the Critical Area;
 - o capturing and treatment of stormwater from surrounding urban areas;
 - o design of impervious areas in the Buffer to collect runoff for treatment prior to its release into the river;
 - o funding of an on-site inspector to assure compliance with environmental agreements.

PORTAMERICA MITIGATION
Summary

Activity	Mitigation	On-site	Off-Site
Project as a Whole	<p>Construction and long term maintenance of a fish ladder at Little Falls Dam which will open up 8 miles of the Potomac River for anadromous fish spawning (cost \$800,000). A \$750,000 bond will be posted to cover design and construction.</p> <p>*Developer will be funding the County's hiring of a full time Environmental Inspector. The inspector will initially be assigned specifically to the PortAmerica project and will remain on-site to assure compliance with the approved Critical Area Conservation Plan and other County Environmental permits and plans (i.e. grading permit, sediment and erosion control plan and stormwater management plan).</p>	<p style="text-align: center;">X</p>	<p style="text-align: center;">X</p>
Tree Removal Approximately	<p>*All trees lost within the Critical Area will be replaced within the Critical Area on an equal area basis with the advice and guidance of Maryland Forest, Park and Wildlife Service's Baywatershed Forester.</p> <p>*A \$1.7 million bond will be posted to guarantee reforestation.</p> <p>*Extensive Urban Forests have been incorporated into the project design.</p>	<p style="text-align: center;">X</p> <p style="text-align: center;">X</p>	<p style="text-align: center;">X</p>
Buffer Disturbance	<p>*Forested Buffers equal to area of Buffer lost will be established within the Critical Area.</p> <p>*Approximately 2.8 acres of urban gardens will be established in the promenade design.</p>	<p style="text-align: center;">X</p> <p style="text-align: center;">X</p>	<p style="text-align: center;">X</p>

Activity	Mitigation	On-site	Off-Site
Buffer Disturbance (continued)	*All impervious structures will be designed to slope away from the river. All runoff from these structures will be directed into infiltration trenches for treatment prior to its release.	X	
Buffer Disturbance/ Stormwater Mgmt. 10% Reduction	*Stormwater runoff from surrounding urban areas will be captured and treated as part of project design (runoff is presently untreated). Water from underground parking areas will be directed into the sanitary sewer system.	X X	
Bulkheading	Cobble Beach will be established at base of bulkhead creating an intertidal habitat zone.	X	

*Mitigation resulting from Prince George's County Critical Area Program.

PORTAMERICA MITIGATION
Summary

Activity	Mitigation	On-site	Off-Site
Project as a Whole	<p>Construction and long term maintenance of a fish ladder at Little Falls Dam which will open up 8 miles of the Potomac River for anadromous fish spawning (cost \$800,000). A \$750,000 bond will be posted to cover design and construction.</p> <p>*Developer will be funding the County's hiring of a full time Environmental Inspector. The inspector will initially be assigned specifically to the PortAmerica project and will remain on-site to assure compliance with the approved Critical Area Conservation Plan and other County Environmental permits and plans (i.e. grading permit, sediment and erosion control plan and stormwater management plan).</p>	<p style="text-align: center;">X</p>	<p style="text-align: center;">X</p>
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Buffer Disturbance	<p>*Forested Buffers equal to area of Buffer lost will be established within the Critical Area.</p> <p>*Approximately 2.8 acres of urban gardens will be established in the promenade design.</p>	<p style="text-align: center;">X</p> <p style="text-align: center;">X</p>	<p style="text-align: center;">X</p>

Activity	Mitigation	On-site	Off-Site
Buffer Disturbance (continued)	*All impervious structures will be designed to slope away from the river. All runoff from these structures will be directed into infiltration trenches for treatment prior to its release.	X	
Buffer Disturbance/ Stormwater Mgmt. 10% Reduction	*Stormwater runoff from surrounding urban areas will be captured and treated as part of project design (runoff is presently untreated).	X	
	Water from underground parking areas will be directed into the sanitary sewer system.	X	
Bulkheading	Cobble Beach will be established at base of bulkhead creating an intertidal habitat zone.	X	

*Mitigation resulting from Prince George's County Critical Area Program.

PROJECT DESCRIPTION
OF
CONTINUED
BEACH DEVELOPMENT
AT
HART MILLER ISLAND
BALTIMORE COUNTY, MARYLAND

MARYLAND DEPARTMENT OF NATURAL RESOURCES
TIDEWATER ADMINISTRATION
WATERWAY IMPROVEMENT DIVISION
905-A COMMERCE ROAD
ANNAPOLIS, MARYLAND 21401

JULY 27, 1988

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PREPARED BY

MARYLAND DEPARTMENT OF NATURAL RESOURCES

TIDEWATER ADMINISTRATION

WATERWAY IMPROVEMENT DIVISION

905-A COMMERCE ROAD

ANNAPOLIS, MARYLAND 21401

(301) 841-5607

Project Description
of
Continued Beach Development
at
Hart Miller Island
Baltimore County, Maryland

I. Background and History

Hart Miller Island development started in 1988 with the construction of two comfort stations east of Hart Island. Other first phase development included elevated walkways, construction of a temporary boardwalk for access between the comfort station and a T-section boardwalk at the beach.

This phase of development includes construction of an office, first aid station, small shop, observation tower, interpretive areas, extension of the existing elevated deck, boardwalks, trails and marsh boardwalk.

II. Scope of Work

The Development included in this program is as follows:

1. Service building; office, first aid, maintenance and storage areas
2. Observation Tower
3. Elevated Deck extended
4. Boardwalk
5. Interpretive Trail
6. Marsh Boardwalk
7. Utilities
8. Site Improvements

III. Source of Funds

Waterway Improvement Fund - These funds shall be used for all design fees and other fees associated with the design such as soil borings, soil testing, surveys, etc., and all construction costs and related costs such as inspections, testing, change orders, etc.

IV. User Agency Description

This facility will be operated and maintained by the Maryland Forest Park and Wildlife Service, an agency of the Department of Natural Resources, for the purpose of providing boaters access to the Hart Miller Beach.

V. Project Description

A. Service Building: Office, first aid, maintenance and storage areas.

1. A schematic sketch of the building is attached (attachment C) which reflects various design requirements. Architecturally the structure shall match the character of the existing comfort station.
2. Service building shall be approximately 40' wide and 64' in length.
3. Office side shall be 24' x 16' or 384 sq. ft.
 - a. Office space to provide for the following:
 - 2 - desks
 - 2 - file cabinets
 - Communication center - telephone
 - VHF Radio
 - Antenna
 - Kitchenette unit - stove, sink, refrigerator
 - Table
 - b. Utilities
 - water
 - electrical
 - telephone
 - Park Service WHF Radio
 - A.C.
 - heat (electrical)
4. First Aid Station shall be 16' x 16' or 256 sq. ft.
 - a. First Aid area to provide the following:
 - Information counter
 - 2 cots/privacy screen
 - shower & sink
 - supply cabinets
 - b. Utilities
 - electricity
 - water
 - telephone
 - A.C.
 - heat (electrical)

5. Maintenance & Storage area 24' x 24' or 576 sq. ft.

a. Maintenance and storage space to provide for the following:

work bench for power tools
storage space for supplies
storage space for A.T.V. and small trailer
work space for picnic tables, trash cans
utility sink

b. Utilities

electrical 110 - 220
water
air compressor
overhead lighting

6. Restroom

a. Space to provide a Clivus Multrum Chamber (self contained) for two toilets.

Two sinks shall be tied to a gray water flower bed.

b. Utilities:

Water
Electricity

B. Observation Tower

1. A schematic sketch of the tower is attached (attachment D) which reflects various design requirements.

2. Tower shall be wood pile supported approximately 16' x 16'.

3. Tower platform at the top shall be roofed and shall have a low wall. Min. of 42" in height.

4. Tower shall be 25'± in height.

C. Elevated Deck Extended

1. A schematic sketch of the Deck around the buildings is attached (attachment E) which indicates the general layout.

2. Elevated deck is pile supported. Piles are an 8' x 8' grid spacing.

3. Handrails are necessary. See attached detail (attachment F).

4. Elevated deck shall match and tie to the existing dock.

5. Sun Screen: see location and refer to the sun screen detail (attachment G) and (attachment E).

D. Boardwalk Between Building Complex and Beach

1. A schematic sketch for boardwalks is attached (attachment E).
2. Boardwalk shall connect to the existing elevated deck. The west boardwalk will have a handicapped ramp and steps.
3. Handicapped access to the elevated deck will be via ramp from the existing dike road. Handicapped groups will be transported by boat to the Hart Miller Island pier and bussed to the Service Complex.

E. Interpretive Trail

1. A schematic sketch of the trail layout is attached (attachment H) which reflects the general trail layout. The exact trail location will be flagged in the field by Park Service.
2. Path construction - to be blue stone dust and a combination of natural edging, timber and or steel edging (shall be designed for)

F. Marsh Boardwalk

1. A schematic sketch of the boardwalk layout is attached (attachment I).
2. Boardwalk is to be pile supported, and constructed above M.H.W. elev. 1.4
3. Boardwalk through the marsh will require equipment suited to build its way through the marsh either by
 - a. use of mats
 - b. working off the deck as the boardwalk is constructed.
4. Boardwalk shall have handrails 42"± in height.

G. Utilities

1. Water
 - a. Water distribution shall include tying existing comfort stations which were pre-engineered for water supply.

- b. New water supply shall be provided to include:

- office
- first aid station
- maintenance & storage area
- Other incidental water uses to include:
 - water fountain
 - outside spigot

2. Sewer

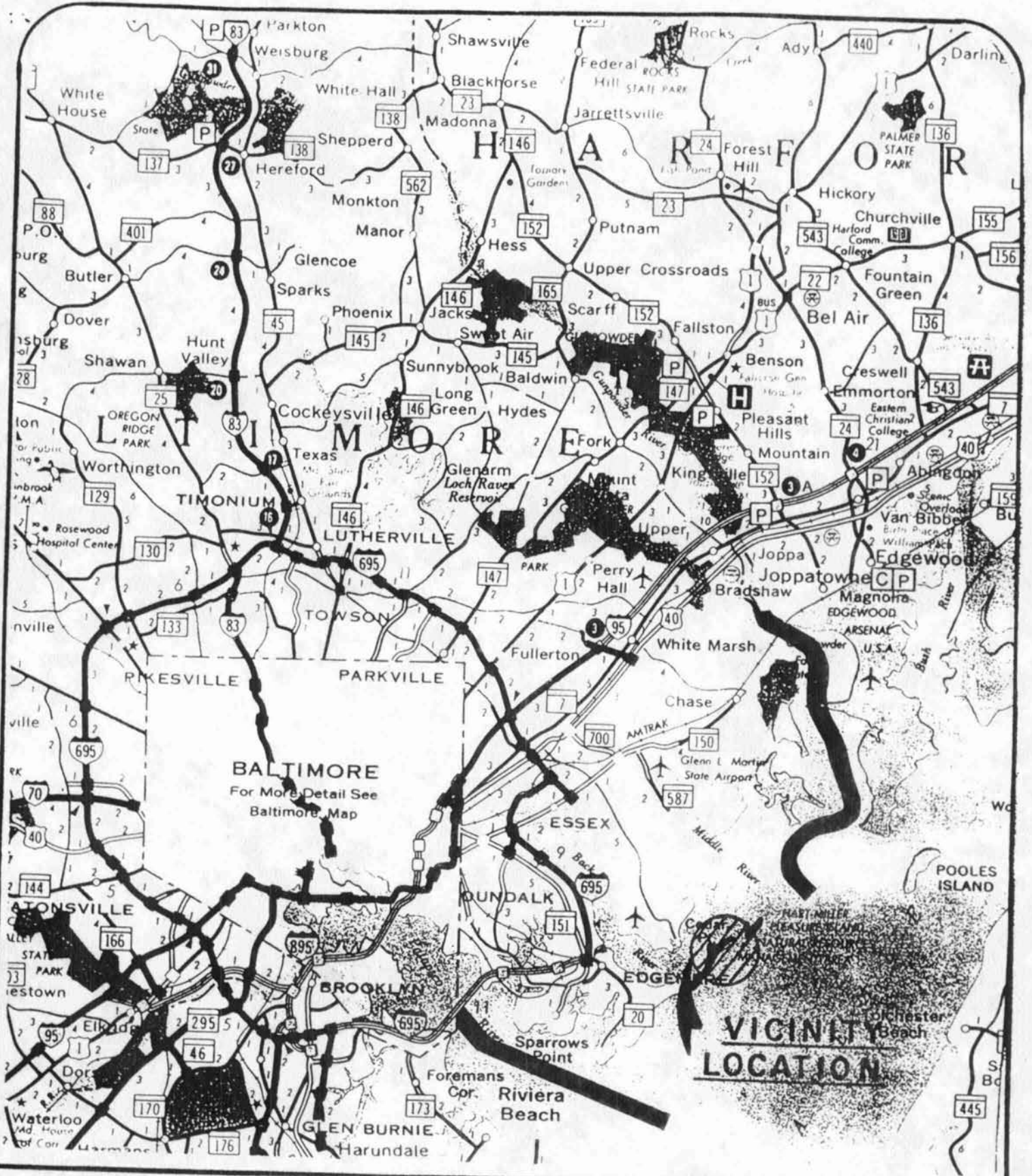
- a. A schematic sketch for sewer is attached (attachment J).
- b. Sewer for proposed first aid , office area will be a gray water system. A greenhouse concept should be considered.

3. Electrical

- a. Electrical shall extended from the Maryland Environmental Services Power Supply at Substation #1. See (Attachment K).
- b. Electrical hook-up shall connect to the existing comfort stations and proposed multi use building.

H. Site Improvements

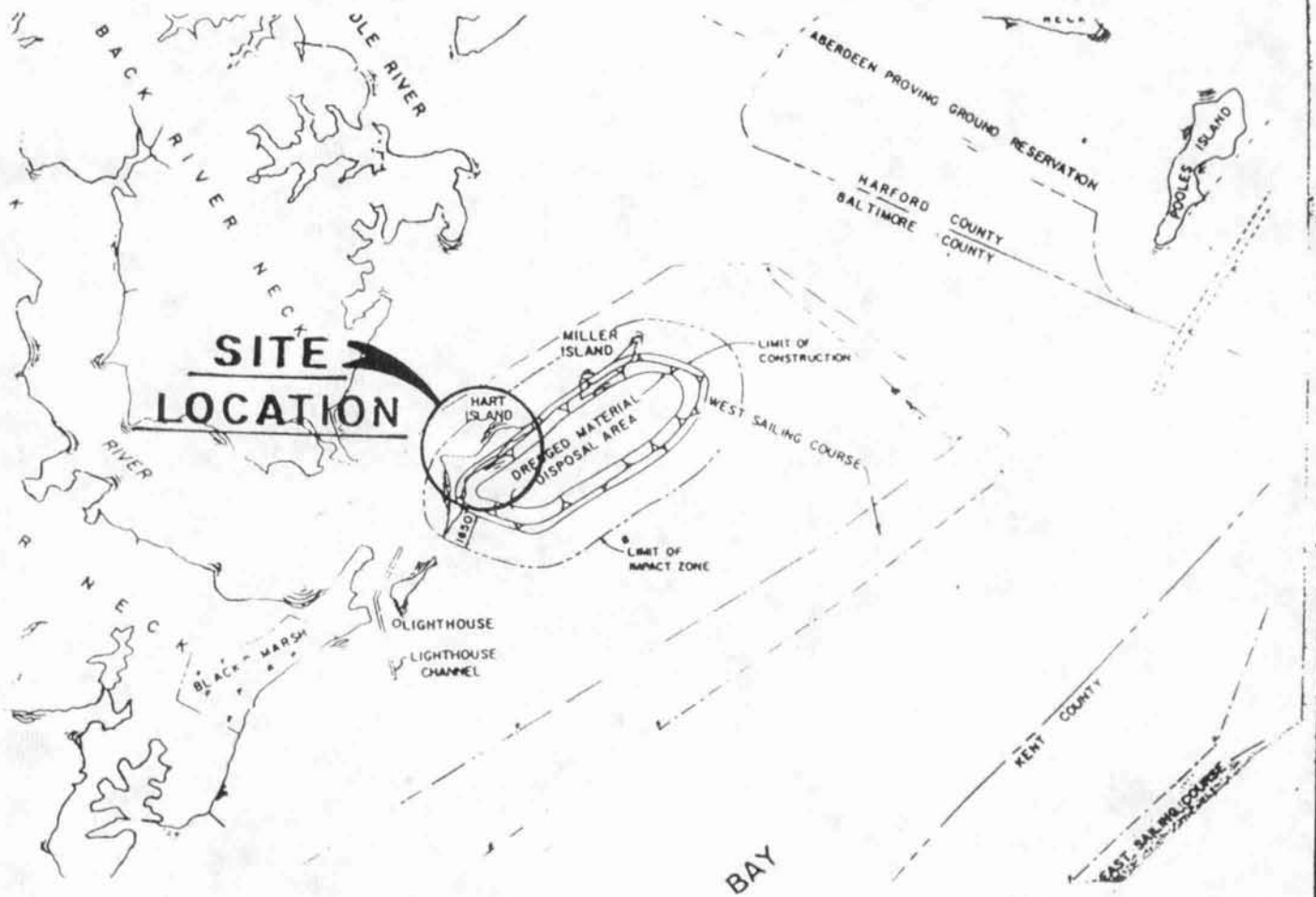
- 1. Necessary grading around the building and for the sand mounds shall be integrated into the site.
- 2. Plantings on the sand mounds shall include flower beds and ornamental shrubs.
- 3. Trees and shrubs shall be included adjacent to the buildings. Natural grasses shall also be planted to complement the beach stabilization program.
- 4. Exterior lights shall be provided to illuminate stairs and ramp adjacent to buildings for safety and security.



HART MILLER ISLAND

ATTACHMENT ("A")

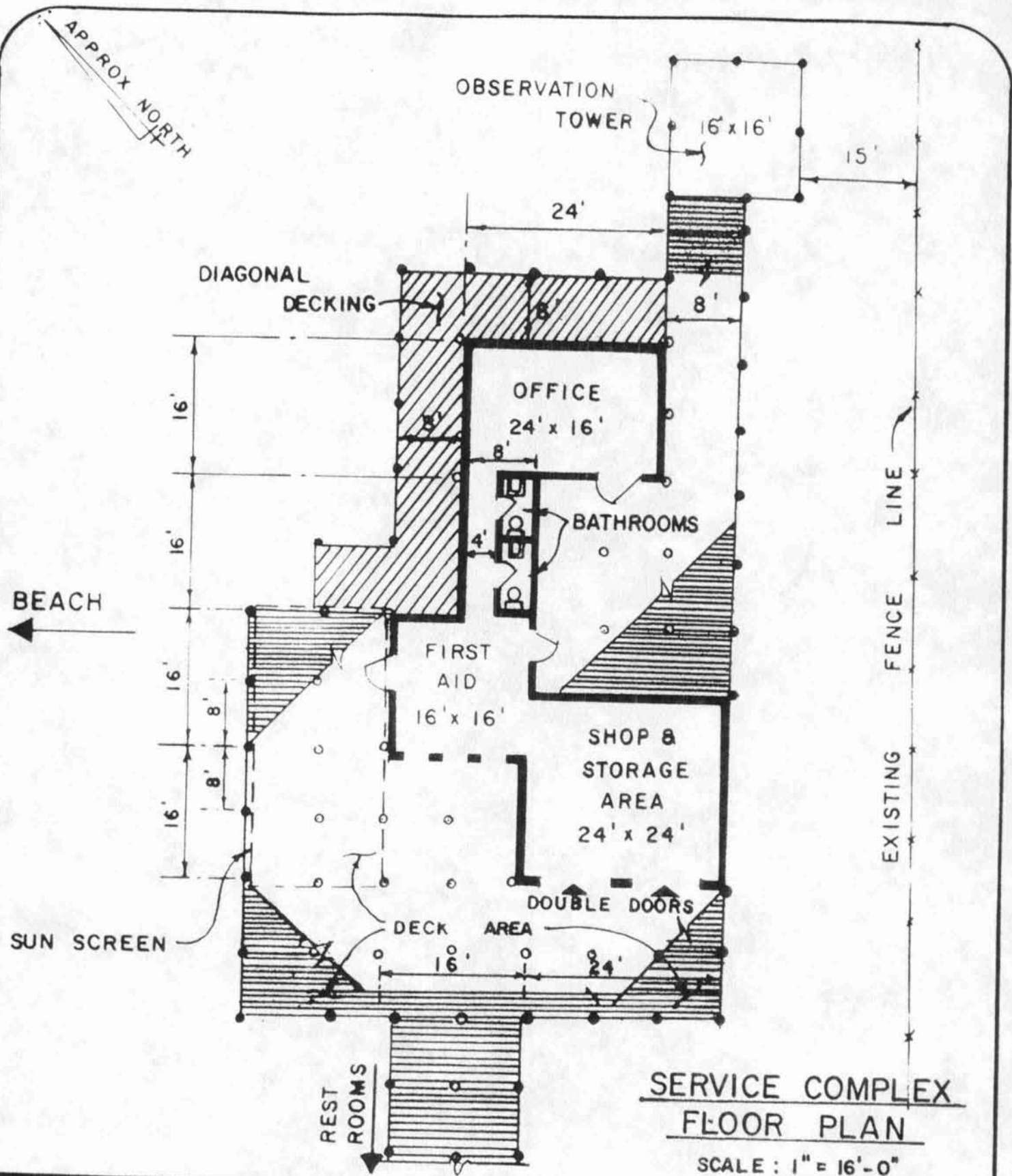
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HART MILLER ISLAND

ATTACHMENT (" B ")

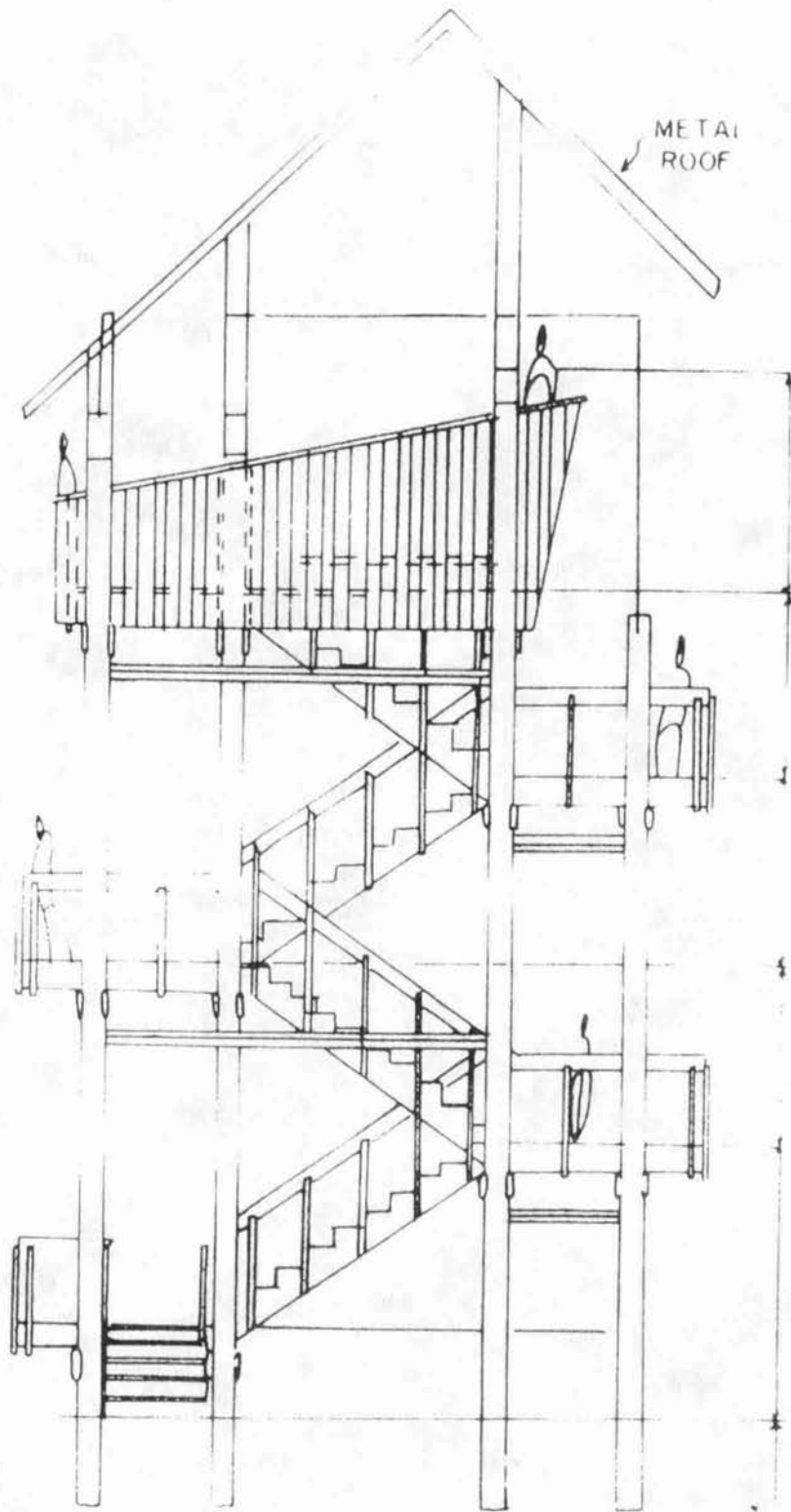
DATE: 5/5/88



HART MILLER ISLAND

ATTACHMENT ("C")

DATE: 5/5/88



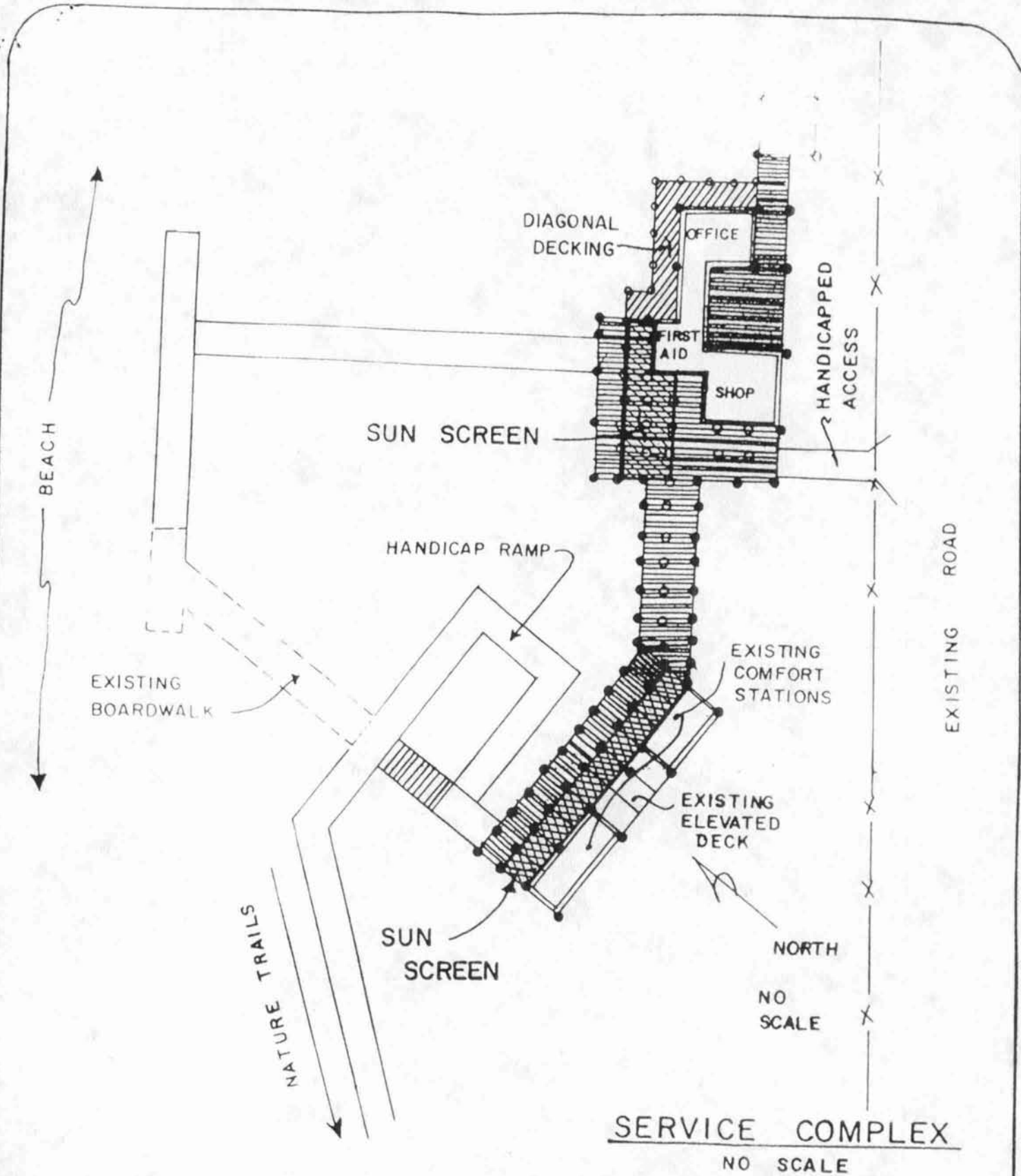
OBSERVATION TOWER

NO SCALE

HART MILLER ISLAND

ATTACHMENT ("D")

DATE : 5/5/88

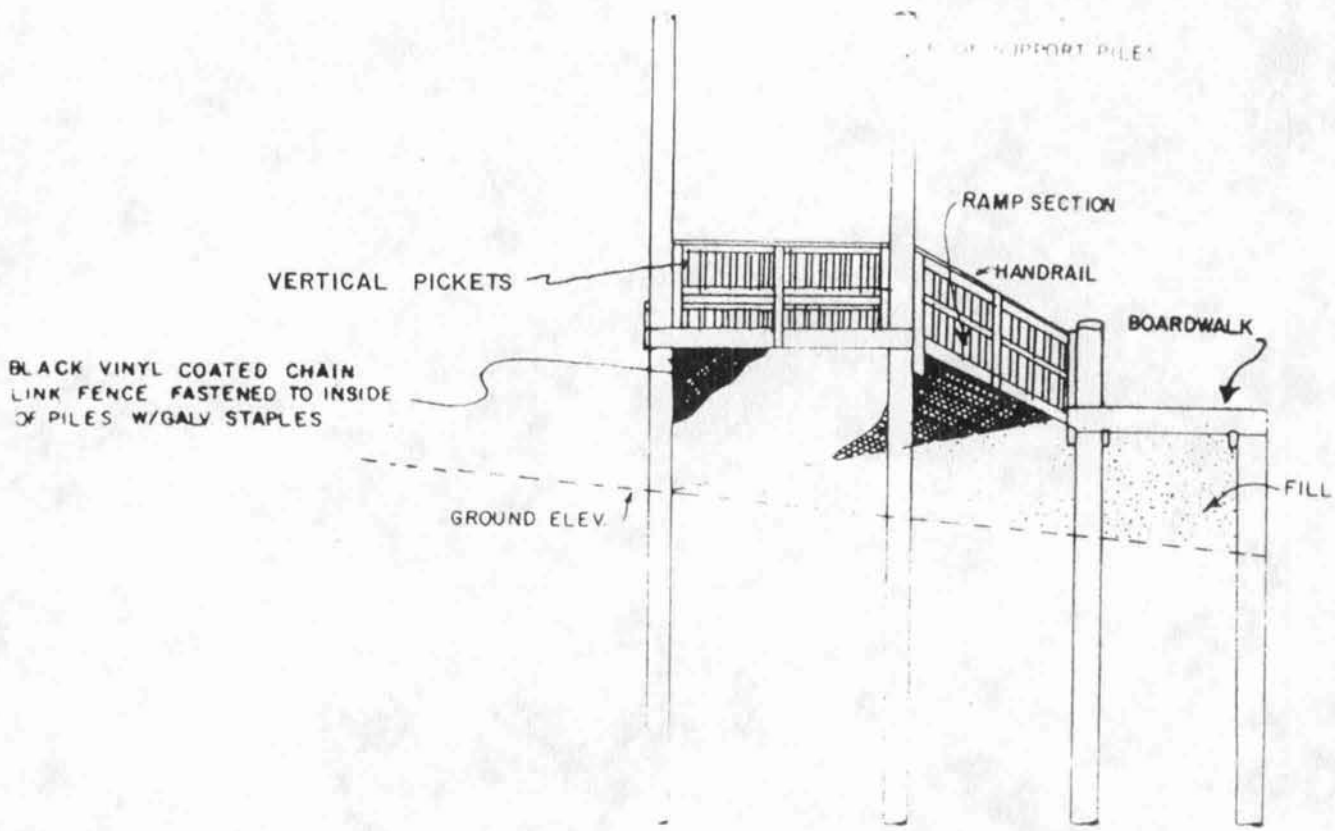


SERVICE COMPLEX
NO SCALE

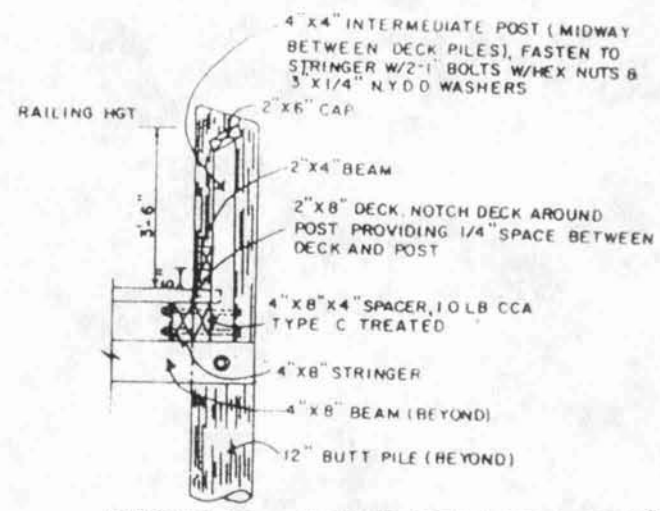
HART MILLER ISLAND

ATTACHMENT ("E")

DATE: 5/5/88



PLAN VIEW
NO SCALE

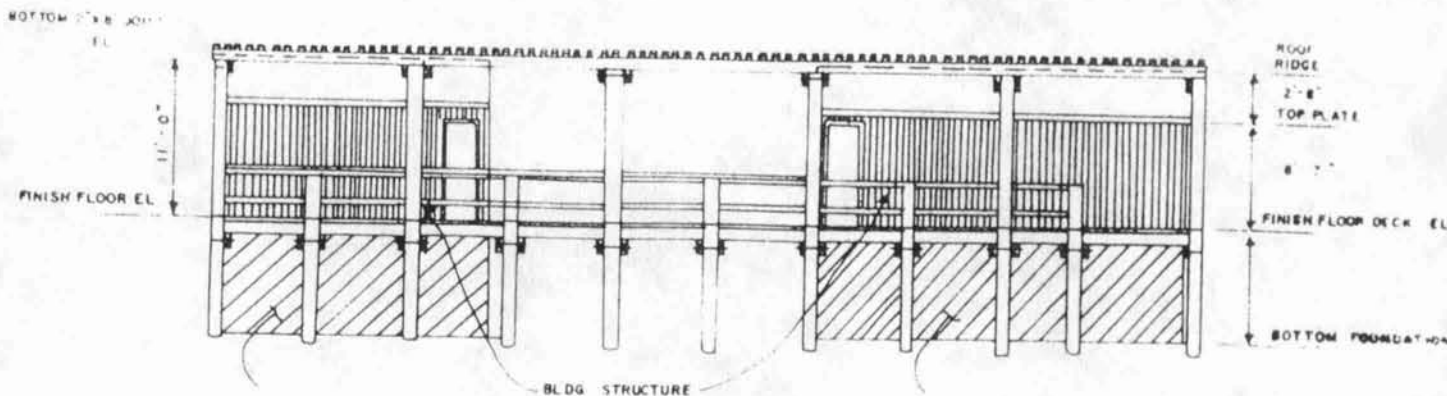


TYPICAL INTERMEDIATE POST FASTENING DETAIL NO SCALE

HART MILLER ISLAND

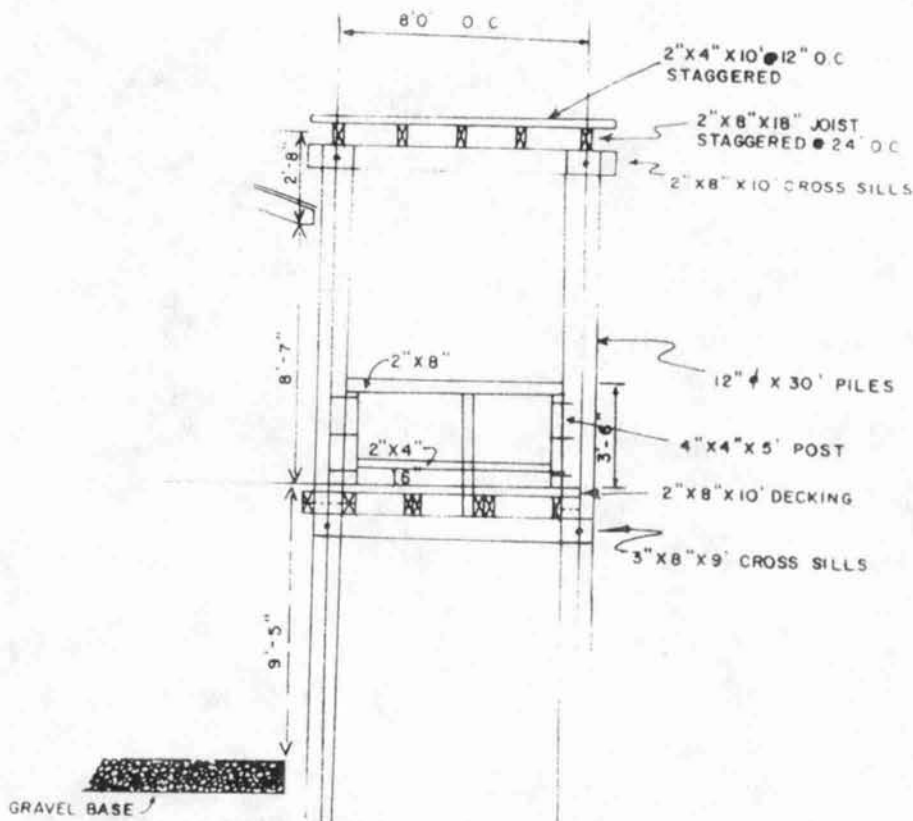
ATTACHMENT ("F")

DATE: 5/3/88



SECTION A-A
FRONT ELEVATION PROFILE

SCALE



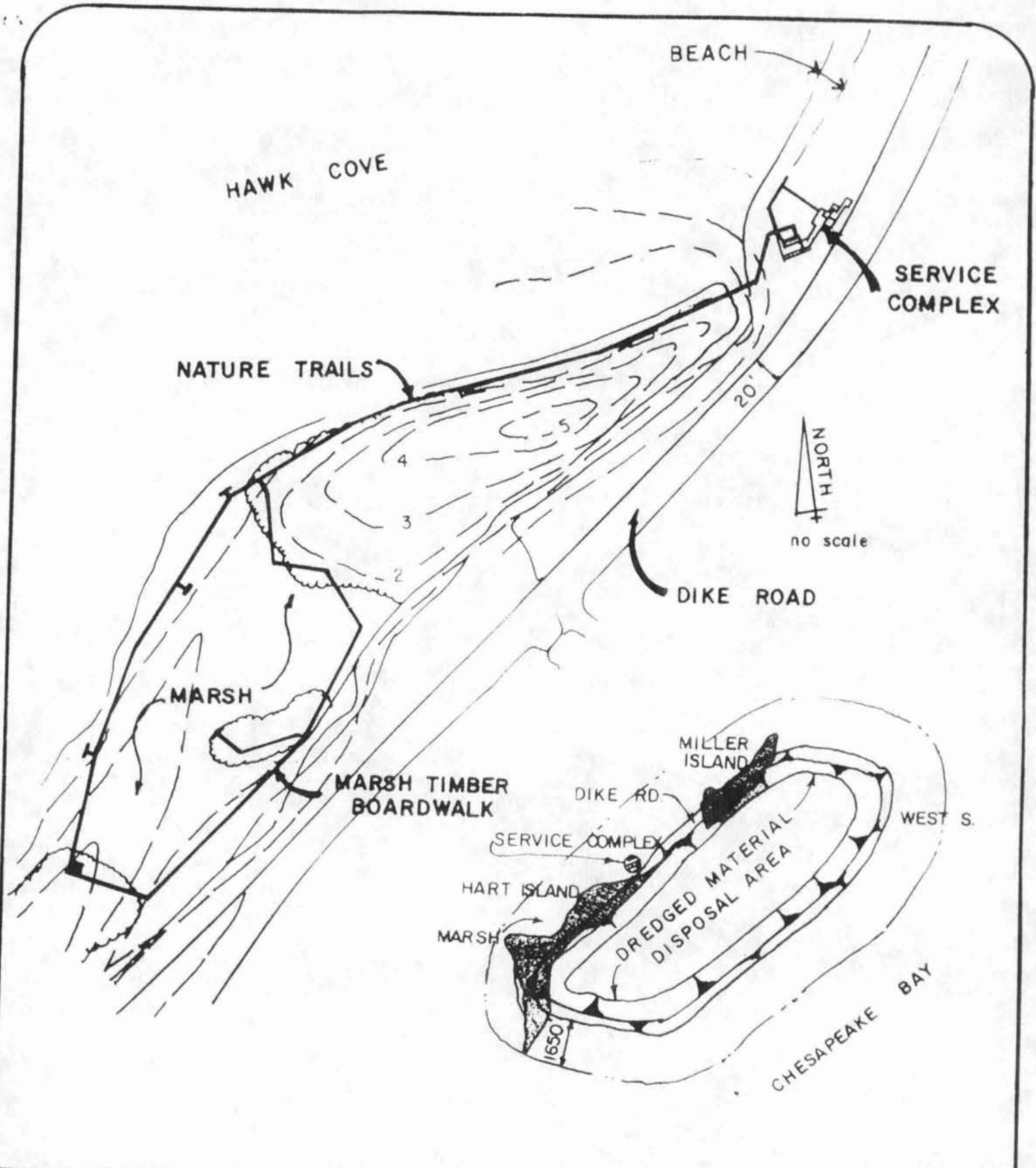
EAST END VIEW

SCALE:

HART MILLER ISLAND

ATTACHMENT ("G")

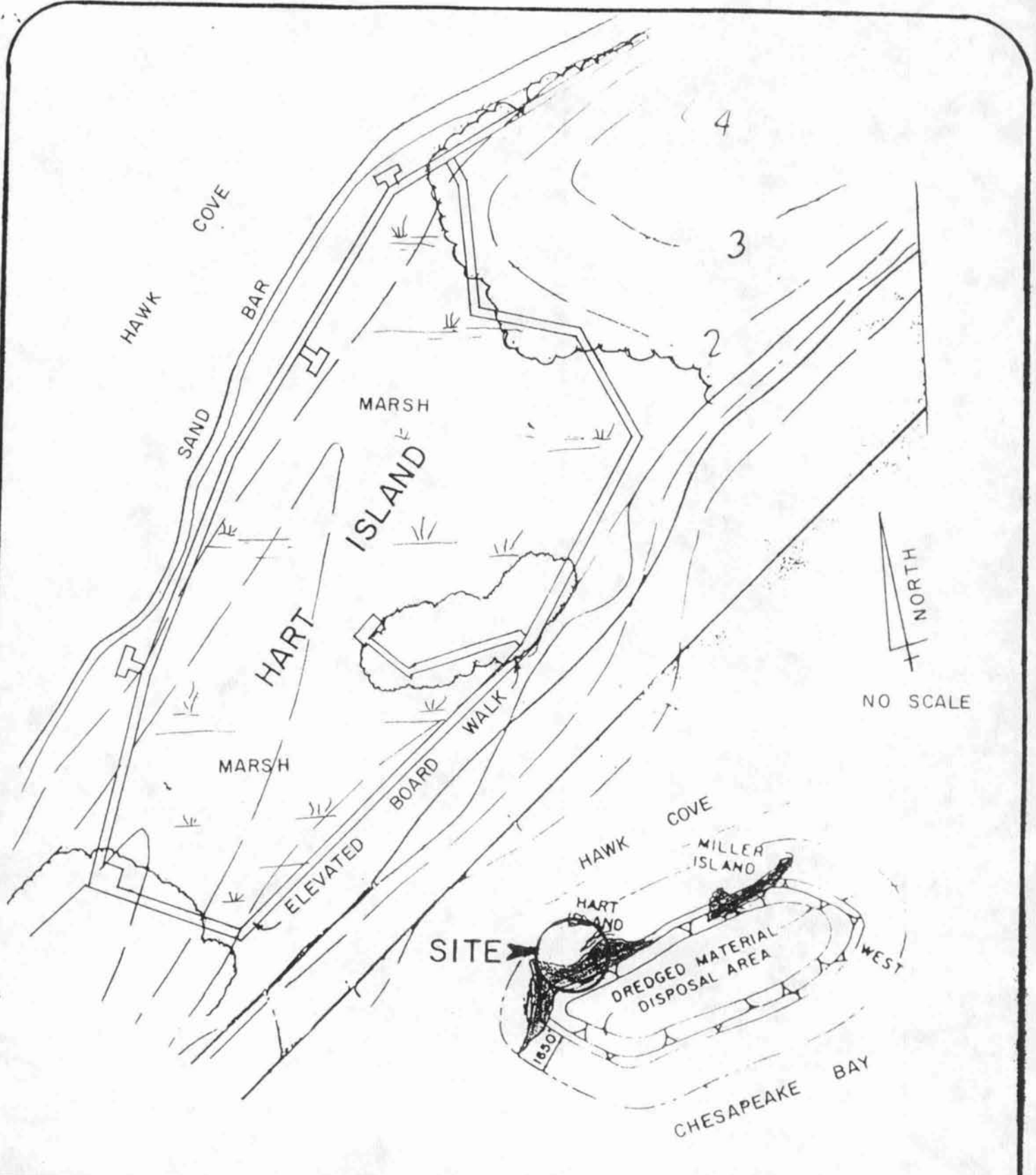
DATE: 5/5/88



HART MILLER ISLAND

ATTACHMENT ("H")

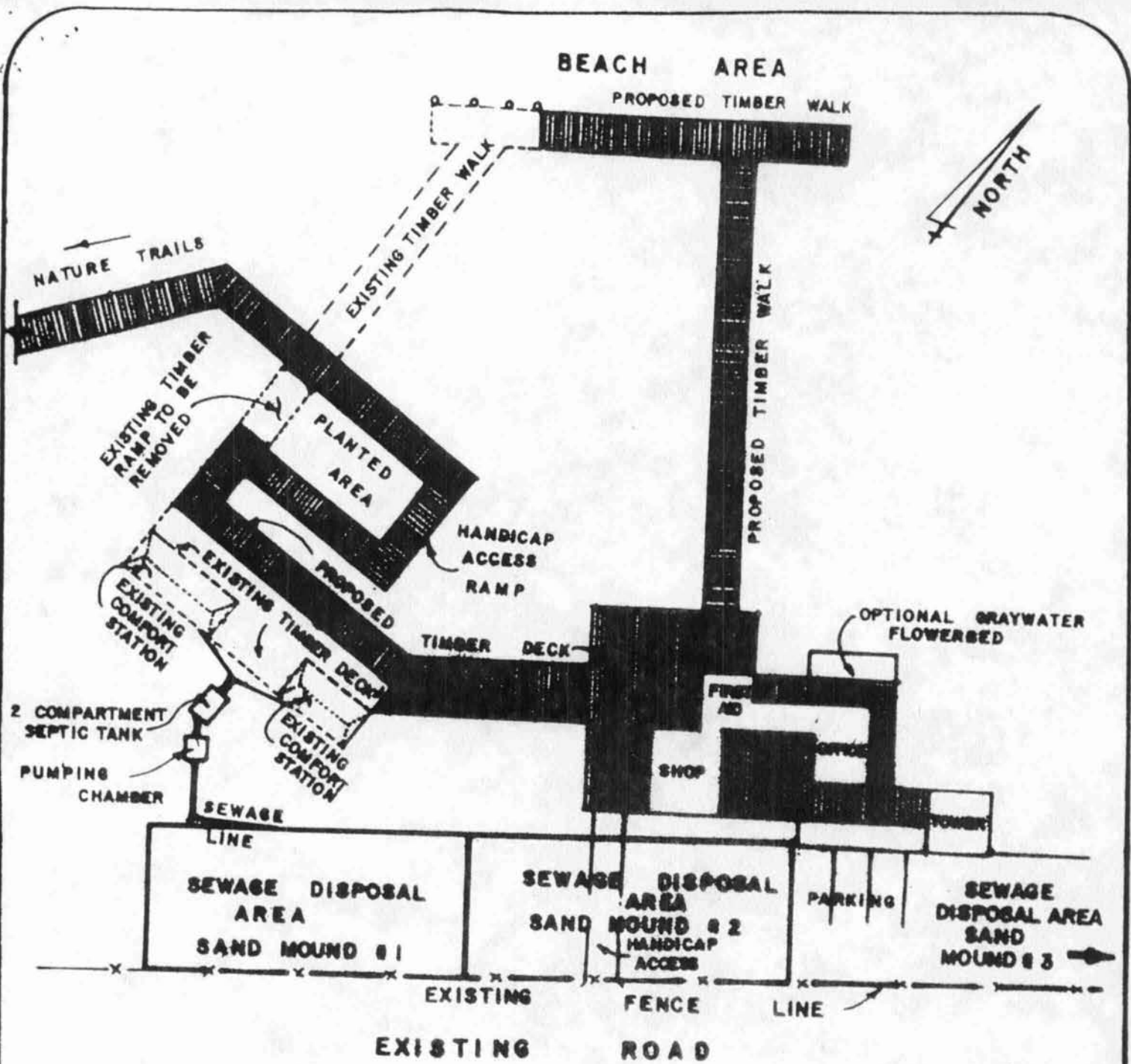
DATE: 5/5/88



HART MILLER ISLAND

ATTACHMENT (" I ")

DATE: 5/5/88



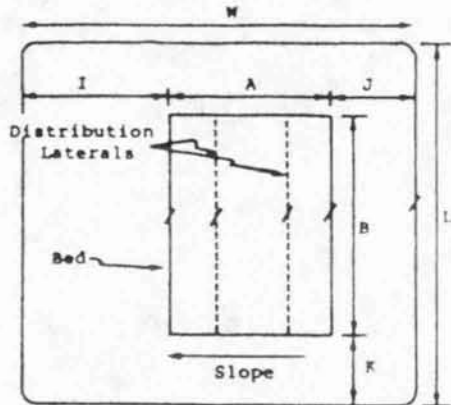
HART MILLER ISLAND

ATTACHMENT ("J")

1 of 2

DATE: 5/5/88

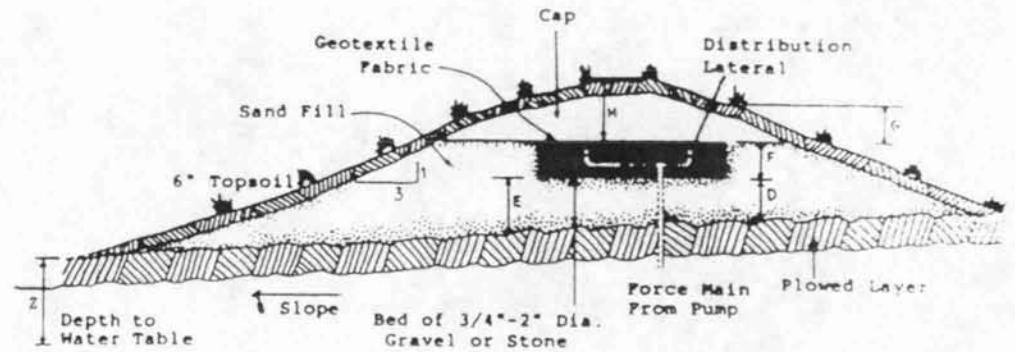
SAND MOUND
Plan View



- A = Bed Width
- B = Bed Length
- K = Sideslope Setback
- J = Upslope Setback
- I = Downslope Setback
- M = Total Width of Mound
- L = Total Length of Mound

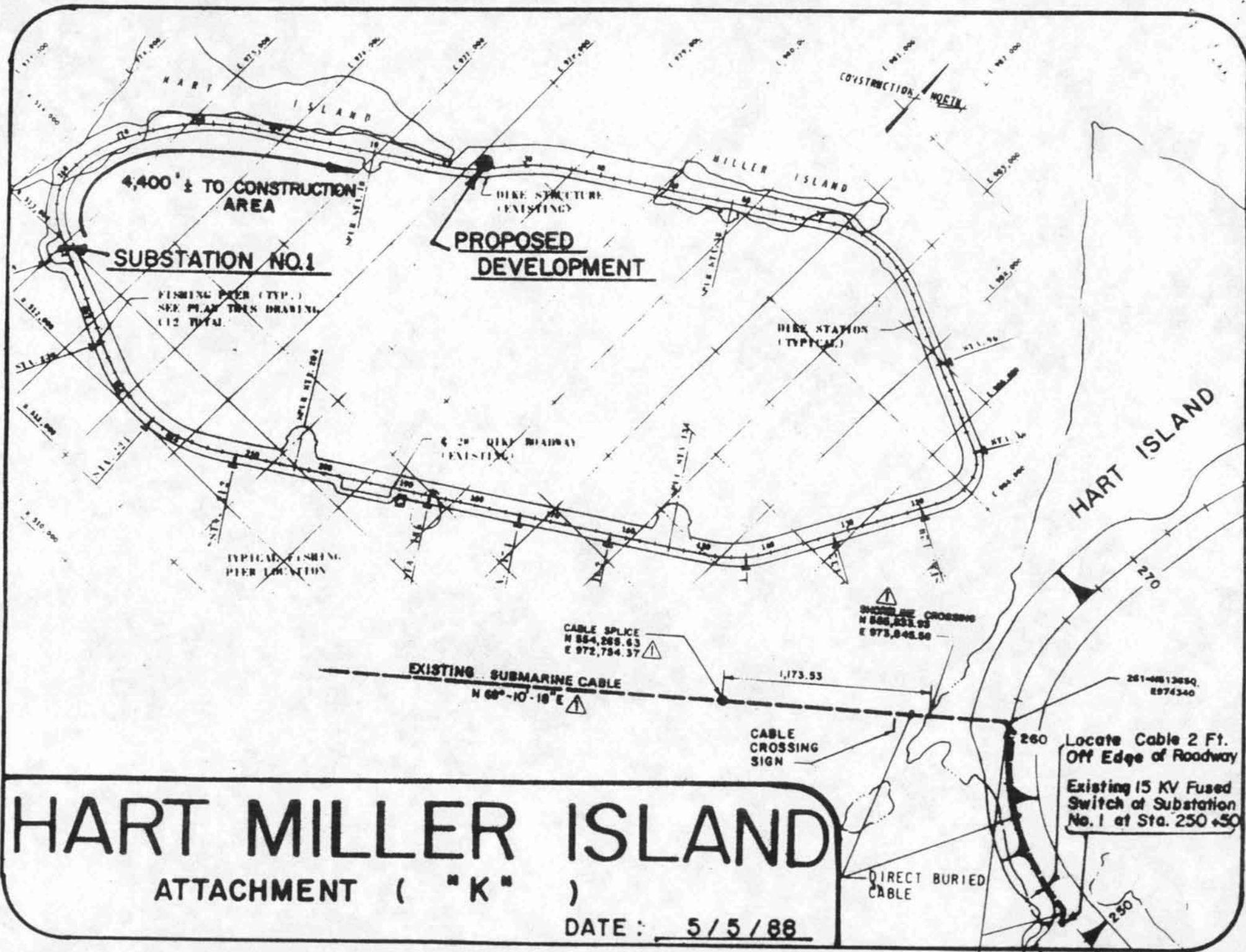
FIGURE 3.2 - DESIGN WORKSHEET - PLAN VIEW

SAND MOUND
Cross Section



- D = Upslope Sand Fill Depth (in.)
- E = Downslope Sand Fill Depth (in.)
- F = Bed Depth (in.)
- G = Cap & Topsoil Height at Bed Edges (in.)
- H = Cap & Topsoil Height at Bed Center (in.)
- Z = Depth to Water Table (in.)

FIGURE 3.1 - DESIGN WORKSHEET CROSS-SECTION



CHESAPEAKE BAY CRITICAL AREAS CRITERIA

Discussion

of

Relative Criteria

HART MILLER ISLAND

Continued

Development Plan

July 27, 1988

Chesapeake Bay Critical Areas Criteria

(Discussion of Relative Criteria)

Hart Miller Island is a public water oriented recreation facility for the general boating public, owned and operated by the Maryland Department of Natural Resources.

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- sub para B(1)(d) In so far as possible, the development plan has located non-water dependent structures ie; parking, outside the 100 ft. buffer.
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MOSQUITO CONTROL IN MARYLAND

Report for Critical Area Commission

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Modern pest management requires surveillance data in order to plan control work. Data on the pest species causing annoyance, location of larval habitat, density of the population, and distribution of the larvae or adult mosquitoes are essential in order to plan and conduct effective control measures. Although 57 species of mosquitoes are known to occur in Maryland, only five species occur frequently in salt or brackish water habitat. These species are Aedes sollicitans, Aedes taeniorhynchus, Aedes cantator, Anopheles bradleyi

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Although open marsh water management is an effective non-chemical control, it requires time and resources for construction. Quick, effective control measures are obtainable by the application of an insecticide to larval habitat and to areas where adult mosquitoes reach action levels. Fortunately, some products are available with a narrow range of larvicidal action and one of these products, Abate, has been used in Maryland mosquito control for more than 10 years. Aerial or ground application of Abate at the appropriate time to salt marsh habitat is a key component to IPM. Timely application of a larvicide to the mosquito breeding site usually makes it possible to avoid treating a much larger area when adult mosquitoes emerge and disperse, often up to 20 miles from the marsh site. Because Abate will kill only the larval stage, applications must be timed to coincide with this stage of development. The larval stage lasts only four to five days during the hot summer months before they become pupae that are not controlled by Abate. If weather or other factors prevent timely larval control, contact spray may be applied to freshly emerged adults before they spread from the marsh habitat. Naled (Dibrom) is applied aeriaily for adult control on the marsh, as well as in populated communities, when mosquito annoyance reaches 20 adults landing per minute on an observer.

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8/13/88



JUDGE SOLOMON LISS
CHAIRMAN

STATE OF MARYLAND
CHESAPEAKE BAY CRITICAL AREAS COMMISSION
DEPARTMENT OF NATURAL RESOURCES
TAWES STATE OFFICE BUILDING, D-4
ANNAPOLIS, MARYLAND 21401
974-2418 or 974-2426

SARAH J. TAYLOR, PhD
EXECUTIVE DIRECTOR

August 9, 1988

COMMISSIONERS

- Thomas Osborne
Anne Arundel Co.
- James E. Gutman
Anne Arundel Co.
- Ronald Karasic
Baltimore City
- Albert W. Zahniser
Calvert Co.
- Thomas Jarvis
Caroline Co.
- Kathryn D. Langner
Cecil Co.
- Samuel Y. Bowling
Charles Co.
- G. Steele Phillips
Dorchester Co.
- Victor K. Butanis
Harford Co.
- Wallace D. Miller
Kent Co.
- Parris Glendening
Prince George's Co.
- Robert R. Price, Jr.
Queen Anne's Co.
- J. Frank Raley, Jr.
St. Mary's Co.
- Ronald D. Adkins
Somerset Co.
- Shepard Krech, Jr.
Talbot Co.
- Samuel E. Turner, Sr.
Talbot Co.
- William J. Bostian
Wicomico Co.
- Russell Blake
Worcester Co.

Dear Commission Member:

The August 17th Commission Meeting is scheduled to begin at 1:00 p.m. at the Department of Housing and Community Development, Conference Room, 45 Calvert Street, Annapolis. The directions are as follows:

1. Take the Rowe Boulevard exit from Route 50. This takes you directly into the historic district.
2. After going through the second light, the Boulevard will fork, so stay in the right-hand lane.
3. At the third light, make a right turn onto Calvert Street. The Department will be 1/2 block away on the right side of Calvert Street. It is a dark red brick building.
4. Pass the red building and make a right turn onto the street running along the side of the building. You will see a parking garage on the left. Park there and in the Department, the guard at the front desk will direct you to the meeting room. The Department will stamp your ticket for you.

Please note that an Agenda for the meeting and the Minutes of the August 3rd Meeting are enclosed. A letter from Ms. Anderson concerning the Chesapeake Beach exclusion is also enclosed, as well as the latest issue of Chesapeake. Please arrive promptly as there will be many votes to be taken that day.

Sincerely,

Sol
Solomon Liss
Chairman

CABINET MEMBERS

- Wayne A. Cawley, Jr.
Agriculture
- J. Randall Evans
Employment and Economic Development
- Martin Walsh, Jr.
Environment
- Ardath Cade
Housing and Community Development
- Torrey Brown
Natural Resources
- Constance Lieder
Planning

SL/ijd
Enclosures

CHESAPEAKE BAY CRITICAL AREA COMMISSION

AGENDA

Department of Housing and Community Development
45 Calvert Street
Annapolis, Maryland

August 17, 1988

1:00 - 3:30 p.m.

1:00 - 1:10	Approval of Minutes of August 3, 1988	Solomon Liss Chairman
1:10 - 1:30	Votes on City of Crisfield Program	Ed Phillips/ Panel
1:30 - 1:50	Vote on Town of Princess Anne's Program	Ed Phillips/ Panel
1:50 - 2:10	Vote on City of Salisbury's Program	Kevin Sullivan/ Panel
2:10 - 2:30	Vote on Charles County's Program	Ren Serey/Sarah Taylor/Panel
2:30 - 2:45	Vote on Hart Miller Island Project	Sarah Taylor/ Panel
2:45 - 3:00	Break	
3:00 - 3:20	Vote on Chesapeake Beach Program	Carolyn Watson/ Parris Glendening/ Panel
3:30 - 3:50	Vote on Prince George's County Program Amendments	Carolyn Watson/ Parris Glendening/ Panel
3:50 - 4:00	Old Business	Solomon Liss
	New Business	Chairman

Talbot County Panel

Baltimore County Amendments Hearing
Set for 8/29/88, 7 p.m., North Point Library,
Merritt Blvd. & Wise Ave., Dundalk

Next Meeting: September 7, 1988

CHESAPEAKE BAY CRITICAL AREA COMMISSION

Minutes of Meeting Held
August 3, 1988

The Chesapeake Bay Critical Area Commission met at the Department of Agriculture, Annapolis, Maryland. The meeting was called to order by Chairman Solomon Liss with the following Members in attendance:

Ronald Karasic	Albert Zahniser
Samuel Bowling	Parris Glendening
Shepard Krech, Jr.	Ronald Adkins
Wallace Miller	G. Steele Phillips
Samuel Turner, Sr.	Victor Butanis
Kathryn Langner	Thomas Jarvis
Russell Blake	Robert Schoeplein
John Griffin of DNR	Secretary Lieder of DSP
Robert Etgen for Secretary Cawley	Susan Scotto for Robert Perciasepe
Deputy Secreary Cade of DHCD	

The Minutes of the Meeting of July 20, 1988 were approved with the addition of Robert Schoeplein to the list of attendees.

Chairman Liss asked Mr. Marcus Pollock to report on Baltimore County's Program map amendments. Mr. Pollock explained that the County had submitted a map to the Commission that indicated certain changes. He said that approximately 5 to 10 acres originally proposed as LDA, have been repropoed as RCA. One piece of property of 20 to 25 acres originally designated as RCA, was repropoed as LDA. He said that the original proposal was due to an error, in that the County thought that the area was County-owned, and in open space, and later discovered that there was some development present. Because of the error in the original designation, the County is proposing the change in designation.

Chairman Liss asked where the properties are? Mr. Pollock answered that the larger property is adjacent to Chink Creek, the other properties are scattered throughout the Critical Area.

Dr. Taylor informed the Commission that the County has held a hearing concerning the amendments, and will hold another hearing after the Commission's disposition.

Mr. Epstein informed the Commission that when amendments are submitted to the Commission, it is necessary for the Commission panel to hold a hearing as well as the jurisdiction.

A discussion then ensued regarding the most efficient way for the Commission to receive and then act upon Program amendment notification, and the public hearings that the Commission must hold. Mr. Glendening suggested that the Commission form a

Critical Area Commission
Minutes - 8/3/88
Page Two

subcommittee for project notification and to regulate the hearings process. The panel was chosen and is comprised of Parris Glendening, Chairman, Sam Bowling, Ron Adkins, Wally Miller, and John Griffin.

Chairman Liss then asked Dr. Taylor to report on the Program for Chesapeake Beach. Dr. Taylor said that the panel would be meeting to discuss certain Program developments, to date, and will be able to report to the Commission at the next Commission Meeting.

Ms. Anderson, a resident of Brandywine, Maryland, but with property in Chesapeake Beach, spoke to the Commission about the citizens of Chesapeake Beach who are concerned with the development of that town, and their concerns with granting an exclusion to Stinnet Farm.

Chairman Liss reported that Prince George's County is requesting approval of amendments to their Program, and asked Mr. Glendening to explain what the County is requesting. Mr. Glendening said that the County is requesting approval for two Program mapping amendments for use of growth allocation, and gave an overview of those amendments. He said that one of the amendments concerns an area known as Waterside, and the request is to change 21 acres from RCA to LDA. The proposal is for a 30-lot subdivision and the entire acreage (36 acres) will be debited against the County's growth allocation. The second amendment would concern the Port America area, which are 98 acres to be reclassified from LDA to IDA, with the entire acreage being debited. These requests will result in the utilization of 134.9 acres of growth allocation. Mr. Glendening then introduced Mr. Gene Lauer of the Department of Environmental Resources, to give detail of the proposal.

Chairman Liss announced that the Commission hearing on Prince George's County will be August 15th, at 7:00 p.m.

Chairman Liss introduced Ken Ropp of the Waterway Improvement Division, Department of Natural Resources, to present the Hart Miller Island project. Mr. Ropp distributed criteria for the development plan, and a project description of continued beach development at Hart Miller Island, and described the changes and improvements proposed by the Division.

A Panel for the Hart-Miller Island project was chosen to include Skip Zahniser, Chairman, Ron Karasic, Ron Hickernell, James Gutman, and Bob Schoeplein, with Dr. Taylor as staff member.

Critical Area Commission
Minutes - 8/3/88
Page Three

Chairman Liss asked Dr. Stanley Joseph to report on the Mosquito Control project by the Department of Agriculture. Dr. Joseph reported that the Department has entered into cooperative agreements with 21 counties and 10 municipalities for the purpose of controlling mosquito annoyance. He explained the causes of mosquito problems, and the control measures that are being used and monitored. He then introduced Mr. Cyrus Lesser to further explain the project.

Mr. Lesser said that control measures differ on the Eastern and Western Shore, with the Eastern being the more heavily inundated with the mosquito population. He then explained what is being accomplished by the Department, and distributed a detailed statement on the program.

A subcommittee was chosen to review the mosquito management program, consisting of Wayne Cawley, Torrey Brown, Connie Lieder, Shepard Krech, and Steele Phillips.

There being no further business, the meeting was adjourned.

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July 27, 1988

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*Jennifer -
Please send
this out w/ the
next Commission
mtg notes*

14116 Duckett Road
Brandywine, Md. 20613
July 12, 1988

Hon. Solomon Liss, Chairman
Chesapeake Bay Critical Areas Commission
Tawes State Office Building, D-4
580 Taylor Ave.
Annapolis, Md. 21401

Re: Chesapeake Beach Exclusion

Dear Mr. Liss,

On or about June 15, 1988 the Town of Chesapeake Beach held a brief public hearing on the issue of applying for a "wetlands exclusion" from the Chesapeake Bay Critical Areas Plan for property known as the "Stinnett farm," currently under development planning (ownership?) by Bay Venture Partnership. After a presentation by the developer's attorney, John Willis, questions were solicited from the public (Are there any further questions?...) whereupon the hearing was closed without asking for direct testimony. Since the town's position was clearly in favor of the application and would have been unaffected by testimony, the following statement is submitted directly to the Commission for your consideration:

The latest maneuver by the Mayor and Town Council of Chesapeake Beach to rape waterfront areas comes in the form of a request to "exclude" the Stinnett Farm property from the Critical Areas plan. By so doing, they would free up acreage now counted under the percentage allocation for intense/limited development. This allocation could then be applied to other undeveloped parts of the town--what little there is of it. The officials have made it clear that this new allocation would be given to part of the cliff area along the "panhandle" area immediately adjacent to the bay and tidal marsh. Thus, the issue becomes not so much whether harm would occur from limited development of the Stinnett tract, but rather what secondary losses would result from the town getting their clutches on more development allocation.

The visually recognizable formation known generally as the "Calvert Cliffs" ends at the panhandle of Chesapeake Beach. Only small embankments are visible around the Fairhaven area. These cliffs should be protected here, as they are elsewhere from any development beyond the "RCA" designation that is now proposed. What effect would massive devegetation, excavation for roads, water and sewer lines, building foundations and storm water runoff have on the stability of the cliffs themselves?

In recent years we have seen Chesapeake Beach 1) lose all commercial public access to beaches, 2) build incongruous patches of town houses beside single family homes blocking sunlight and views, and 3) permit multi-storied town-houses on the shoreline which all but eliminate any view of the bay from the parallel main road through town. It reminds me of areas along the west coast of Florida where one can drive for miles along Gulf beach roads and rarely catch a glimpse of the water. Town officials and cronies were the beneficiaries of this windfall. Such shenanigans make a mockery of the entire Critical Areas Program.

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The governing body of Chesapeake Beach has been a poor steward of their limited resource in terms of protecting their own residents from exploitation of water oriented areas. They should not be rewarded with the opportunity to do more harm.

I respectfully request that no exclusion from the Chesapeake Bay Critical Areas Plan be granted to the Town of Chesapeake Beach.

Sincerely,

Carmen Anderson

Carmen E. Anderson

372-6949

P.S. I wish to be notified if any consideration of this action will be coming before the Commission, or if any actions have already been taken.

cc: Ren Serey

*My family has owned property in Chesapeake Beach since the 1920's.