

# Chesapeake Bay Critical Area Commission

Department of Housing and Community Development

Crownsville, Maryland

August 7, 1996

## AGENDA

*SCHIRNER*

### SUBCOMMITTEES

#### PROJECT

MEMBERS: Schoeplein, Langner, Bourdon, Cooksey, Phillips, Foor, Corkran, Blake, Goodman, Shepherd, Hearn, Giese, Wilde

9:30 a.m. - 12:00 p.m.	Impervious Surface Paper	Mary Owens, Planner
	Bridge Replacement at Oakly Road, St. Mary's Co.	Mary Owens, Planner
<i>Cancel</i>	<del>Kent Hall Renovations at St. Mary's College</del>	<del>Mary Owens, Planner</del>
	Water System Improvements at St. Mary's College	Mary Owens, Planner
	Town Center Project at Historic St. Mary's City	Mary Owens, Planner
	Structures on Piers	Ren Serey, ExecDirector
	SMECO Cliff Stabilization/DNR/Calvert County	Dawnn McCleary, Plnr

#### PROGRAM

MEMBERS: Whitson, Evans, Janey, Moxley, Robinson, Myers, Barker, Williams, Curry, Foor, Pinto, Johnson, Lawrence, Taylor-Rogers, Duket

10:00 a.m. .... Timber Harvests (continued) Claudia Jones, Science Advisor

#### PANEL:

MEMBERS: Duket, Schoeplein, Foor, Corkran, Myers

12:30 p.m. - 1:00 p.m. Talbot Comprehensive Review Panel Theresa Corless, Plnr  
Greg Schaner, Planner

12:00 p.m. - 1:00 p.m. - LUNCH

### PLENARY MEETING

*Introduce: Jinhee Wilde*

1:00 p.m. - 1:05 p.m. Approval of Minutes of June 5, 1996 John C. North, II, Chair

#### SPECIAL TOPICS

1:05 p.m. - 1:25 p.m. Impervious Surface Paper Mary Owens, Planner  
1:25 - 1:30 Timber Harvests Claudia Jones, S.A.

#### PROGRAM IMPLEMENTATION

1:30 1:50  
1:45 p.m. - 2:05 p.m. Talbot County LPIW, Inc. Growth Allocation/ Greg Schaner, Planner

1:50 - 2:00  
2:05 - 2:15 REFINEMENT INFORMATION Chesapeake City Susan McConville, Planner  
Growth Allocation/Annexation

OVER

PROJECT

2:05 p.m. - 2:15 p.m. VOTE Bridge Replacement/Oakly Road Mary Owens, Planner  
~~2:15 p.m. - 2:30 p.m. VOTE Kent Hall Renovations/St. Mary's College~~ *Cancel*  
 10. 2:30 p.m. - 2:40 p.m. VOTE Water System Improvements/St. Mary's College  
 15. 2:40 p.m. - 2:55 p.m. VOTE Town Center Project at Historic St. Mary's City  
 2:55 p.m. - 3:25 p.m. VOTE (Tentative) SMECO Cliff Stabilization Dawnn McCleary, Planner  
 DNR/Calvert County

UPDATES

*2:55 - 3:15*  
 3:25 p.m. - 3:45 p.m. OLD BUSINESS John C. North, II, Chairman  
 Bladensburg Marina Victoria Greenfield,  
 P.G. County  
 Football Stadium Dawnn McCleary, Planner

3:45 p.m. - 4:00 p.m. NEW BUSINESS John C. North, II, Chairman

*at 8*  
 - DAY ON BAY  
 \* RSUP by 8/16 to Peggy  
 \* Sept. 18<sup>th</sup> -  
 - Annapolis City Dock  
 - Md. Independence  
 - 9a - approx 4p  
 1) Food confirmation  
 2) PKG pass, etc.  
 3) Gov needs office list of attendees

OFFICIAL COPY

# Chesapeake Bay Critical Area Commission

Chesapeake Bay Maritime Museum  
Propulsion Building  
St. Michaels, Maryland



*Approved*

June 5, 1996

The Chesapeake Bay Critical Area Commission met at the Department of Housing and Community Development, Peoples Resource Center, Conference Room 1100 A, Crownsville, Maryland. The meeting was called to order by John C. North, II, Chairman, with the following Members in attendance:

*St. M's*

- Barker, Philip, Harford County
- Bourdon, Dave, Calvert County
- Cooksey, David, Charles County
- Corkran, Bill, Talbot County
- Greenfield, Victoria for Curry, Wayne K., Prince George's County
- Foor, James, C., DVM, Queen Anne's County
- Goodman, Robert, DHCD
- Hearn, J. L., MDE
- Johnson, Samuel Q., Wicomico County
- Langner, Kathryn, Cecil County
- Lawrence, Louise, MDA
- Deboy, Steve for Moxley, Stephen, Councilman, Balt. Co.
- Phillips, G. Steele, Dorchester County
- Robinson, Edward, Kent County, MAL
- Schwabb, Eric for Dr. Sarah Taylor-Rogers, DNR
- Schoepflein, Bob, DBED
- Hall, Charles for Shepherd, Dr. Gloria, State Highway Administration
- Thomas, Larry, AA Co. MAL
- Whitson, Michael, St. Mary's County
- Williams, W. Roger, Kent County

The Minutes of May 1, 1996 were approved as read.

Greg Schaner, Planner, CBCAC presented as a special topic information on Current Approaches to Controlling Stormwater Runoff and Erosion in Maryland. He distributed a chart which describes Stormwater Programs, their objectives, regulated activities, control mechanisms and requirements for each program. He also discussed the Stormwater Management Act, the Clean Water Act, Chesapeake Bay Critical Area Act/Program, and the Erosion and Sediment Control Act.

Claudia Jones, Science Advisor, CBCAC, reported on the report of the Chesapeake Bay Commission's Riparian Buffer Panel. She said that the panel was established at the request of the Chesapeake Bay Executive Council, directed to develop a policy for the entire Bay Watershed to assist in the maintenance and restoration of riparian buffers. The draft policy reports that riparian buffers provide the best benefit for water quality and habitat and recommends a minimum buffer width of 75 feet based on recent scientific research. The policy states that buffer restoration should be site-specific. One of the primary goals is to conserve the existing riparian forest, of approximately 60% forestation of the watershed and to increase it to 75%. The panel has asked for comments on the draft policy to be submitted to the Bay Program.

Chairman North announced that the Comprehensive Planning Division of the Critical Area Commission headed up by Dr. Paul Ticco ( which came to the Commission rather unexpectedly) have now been reclaimed by the Department of Natural Resources for the purpose of setting up a group to deal exclusively with growth management issues. Ren Serey, Executive Director, CBCAC, informed the Commission that Dr. Ticco's team will return in September to report on what has been accomplished. Chairman North explained that a meeting was held with the Department of Natural Resources to protest the shuffling about of staff, however that arrangement was not reversed.

Theresa Corless, Planner, CBCAC, presented for concurrence with the Chairman's determination of Refinement, the Queen Anne's County growth allocation request for Kent Island Golf Club/Luther Gregory property. The first request is to change 20.0753 acres from RCA to LDA; the second request is to change 4.66 acres from LDA to IDA. She said these requests are consistent with the Growth Allocation Policy and the entire area is in a County designated growth area. The Commission supported the Chairman's determination.

Dawnn McCleary, Planner, CBCAC, presented for VOTE the Baltimore NFL Football Stadium at Camden Yards for Utility Relocation, Excavation and Foundations work in Baltimore City. Ms. McCleary described the first proposed phase of development for utility relocation in the Critical Area on the existing parking lot to begin in June, 1996. Mass excavation will begin in September 1996. Foundation work will begin in October, 1996. She said that no construction is anticipated within the Critical Area 100- foot Buffer. Final design plans for the construction of the stadium will be completed sometime in the Spring, 1997. The second phase will be the review and approval of the design plans by Commission staff and the Full Commission. She said that the 10% stormwater calculations were done but are still preliminary until sometime next year when the site design plan is approved. MDE has reviewed the sediment and erosion plans but has not yet issued. Chairman North asked Ms. McCleary to prepare a memorandum discussing the MDE and 10% calculations and disseminate them to the Commission members within 10 days so that all will be informed of the figures. Kim McCalla, Maryland Stadium Authority, agreed to supply Ms. McCleary with those calculations. Kay Langner moved to approve the Baltimore NFL Stadium, Camden Yards, with the following conditions: That the section in the Criteria which states: "whenever possible redevelopment shall reduce existing levels of pollution" be addressed by consulting with MDE and developing a conceptual stormwater management plan within 60 days. The motion was seconded by Bill Corkran and carried unanimously.

Mary Owens, Planner, CBCAC presented for VOTE The Department of Natural Resource's Phase I Development Plan for Greenwell State Park in St. Mary's County. She reminded the Commission that it approved a draft Master Plan in June, 1994 and the preliminary design for Phase I was reviewed by the Project Evaluation Subcommittee in September, 1995. That plan includes: the entrance elements of the park, entrance sign, fencing, landscaping, and a gateway; improvements to Rosedale Farm and Stable Area; reconstruction of the Francis Knott House; construction of Quarter Creek Boating Facility; and, improvements of the picnic area near Quarter Creek. She said that the major concern is for stormwater management for the picnic area where the most impervious surface is being created. Tim Davis, McCrone Engineering, told the Commission that he would go to MDE and DNR to discuss this area as the logical place for some type of stormwater management, possibly bioretention. Kay Langner moved for approval of Phase I Development Plan of Greenwell State Park, conditioned upon the provision of a properly engineered design for stormwater management for the additional road and building areas. The motion was seconded by Bill Corkran and carried unanimously.

## **C&D BUSINESS**

Patricia Pudelkewicz, Chief, Program Amendments, CBCAC updated the Commission on the status of the Comprehensive Reviews. She distributed a chart for easy identification and said that the second round of comprehensive reviews is expected to be less intensive.

Ms. Pudelkewicz reported that the questionnaire sent to the Commission members revealed that training and seminars would be the most helpful in becoming oriented to the Commission's program and criteria and that a half day group seminar would be particularly appealing. Special topics on the regular meeting agenda is also being considered, as are quarterly refreshers, a weekend retreat, and regular meeting day subcommittee presentations. Ms. Pudelkewicz stated that she will begin setting up half day sessions to deal with the topics requested.

Susan McConville, Planner, CBCAC, reported on her survey of the jurisdictions on the 10% offset fees, and fees in lieu. She has made an informal survey asking whether or not jurisdictions collect fees for the 10% rule in the IDA. Some jurisdictions have an option to either require the developer to meet all the reduction loads on site, or to offset and construct a stormwater retrofit offsite; or, some counties can collect fees in lieu and spend it for stormwater reduction or other water quality related improvements. She said that the jurisdictions rely on the guidance that the Commission has provided in the Technical Guide on 10% Rule. She reported that most jurisdictions are finding that they don't need to collect fees in lieu as most developers have been able to meet the 10% reduction onsite. Ms. McConville said that this information will be sent to all jurisdictions so that they can compare with what other jurisdictions are doing. Some jurisdictions have put this fee in lieu into their programs during the second round of comprehensive reviews.

## **NEW BUSINESS**

Chairman North appointed a panel to consider the Talbot County Comprehensive Review: Larry Duket, Chair; Bob Schoeplein, Dr. Foor, Bill Corkran and Andrew Myers.

Mary Owens, Planner, CBCAC, announced a workshop to be held in St. Michaels at the Propulsion Building at the Maritime Museum on June 18th and invited all Commission members to attend. She said topics to be covered include: information on FIDS, Sensitive Areas, Growth Allocation, Variances, etc.

Chairman North announced the July meeting to begin at 11:00 a.m. instead of the usual 1:00 p.m. in order to alleviate traffic problems on the holiday eve.

Chairman North presented retiring Commission member Steele Phillips with a Certificate of Appreciation. Mr. Phillips vowed his continued bay preservation efforts. He will be greatly missed.

Submitted by: Peggy Mickler  
Commission Secretary

## MEMORANDUM

**TO:** Critical Area Commission

**FROM:** Mary Owens *meo*

**DATE:** July 23, 1996

**RE:** Guidance Paper on Impervious Surfaces

The attached draft guidance paper entitled "Impervious Surfaces: What Is, What Isn't, and When" has been developed in response to requests from several local jurisdictions. The paper summarizes the Commission's position on the significance of impervious surface calculations and reflects the practices of staff and local governments regarding whether various surfaces are considered to be impervious or not. The purpose of the paper is to insure consistency in the guidance that staff gives to local governments. It is not the intent of the paper to displace methodologies that local planners have been using successfully, but rather to present a consensus on how these methods are being implemented. The paper also includes an interpretation of the new impervious surface legislation that was passed this spring.

This paper is also being mailed to all the local governments for comment, and it will be discussed at the quarterly MACO planners meeting on July 25, 1996. The paper will be discussed at the Project Review Subcommittee meeting on Aug. 7, 1996 and then presented for information to the full Commission in the afternoon. Please feel free to call me with any questions or comments.

*Importance of Runoff*

*info*

**STAFF REPORT**

TO: Program Subcommittee and Other Interested Commission Members

FROM: Claudia Jones

SUBJECT: Timber Harvest

DATE: August 7, 1996

We will continue the discussion on timber harvest by looking at possible changes to the Criteria that would allow some flexibility when there is an overlap between the Buffer and another Habitat Protection Area. At this time we would like to get your input on the possible changes. As you know, in the Buffer section of the Critical Area Criteria there is specific language for timber harvesting. At the present, a property owner may selectively harvest any species of tree or clearcut loblolly pine and tulip poplar within the landward 50-feet of the Buffer provided that the Buffer does not overlap with any other Habitat Protection Area. There have been situations when this prohibition was unnecessary for protecting HPA's; however, the language in the Criteria does not allow any discretion when this overlap occurs. A DNR Task Force that was set up to look at issues regarding Timber Harvest and protection of Forest Interior Dwelling Birds is recommending that a change be made to the Criteria and the General Approval between the Critical Area Commission and the Forest Service to allow some flexibility on a site by site basis.

The approach that staff is taking on this is to recommend minimal changes to the Criteria. The specific requirements that would allow an exception to the prohibition on cutting in a "overlapping Buffer" would be spelled out in the General Approval. The changes to the General Approval regarding this issue would include 1) factors to be considered (e.g. impact to HPA's)

- 2) how those factors will be used to determine if a cut should be allowed, 3) who will be involved in making the determination that cutting should be allowed on a particular site.

The Program Subcommittee is scheduled to meet at 10:00 AM. DonVanHassant (Forest Service) and Jim McCann (Wildlife and Heritage) will also be at the meeting.

**STAFF REPORT**

August 7, 1996

*Concurrence*

**JURISDICTION:** Talbot County

**PROJECT:** L.P.I.W. Inc. Subdivision/Refinement of Initial Growth Allocation Acreage

**COMMISSION ACTION:** Concurrence with the Chairman's Determination

**DISCUSSION:** The Chairman has determined that the County's request for a change to the Growth Allocation acreage deducted for the L.P.I.W. subdivision is a refinement to their Critical Area program. The County has requested an additional 9.35 acres of Growth Allocation for approval by the Commission under the condition that the County legislatively reclassifies the remaining acreage as Limited Development Area. This has returned to the Commission because the original subdivision plat has been revised and additional Growth Allocation is needed.

The Commission voted on April 6, 1994 to approve the Growth Allocation amendment submitted by Talbot County for a 14.85 acre parcel owned by Frank A. Morgan (L.P.I.W. Inc.). The amendment reclassified the 14.85 acre parcel from Resource Conservation Area (RCA) to Limited Development Area (LDA) and deducted the acreage from the County's Growth Allocation reserve.

The original development plan called for an eight (8) lot subdivision for the property. The property owner reduced the number of lots to seven (7) prior to applying for a subdivision permit with the County. Included in the revised subdivision plat were two sewage reserve areas (SRAs) situated on an adjacent 9.35 acre parcel and connected to two lots on the 14.85 acre parcel. The adjacent parcel is also owned by Mr. Morgan, but the additional acreage being utilized for the SRAs did not receive Growth Allocation as the original subdivision plat did not show any development on this parcel. Sufficient Growth Allocation was neither requested nor granted.

The Commission's Growth Allocation Policy requires that the total acreage of a parcel is to be deducted in situations where subdivision of the property will leave remnant RCA land which is less than 20 acres. In this situation, deducting the 1.17 acre SRAs from the County's Growth Allocation would result in leaving only 8.18 acres of RCA property as a remnant. Because this acreage is less than the required 20 acres, the County must deduct the entire 9.35 acres of the adjacent parcel.

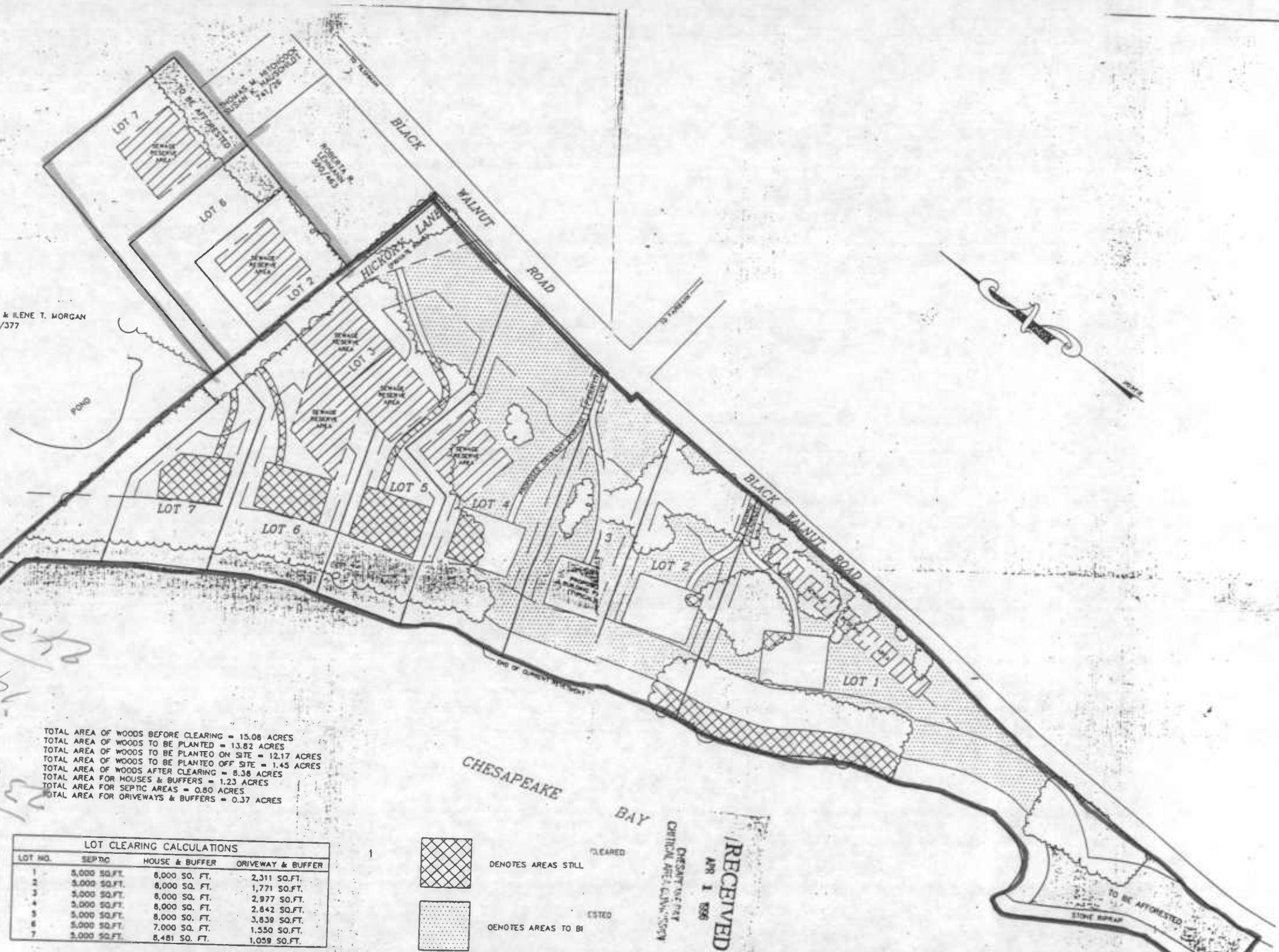


The County is seeking approval from the Commission to deduct the entire 9.35 acre parcel from Growth Allocation under the condition that the Talbot County Council passes legislation which reclassifies the entire parcel from RCA to LDA. On June 11, 1996, the Talbot County Council passed legislation which would allow the County to reclassify the 1.17 acre SRAs from RCA to LDA. Reclassification of the remaining 8.18 acres of Mr. Morgan's property has been granted by the County's Planning Commission and approval by the Talbot County Council is pending.

**STAFF:**

Greg Schaner

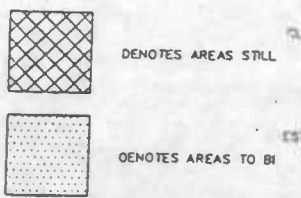
FRANK A. MORGAN & ILENE T. MORGAN  
868/377



TOTAL AREA OF WOODS BEFORE CLEARING = 15.08 ACRES  
 TOTAL AREA OF WOODS TO BE PLANTED = 13.82 ACRES  
 TOTAL AREA OF WOODS TO BE PLANTED ON SITE = 12.17 ACRES  
 TOTAL AREA OF WOODS TO BE PLANTED OFF SITE = 1.45 ACRES  
 TOTAL AREA OF WOODS AFTER CLEARING = 8.38 ACRES  
 TOTAL AREA FOR HOUSES & BUFFERS = 1.23 ACRES  
 TOTAL AREA FOR SEPTIC AREAS = 0.80 ACRES  
 TOTAL AREA FOR DRIVEWAYS & BUFFERS = 0.37 ACRES

**LOT CLEARING CALCULATIONS**

LOT NO.	SEPTIC	HOUSE & BUFFER	DRIVEWAY & BUFFER
1	5,000 SQ.FT.	8,000 SQ. FT.	2,311 SQ.FT.
2	5,000 SQ.FT.	8,000 SQ. FT.	1,771 SQ.FT.
3	5,000 SQ.FT.	8,000 SQ. FT.	2,977 SQ.FT.
4	5,000 SQ.FT.	8,000 SQ. FT.	2,842 SQ.FT.
5	5,000 SQ.FT.	8,000 SQ. FT.	3,839 SQ.FT.
6	5,000 SQ.FT.	7,000 SQ. FT.	1,550 SQ.FT.
7	5,000 SQ.FT.	5,481 SQ. FT.	1,059 SQ.FT.



RECEIVED  
 APR 1 1996  
 DESKTOP COPY  
 CRITICAL AREA PLAN 10099

Handwritten notes:  
 14.85  
 14.85 / 6.165  
 2.42  
 2.42 / 1.47  
 1.47 / 0.92

Chairman North  
✓  
Info

**STAFF REPORT**

CHESAPEAKE BAY CRITICAL AREA COMMISSION  
August 7, 1996

JURISDICTION: Chesapeake City

COMMISSION  
ACTION: Information only

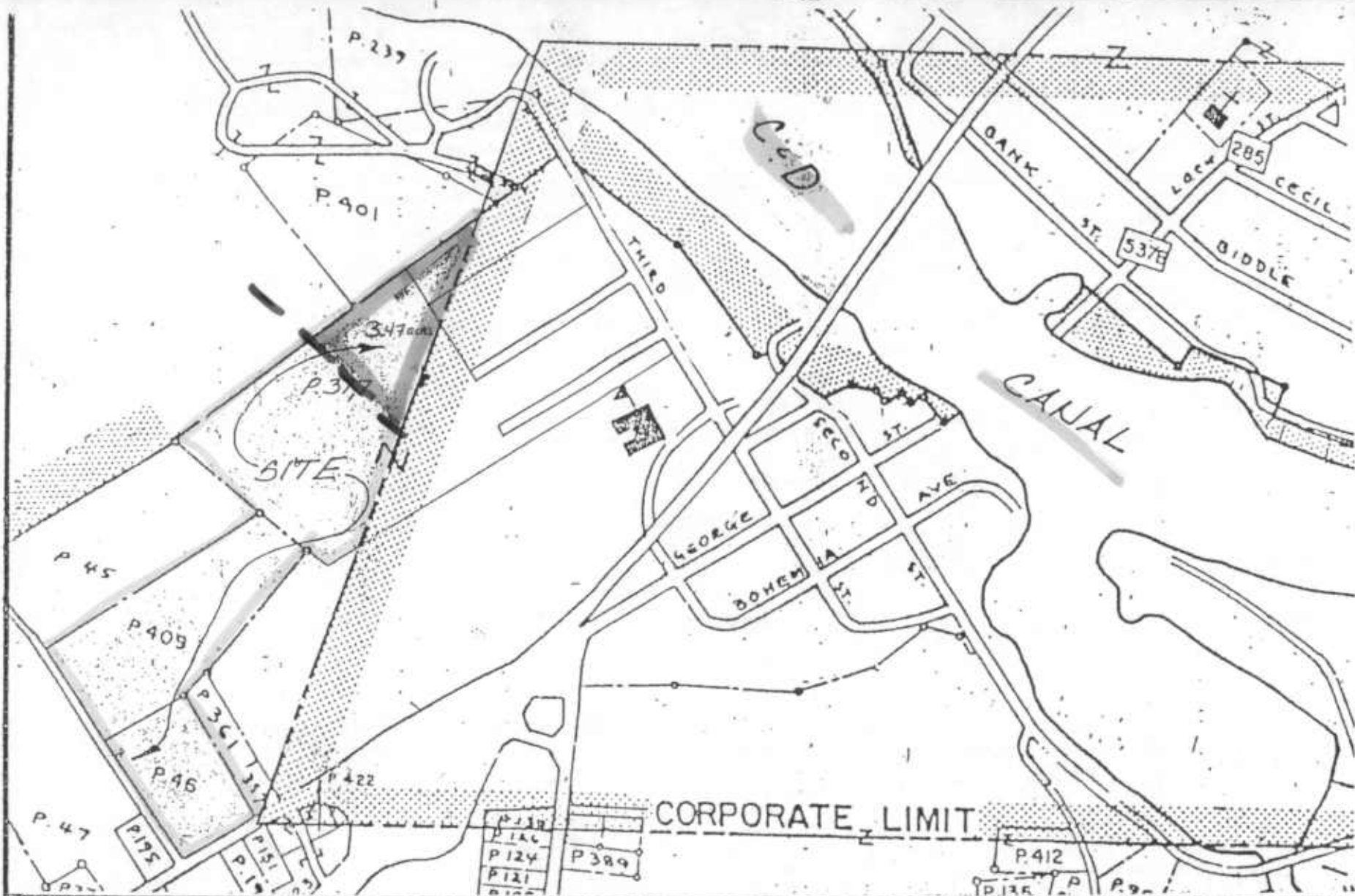
ISSUE: Amendment for Growth Allocation and Annexation

DISCUSSION: Chesapeake City has annexed 22.16 acres of land (3.47 acres within the Critical Area) into the Town. The land will be rezoned from Cecil County Zoning T-R to Chesapeake City Zoning R-3. The proposed Growth Allocation Amendment will change the Critical Area designation of 3.47 acres from RCA to LDA. The Critical Area portion of the property is (ie forested, open space) currently undeveloped. There are no known Federal or State threatened or endangered species on the site. A map is shown on the back of this staff report. The 3.47 acres of land in the Critical Area to receive growth allocation is adjacent to land designated LDA.




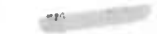
The Board of County Commissioners for Cecil County has granted to the Town of Chesapeake City the use of 3.47 acres Growth Allocation to change the designation from RCA to LDA on the property.

PANEL HEARING: Scheduled for August 28, 1996, 7:00 P.M. at the Town Office in Chesapeake City.

STAFF CONTACT: Susan McConville



TAX MAP 43

-  C.A. Line
-  Annexation Area
-  Growth Allocation
-  Tidal Waters

MICHAEL S.  
**McALLISTER**  
 SURVEYOR

A PLAT OF THE LAND  
 TO BE ANNEXED INTO  
**THE CORPORATE  
 LIMITS OF THE TOWN  
 OF CHEESAPEAKE CITY**

*K. Soyuz motion to approve as presented  
B. Calkins - 2nd / C.K. (15-)*

**STAFF REPORT**

August 7, 1996

**APPLICANT:** Maryland Department of Transportation  
State Highway Administration

**PROJECT:** Bridge Replacement on Oakley Road (MD Route 470) over  
Tomakokin Creek  
(St. Mary's County)

**COMMISSION ACTION:** Vote

**STAFF RECOMMENDATION:** Approval

**DISCUSSION:**

The State Highway Administration is proposing to replace a bridge on MD Route 470 over Tomakokin Creek. The existing bridge is a 25-foot long single span steel beam bridge with timber abutments and a timber deck. The existing clear roadway on the bridge consists of two 11-foot wide lanes. The proposed bridge is a 27-foot long single span prestressed concrete slab and beam bridge with a clear bridge roadway consisting of two 11-foot wide lanes and two four foot shoulders. Proposed approach roadway work will include widening the existing roadway for approximately 50 feet in each direction.

This project will involve some forest clearing (less than 5,000 square feet of primarily brush) in order to accommodate construction; however, this area will be seeded with grass to control erosion and will be allowed to naturally regenerate.

Oakley Road crosses the 100-Year Floodplain associated with Tomakokin Creek. No permanent impacts to the floodplain are anticipated. The upstream areas of Tomakokin Creek have been identified as anadromous fish spawning waters; therefore, no instream work may take place during the period of March 1 through June 15. Construction is anticipated to begin after June 15, 1997, and the project will be completed by Sept. 1, 1997.

A wetland delineation was completed on March 16, 1994, and a wetland area associated with Tomakokin Creek was identified. The Creek is classified as a lower perennial, riverine wetland with an unconsolidated sandy bottom. A palustrine, forested, broad-leaved deciduous wetland is located on both the north side and the southeast side of the bridge. Dewatering of the area by means of sandbagging or the placement of sheet piling will be required. The proposed work will have minimal impacts to the wetlands, and a Waterway Construction Permit and a Nontidal Wetlands Permit will be obtained from the U.S. Army Corps of Engineers and the Maryland Department of the Environment.

There are no known threatened or endangered plant or animal species that will be affected by the bridge replacement. There are two bald eagle nests located approximately 3/4 of a mile from the project site. The proposed construction is located far enough away from the nests that no adverse impacts are anticipated.

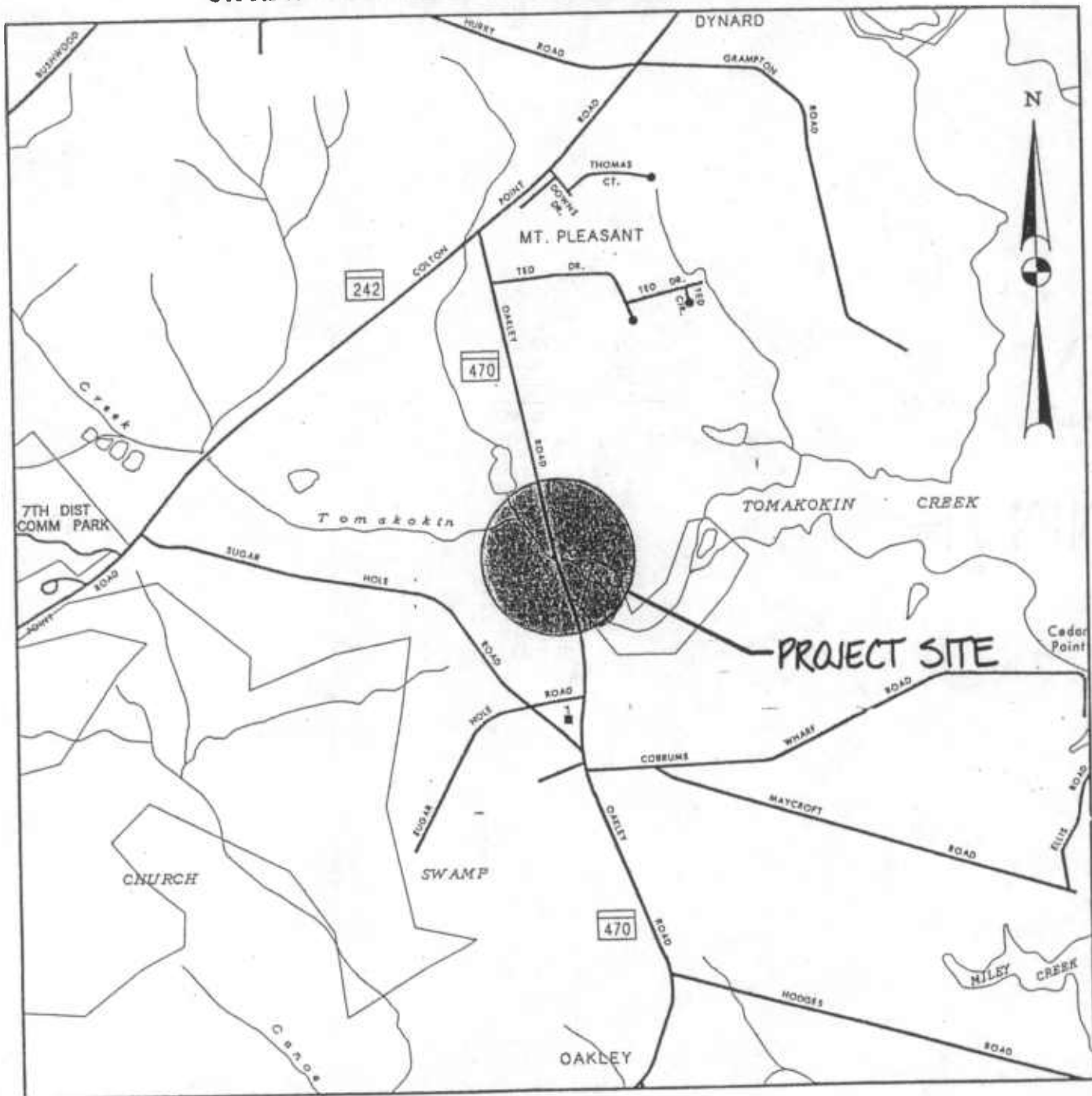
Sediment and erosion control measures, approved by the Maryland Department of the Environment , will be strictly enforced to minimize potential water quality impacts.

This project is consistent with COMAR 27.02.05, the Commission's regulations for State projects on State lands.

**APPLICABLE LAW:** COMAR 27.02.05, State Agency Actions Resulting in  
Development on State-Owned Lands

**STAFF:** Mary Owens

S.H.A. CONTRACT NO. SM 770-501-580



LOCATION MAP  
SCALE: 1" = 2000'





*K. Lutz moved to approve*  
*B. Cochran second*  
*C/2 15-*

**STAFF REPORT**

Aug. 7, 1996

**APPLICANT:** Maryland Environmental Service

**PROJECT:** Water System Improvements at St. Mary's College  
(St. Mary's County)

**COMMISSION ACTION:** Vote

**STAFF RECOMMENDATION:** Approval

**DISCUSSION:**

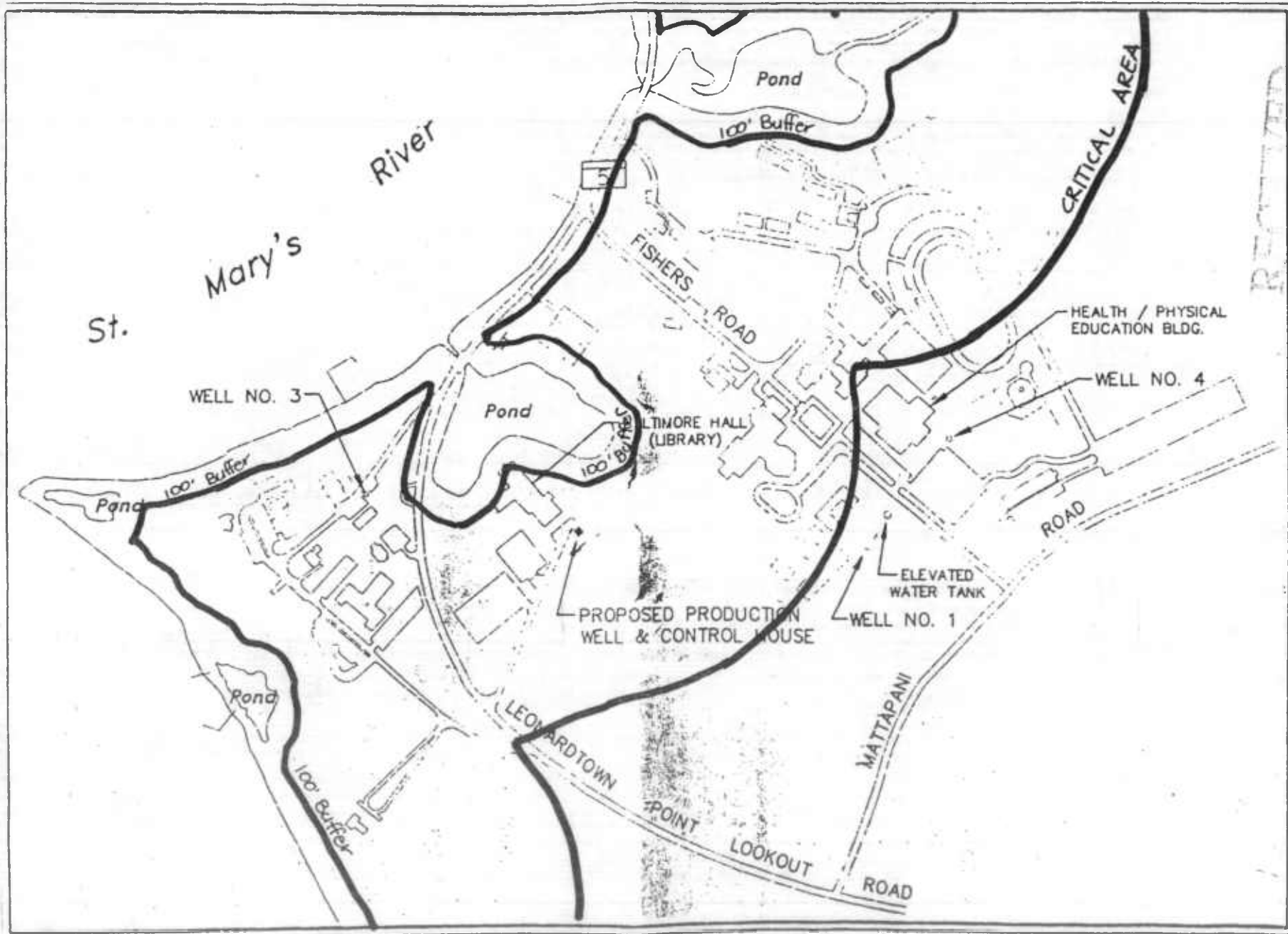
Maryland Environmental Service is proposing several improvements to the water system at St. Mary's College. The improvements include upgrading the electrical service to Well Number Four, upgrading the cathodic protection system at the water tower, drilling a deep well for potable water production, constructing a new building to house chlorination equipment for the new well, and demolishing Well House Number Three. The purpose of this project is to improve the potable water supply system and to eliminate a safety hazard.

This project involves limited disturbance within the Critical Area associated with the demolition of Well House Number Three and the drilling of a new deep well. The well will be approximately 570 feet deep. The new chlorination building is also located within the Critical Area. The building will be approximately 14 feet by 10 feet. The upgrade to Well Number Four and the improvements to the water tower are located outside of the Critical Area. The total disturbance within the Critical Area will be less than 2500 square feet. Proposed impervious surface for the entire project is less than 250 square feet; therefore, the 10% Rule does not apply.

This projects is consistent with COMAR 27.02.05, the Commission's regulations for State projects on State lands.

**APPLICABLE LAW:** COMAR 27.02.05, State Agency Actions Resulting in  
Development on State-Owned Lands

**STAFF:** Mary Owens



JUN 10 1995

RECEIVED  
 CHESTERFIELD  
 PUBLIC UTILITIES DIVISION

LOCATION MAP

Scale: 1" = 500'



*K design motion to approve  
B. Calver see motion -  
CU 15-*

**STAFF REPORT**

Aug. 7, 1996

**APPLICANT:** Historic St. Mary's City  
Maryland Department of Housing and Community  
Development

**PROJECT:** Reconstruction of Cordea's Hope and Smith's Outbuilding  
Historic St. Mary's City  
(St. Mary's County)

**COMMISSION ACTION:** Vote

**STAFF RECOMMENDATION:** Approval

**DISCUSSION:**

Historic St. Mary's City is seeking approval of the reconstruction of two structures that are part of the St. Mary's City Town Center Exhibits located in Historic St. Mary's City in St. Mary's County. These projects are based on specific recommendations made within the Historic St. Mary's City Master Plan Update which was approved by the Critical Area Commission in 1992.

**1. Cordea's Hope**

This structure is a reconstruction of a building constructed by Mark Cordea in 1674 in the center of Maryland's 17th-century capital. The wood-frame building will be constructed in such a way that all visible and architectural features shall replicate 17th-century craftsmanship and conditions, both in terms of appearance and materials. The structure is approximately 644 square feet in size.

**2. Smith's Outbuilding**

This structure is a reconstruction of a building associated with Smith's Ordinary. Smith's Ordinary, Cordea's Hope, the Lawyer's Lodging, and the Country's House are the primary buildings that defined the rectangular space believed to be the marketplace of the St. Mary's City Town Center. The building will be constructed so that it appears to be crafted by 17th-century construction techniques. The primary construction technique will be post in the ground. The structure is approximately 231 square feet in size.

Both buildings are located in a relatively flat, grassy field. An abandoned farm road runs between the buildings. The remains of the road provide pedestrian access to the buildings, and there is no public vehicular access to the site. No vegetation will be removed for the construction of these buildings, and due to the archaeological sensitivity of the site, every effort will be made to minimize disturbance to the area. This project involves minimal site work to provide

pedestrian access, in the form of gravel paths, to the buildings. Storm water management will be addressed by maintaining the large grassed areas around the buildings as infiltration areas. The site is characterized by Sassafras sandy loam soils which are generally suitable for infiltration.

These projects are consistent with COMAR 27.02.05, the Commission's regulations for State projects on State lands.

**APPLICABLE LAW:** COMAR 27.02.05, State Agency Actions Resulting in  
Development on State-Owned Lands

**STAFF:** Mary Owens

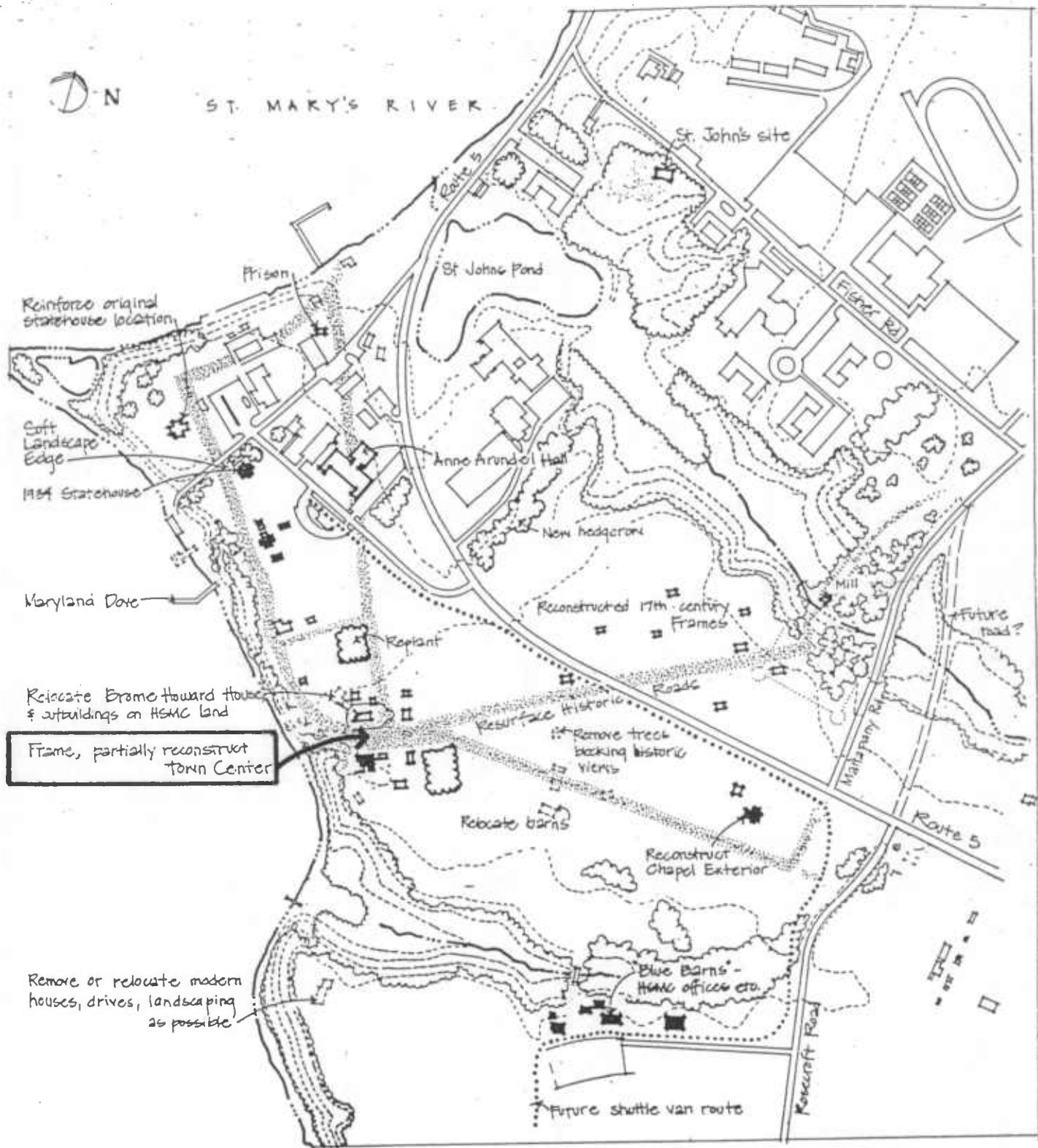
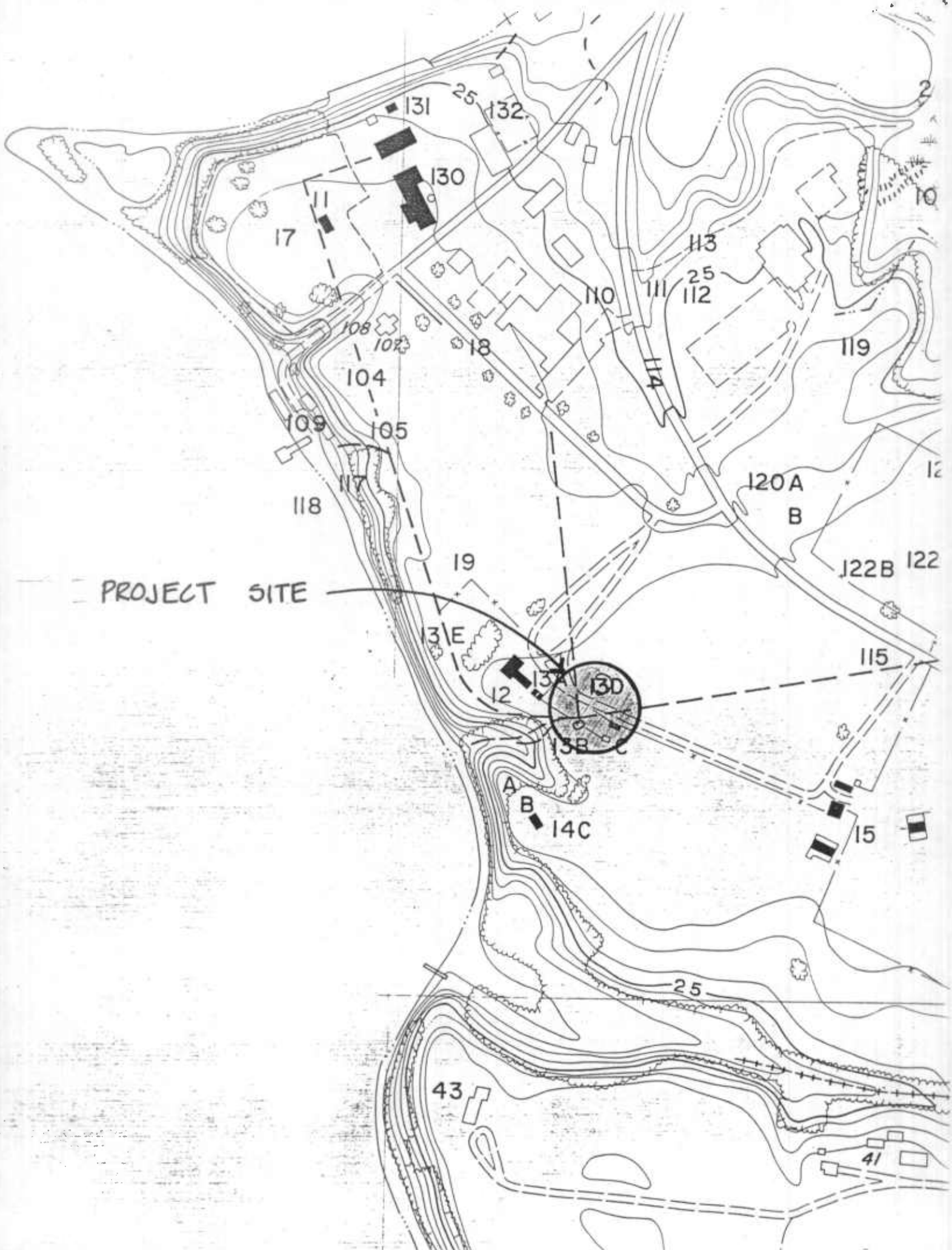
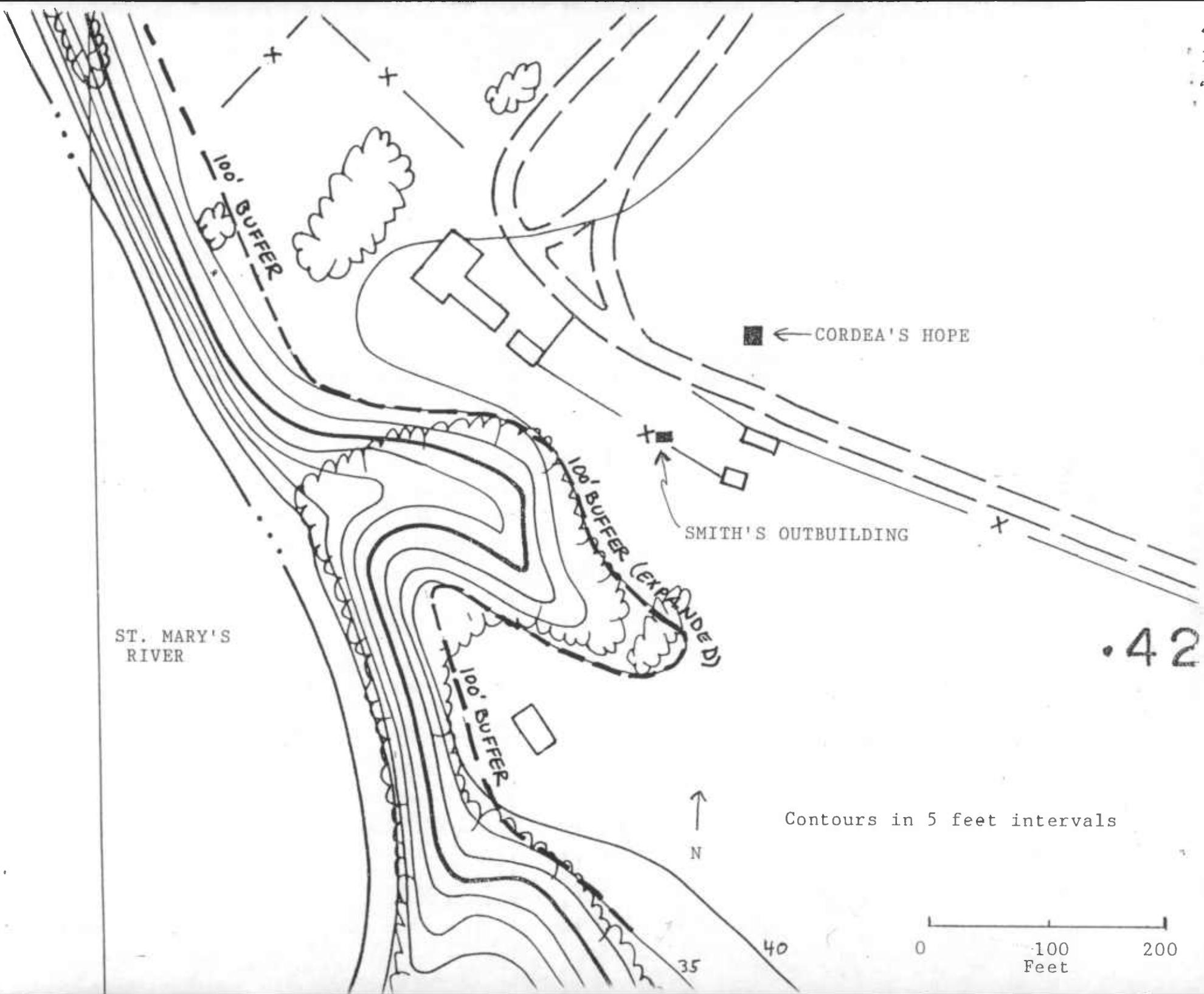


Figure 13: Map of proposed historic city area. The removal of modern intrusions creates clarity in the 17th-century capital city.



PROJECT SITE



ST. MARY'S RIVER

100' BUFFER

100' BUFFER (EXPANDED)

100' BUFFER

← CORDEA'S HOPE

SMITH'S OUTBUILDING

.42

N ↑

Contours in 5 feet intervals



35 40





**STAFF REPORT  
INFORMATION  
(August 7, 1996)**

**APPLICANT:** Department of Natural Resources,  
Public Lands and Forestry, Kings Landing Complex  
Cliff Stabilization at Hollands Cliffs  
(Leases: Southern Maryland Electric Cooperative (SEMCO))

**JURISDICTION:** Calvert County

**LOCATION HISTORY OF PROJECT(S):** The project is located on the eastern shore of the Patuxent River in northern Calvert County. The project is on property now owned by the Maryland Department of Natural Resources as an addition to Kings Landing State Park. Southern Maryland Electric Cooperative (SEMCO) has transmission line easements on the site. The easement is 150 foot wide and is certified by the Maryland Public Service Commission as a 23 kV tie line across the Patuxent River. Currently, the cliff face has a natural vegetation cover of small trees, shrubs, and heavy undergrowth. The cliff face near the transmission towers slid into the river because of problems with upperbank soil erosion.

**PROPOSED DEVELOPMENT:**

The purpose of the project is to prevent the cliff face from sloughing off, thereby protecting an existing transmission tower which is situated eight (8) feet from the top edge of the cliff.

The leases which is SMECO is proposing to tie the cliff face and underlying strata together to form a single physical block, and to protect this block from erosion by an impervious surface. The impervious surface (shotcrete) is tied to anchors and soil nails which bind the strata together. Also, ten (10) feet of the top of the cliff will be removed to reduce the sheering weight on the lower strata. SMECO is willing to pigment the shotcrete to any color desired. The toe of the cliff will be left vegetated for the last eight to ten feet below the rip-rap emplaced beneath the edge of the shotcrete.

**Note:** Comments from Calvert County's Planning Department will be forwarded at a later date.

**Application Law/Regulation:** Chapter 5: State Agency Actions Resulting in Development on State-owned Lands (COMAR 27.02.05.02)

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