

The regular meeting of the Thurmont Planning and Zoning Commission was held on Monday, November 25, 2002 at 7:30 p.m. Present were: Bryant Despeaux, Chairman; Bill Blakeslee; Commissioner Hooper; Jerry Moore; Jim Laroche; John Ford; Shirley DePaolis; Rick May; Jim Gugel and Sandra Hunter.

Mr. Despeaux welcomed everyone to the November Meeting of the Thurmont Planning and Zoning Commission. He stated the first item on the agenda was the Zoning Inspectors report he turned the meeting over to Mr. Brown.

Mr. Brown stated, "There were twelve (12) Zoning Certificates issued from October 23, 2002 to November 22, 2002 they were for one (1) Single Family Dwelling Units, four (4) Residential Additions and seven (7) Residential Accessory uses. One hundred and eighty nine (189) Zoning Certificates have been issued so far in 2002 which compares to one hundred and sixty five (165) at this time last year. Zoning Certificates have been issued for fifty-three (53) Single Family Dwelling units in 2002 and this compares to a total of forty eight (48) in 2001. The one single family dwelling unit that was issued is on private well and septic system there is no lessening of the town utilities at this time its located at 29 Mountain Road and we don't have any water or sewer that far up on Mountain Road." Mr. Despeaux asked if there were any question for Mr. Brown. Mr. Ford asked what the status of NVR Phase II is at this point. Mr. Brown stated he didn't think they had done anything more. They are at a stand still as far as any kind of construction because of the use of the water. They can do their grading and AT&T is going to relocate the one line that's out there but as far as any type of building construction they don't have any permits for that. They have not even tried to apply for a Zoning Certificate at this point and would be denied as long as the ban is in effect. Mr. Ford stated as part of their approval they agreed to change the intersection of Woodside and Church Street. Mr. Brown stated they are not far enough along to have the impact on that. Mr. May stated if he remembered correctly that was the condition of the approval before the Use and Occupancy would be granted.

Mr. Despeaux had a question on the October Meeting Minutes. Mrs. Long stated they were not completed yet.

Mr. Despeaux stated the next item on the agenda was the discussion of the Adequate Public Facilities Ordinance. He turned the meeting over to Mr. Gugel. Mr. Gugel stated "What I have put together and this is still for discussion although if everybody is comfortable with the language and the numbers and so on your certainly able to take a vote on recommendation tonight or if we still have more things to fine tune we can still refer it to another month. Basically what I've put together are the actual text changes related to the A.P.F.O. amendments and basically what I've tried to do is take the table that we had prepared dealing with the maximum day demand and the reserve capacity and so on and basically kind of try to put that into words and stick it in the thing here without taking a half of page or more to try to explain all the calculations and everything." He reviewed the enclosed Text Amendments with the board. After some discussion the following were some changes to be made. Under Article IV, Public Water supply Section 1.0, Determination of adequacy, paragraph A a comma will be added after the word Construction. In paragraph B they will be defining the Maximum Day Demand in a definition section in the Ordinance. They suggested also placing a formula at the end of paragraph B for an example. In paragraph C they will be adding that site plans that do not use additional water can still be submitted when the water

ban is in effect. Stage 4 drought emergency will also be added to the paragraph after stage 3 drought warning. In Article V, Sewerage Facilities, Section 1.0 Determination of Adequacy paragraph A they added based on the annual MDE rated capacity of the WWTP to accommodate ultimate peak flows. Table 2 at the end will be included when a recommendation is made to the board for background information only and will not be included in the actual text changes. They also decided to suggest changing the 250 gallons per day, per dwelling to 300. Mr. Gugel will be making these changes and bring it back next month.

There was no public comments.

The next item on the agenda was the review of the staggered terms for the Planning and Zoning members (see attached).

Mr. Moore had a question regarding the property on Carroll Street along the railroad. He stated if he remembered right that lot belongs to the railroad and they can basically do what they want with that property. Mr. May stated they do not have to go through any zoning requirements or local zoning regulations at all. He stated it has been identified that there is a problem with the entrance coming out onto Carroll Street and they looking into that.

Mrs. DePaolis had a question about if it was ever established what a quorum was as far as the board was concerned. It states in the Rules of Procedures a quorum is a majority of the regular members. So a quorum would consist of 3 voting members on this board.

The board decided to hold the December meeting on Thursday, January 2, 2003.

Without further business to be discussed, meeting was adjourned at 8:35 p.m.

Respectfully submitted,

Rebecca E. Sharer-Long
Recording Secretary