

Revised 10/26/06

The regular meeting of the Thurmont Planning and Zoning Commission was held on Thursday, August 24, 2006 at 7:00 p.m. Present were: John Ford; John Kinnaird; Randy Cubbedge; Ray Williams; Sandra Hunter Denis Superczynski; Rick May; Jim Brown; Shirley DePaolis; Bill Blakeslee; Tim Bieber (NuTec Design) and Alixandra Hunter.

Mr. Ford welcomed everyone to the August Meeting of the Thurmont Planning and Zoning Commission. The first item on the agenda was the approval of the June and July meeting minutes. Mrs. Hunter made a motion to approve the June meeting minutes as presented, Mr. Kinnaird seconded the motion. Vote – all for. Motion carried. Mr. Kinnaird made a motion to approve the July meeting minutes as presented. Mr. Williams seconded the motion. Vote – all for. Motion carried. Mr. Ford then turned the meeting over to Mr. Jim Brown for the Zoning Inspectors Report.

Mr. Brown presented the Zoning Inspectors Report. He stated, “There were twenty seven (27) Zoning Certificates issued from July 26th to August 23rd 2006 for four (4) single family dwelling units, eighteen (18) residential accessory uses, three (3) residential additions and two (2) zoning certificates where no inspection was required. The total number of zoning certificates issued to August 23rd 2006 is one hundred ninety one (191) with nine (9) single family dwelling units.”

Mr. Ford stated the next item on the agenda was a Site Plan for the Thurmont Police Station. Mr. Ford turned the meeting over to Mr. Superczynski to present the staff report (see attached).

Mr. Ford stated, “Any questions for Mr. Superczynski?”

Mr. Kinnaird stated, “I have a question about the pedestrian crossing that’s shown on the east side of Hammaker Street with the dashed line across the road there. Wouldn’t it make more sense to have that on the west side of Hammaker Street to get it on the opposite side of the police entrance because anybody that crosses the street there then heads west on Main Street is going to have to cross an unprotected probably fairly active driveway in and out of the police station. Is that something we could address or we could ask them to do.”

Mr. Superczynski stated, “We could ask I don’t know with the State Highway you know again I’m getting back to my Massachusetts time where the State Highway Administrations up there were really tough on mid block or T intersection crossing the State Highways. I don’t know how Maryland treats them. There is an existing one there now I don’t know if it would be an issue for them, I don’t know what their standards are. Again the applicant can probably address it. It does make sense in what you’re saying John. I mean ultimately the folks living back in there quite a few people are now going to cut across that field anyway and make a less busy crossing farther into that subdivision but of course people walking down this way towards the downtown ultimately have to go across Westview which can get quite busy although it’s not too bad at school at the time schools are out. I don’t know what the shifting looks like for the police I don’t know if

that's going to be a particularly busy time or if they're working kind of a conventional 9 to 5 or...if they're also having a shift time that might really be an issue but..."

Commissioner Terpkko stated, "Yeah, if you had everybody there, everybody who works in the police department there you'd have a twelve so your not...and I think they shift at 4 o'clock, 2 o'clock...they're hours are so off..."

Mr. Kinnaird stated, "Even given that they're coming and going here at all hours of the night and day so I would expect the same traffic down here so they're going to be coming and going when there's kids are there or not and I'd rather see the children get pass the intersection like that where they can be guided across the street with the thought that maybe police cars coming in and out of that intersection by someone's that's managing the crosswalk."

Mr. Superczynski stated, "It's something we can certainly make it a recommendation and ask for the applicant to follow up with State Highway on that but there is no pavement change just a paint lines?"

Mr. Tim Bieber stated, "It's just paint now."

Mr. Cubbedge stated, "Paint and they have a crossing guard there...just to move that person..."

Mr. Superczynski stated, "Yeah and I don't know I mean maybe they could do both."

Mr. Cubbedge stated, "I don't know if that person does a dual role as far as working Hammaker and Main Street, that's why they choose that you're talking John crossing them down at Westview correct?"

Mr. Williams stated, "No he's just saying on the other side here, switch the two let them cross Hammaker instead of the driveway."

Mr. Cubbedge stated, "I would say you should move them down to Westview. Think of it this way the people that are coming from that subdivision that now the building will be blocking they are going to utilize that sidewalk. If they cross at that sidewalk at Westview and Main Street put the crossing there you're totally leaving that building in both directions I don't see where...if your talking about traffic going in and out of the driveway and you got a crosswalk on the east side moving it up 50' to the other side of the same entrance to that building where is it going to help now if you move it down to Westview that's your normal flow coming out of that subdivision because the building is going to be a...its going to start putting people back on that sidewalk."

Commissioner Terpkko stated, "Well the kids now come this way anyway to cross. So if you cross them here you're going to beat the thing but if you cross them down here you'll elevate all of this the only problem you have though is the guard is here and she's not watching this here."

Mr. Cubbedge stated, "That's what I'm saying no they want to put...John you were referring..."

Mr. Kinnaird stated, "My idea Randy was to get the kids past the entrance to the Police Station before they cross the street."

Commissioner Terpko stated, "Exactly."

Mr. Kinnaird stated, "Just right past it, just move it from here to here so the guard can watch Main Street and Hammaker Street...I mean this would nice up here but then you'd have to have someone watching this one to but my thought was let them cross here so they don't walk across here and then cross this unprotected driveway with police cars coming and going. That was my only consideration and given also that if there is a police car coming out of there I think we can give the crossing guard a chance to stop the foot traffic and make sure there is no one in the intersection when the cars are coming down."

Mr. Williams stated, "He's also proposing a sidewalk that would lead right up to about that same location so they could walk across the street if they're going to the Police Station walk right into that front entrance instead of crossing their driveway again."

Mr. Cubbedge stated, "Just take into consideration this guys okay and I've seen it, you've got the call and guys going to come flying...lets be realistic here there is an emergency call they're going to be utilizing going into town making that left hand turn out of that driveway a lot more than they're going to be making that right hand turn. We're talking kids and everything else people are going to come out of that driveway making more that right hand turn and placing that crosswalk right there on that side I'd say if there is potential that we could move the crosswalk farther up the road...I just feel better with it up there."

Mr. Kinnaird stated, "Well I would agree with that."

Mr. May stated, "And just for your consideration depending on what time of day and where they're actually parked if most of them park in the back part of the lot they would probably utilize the existing parking area and come out on Westview."

Mr. Cubbedge stated, "And to me I would like...I would hope that most of the officers would come in utilizing that back way. Considering the fact that's the way they've been gone in their building to begin with. Like I say if it could be done with minimal its something I'd like to have somebody look into."

Mr. Kinnaird stated, "Like have one way pattern through the parking lot."

Mr. Williams stated, "Limit exiting out of that front entrance on a hot call or something like that."

Mr. Cubbedge stated, "I just think even a plain citizen coming in and out of there okay it's a child, small, and the potential of moving...in both directions I think its very...in either direction where we have it..."

Mr. Superczynski stated, "There is another bonus to this we talked about the high speed already for the folks coming into town. You don't get a visual cue that you're in the town. I mean those of us who are here no better and should be slowing down but people maybe who don't come here often enough there is nothing telling you to slow down until pass Westview really where the houses start to come in and start getting some trees and then you kind of get those visual cues so if there is a bonus to moving it over to here in a since that it gives people some extra time...coming into town that way...also folks crossing, kids crossing over here once you're on this side of Westview Drive it's a good three quarters of mile before you would get to the first house on that side. There still has to be a crossing of Westview at some point for most of the kids in that neighborhood until the Lawyer Farm comes on line so taking them over to this corner would be a benefit because that really opens up the whole quadrant of town without having to make another crossing of the collector road. So there is bonus to doing it that way but again I don't know the State Highway guidelines and I don't what the school..."

Commissioner Terpkko stated, "But if you can cross the kids over there and they walk that way to Westview there is no sidewalk."

Mr. Superczynski stated, "Well that's an excellent point so take back everything I just said and..."

Commissioner Terpkko stated, "That's why their on that side, there is no sidewalk until you get back to where the houses start then they cross over in the development."

Mr. Cubbedge stated, "I would like it on that left side, the police building side."

Mrs. Hunter stated, "Okay so you're saying if they hot call their going to be coming out of the front of the police station or they're coming out the back parking lot."

Mr. May stated, "Either way."

Mrs. Hunter stated, "Okay so even if we move it down there and they're coming out Westview on the hot call we've moved the sidewalk with the kids closer down..."

Mr. Superczynski stated, "But Randy's assuming all the hot calls are coming from downtown so that's..."

Mrs. Hunter state, "I see."

Mr. Cubbedge stated, "I'm just saying it doesn't even have to be that it could just be somebody who's just coming to the police station and pulls out. If we...I just have a when I saw it was just something just stood the hairs up on the back of my neck."

Mr. Kinnaird stated, "Well I would concede that if you moved it up to Westview Drive that that would give you a larger margin of safety to see people in the sidewalk, to see people crossing the street but for that reason I would agree that we should move it to Westview."

Commissioner Terpko stated, “And it will give it an extra 50’ or 100’ to pick up that much of...”

Mr. Cubbedge stated, “Well and also truthfully its something consider during the construction phase they’re not going to have that ability to use that with the construction vehicles coming through there anyway. So it’s a good way to begin training to cross at that intersection.”

Mr. Kinnaird stated, “That would be something you’d want to do before the project started and get that moved.”

Commissioner Terpko stated, “Well just looking at it and I know pulling out of there is going to be point of contention however, if your out there in the morning I don’t know how you would be able to get in and out of that spot with school because if it’s a hot call they’re going to have to come out the back because there is no way they’re going to get out and across unless the guard stops everything out there and she’s going to come out into the middle of the road stop all traffic, stop all kids and waive the police car through because there is no way you’re going to get out of the front out there in the morning at 8 a.m. when schools coming in because there are so many cars its impossible. They are lined up coming down Westview past Hammaker to the driveway into the school so this entrance is going...its going to virtually be blocked with people so they’re not going to be able to get out they’re going to have to go out the back of the building.”

Mr. Superczynski stated, “It changes a little bit in the afternoon when you have ball practices and you have kids coming home who are not getting out right at whenever the school gets out and they have the actual programs you do have kids continuing to straggle so I think moving it still makes since down to that corner and I think it gives everybody a better shot at being able to see...I mean we’re talking about school kids but like I walk across there.”

Commissioner Terpko stated, “In all sincerity and you bring up a good point the morning the front entrance is going to be horribly used and afternoons the back entrance is going to be bad news because you’re right you have all...everybody back here and then in the morning everybody up here so they’re going to have to figure out their best ways to get in and out because it isn’t going to work but I’m in favor of moving it down to that corner as well.”

Mr. Cubbedge stated, “I’d rather have a paint problem then a child.”

Commissioner Terpko stated, “Exactly I think we should move it. State Highway would have to agree with that to.”

Mr. Cubbedge stated, “That’s what I’m saying we need to investigate...”

Mr. May stated, “I would suggest that we work with the Board of Education Transportation Department and the State Highway so they can understand what we’re trying to do...State Highway.”

Mr. Ford stated, "I don't understand the up lighting."

Mr. Superczynski stated, "There are some sconces which I think are..."

Mr. Bieber stated, "It's really just the flag pole lighting that's up lighting."

Mr. Superczynski stated, "Okay those other ones are listed as up lighting they're not open to kind of up and down that classic..."

Mr. Bieber stated, "I believe they are down lighting."

Mr. Superczynski stated, "Okay, there is six of them that are listed in the lighting plan as being it says I think down lighting up lighting with a slash and I was thinking in terms of the wall sconce that allows light going up and down and there is two of them shown here, two of them back here and two on either side of the sally port but then the flag pole lighting to. That's an aesthetic call it looks nice but it does throw more light up on the sky."

Mr. May stated, "I think that might be an issue with flag protocol and we have one that will be outside and remain up...its supposed to be lit."

Mr. Superczynski stated, "Right all I'm saying is if we can possibly minimize that. I mean lowest possible wattage whatever the standard is for..."

Commissioner Terpko stated, "That's why when come off 806 we don't glow like everybody else."

Mr. Superczynski stated, "Exactly, when you're coming from like Woodsboro we don't have that same UFO look."

Mr. Bieber stated, "Your correct Denis it does show down lighting, up lighting in six locations it's an architectural treatment and I'm sure we can change to down lighting on them."

Mr. Cubbedge stated, "Will you be putting in...your talking about when they make the additional sidewalk to main street will that have to be lit, I know we're lighting the..."

Mr. Superczynski stated, "Yeah they got the bollards out there...those don't throw to much extra light out onto...in terms of lighting plan and so even the furthest bollard to the sidewalk out front I don't think would have an impact on the overall spread and your probably talking about the...and you can direct those so it would be throwing light onto the sidewalk and that shouldn't be a problem."

Mr. Williams stated, "I think the only other things we were looking at still were the generator pad and the dumpster pads locations and trying to figure out whether they can squeeze them on that property so you can get to them."

Mr. Ford stated, "I don't know that the generator would need shielded."

Mr. Kinnaird stated, "That should only come on once a month for a few minutes to make sure its running and you want access to it for servicing it anyhow."

Mr. Superczynski stated, "It looks like its being shown on this one..."

Mr. Bieber stated, "The dumpster I'm still trying to work out. The site doesn't necessarily lend itself to having a dumpster pad on site because it's a relatively small site it's kind of squeezed; we're certainly squeezed between the parking lot and Main Street. The initial thought was to locate the dumpster pad at the end of the existing parking lot however that doesn't work with what's in place there now I believe it's a concession stand there. There is building right there at the end I'm not sure we want to put a dumpster pad right there so I'm still trying to work that issue as to where it would go."

Commissioner Terpko stated, "But you know though a dumpster pad somewhere toward the park side or even toward the end of the building could work beneficial for both because the park doesn't have trash out there and it would work both sides so that could be something that I think..."

Mr. Williams stated, "It could be the last two spaces on the left side of that back entrance."

Commissioner Terpko stated, "The only thing I'm concerned with over this generator pad is it sits out in the parking lot, what kind of access will that have to children or whatever if it's not fenced. Just a closed metal box?"

Mr. Ford stated, "A cabinet with bars to keep the cars..."

Mr. Bieber stated, "It has bollards, bollards are proposed to protect it from vehicle collisions that type of thing I don't believe code requires it to be screened because...I'm not an electrical expert but I believe you're correct its self contained in that it doesn't have any access into the..."

Mr. Superczynski stated, "Is there a reason it has to be in the parking lot or...separation from the building or something?"

Mr. Bieber stated, "What happens is the mechanical room is located right in this space and what we're trying to do is be as close to the mechanical, electrical as possible."

Mr. Williams stated, "I was just thinking why don't you put it up on the property there instead right up in the grassy area right outside of it move it up out of the parking lot in the grassy area and give those two spots back and take it all the way to the other end to the far left put the dumpster in the last two spots over in the far end. You're going to take two spots using that one why don't you just put that on the property and take the last two spots all the way to the far left to put the dumpsters down there."

Mr. Bieber stated, "I have no problem doing that I just want to check with the electrical engineer to make sure we don't have a code issue from the stand point of proximity to the building."

Mr. Cubbedge stated, "I know we had to shield ours down at our building because of sound we don't have that here to worry about."

Mr. Ford stated, "Is it adjacent to the residential..."

Mr. Cubbedge stated, "We're out in the middle of a park on the one building they still made them put a..."

Mr. Ford stated, "Well I don't think we mention it in the Zoning Ordinance..."

Mr. Superczynski stated, "Its just back up right this is just back up power its not..."

Mr. Bieber stated, "Emergency power."

Mr. May stated, "We have one in the back of the building and none of the residents around here even know its there. Except when they have no power and then they're glad to here it because they know that we do have and we're here."

Mr. Ford stated, "I guess we're pretty well through questioning Denis, why don't you identify yourself and whatever you'd like to say obviously I think we want to talk about the elevations and so on."

Mr. Tim Bieber stated, "I'm Tim Bieber with NuTec Design we're the engineer of record for this project. Much of the issues have been talked about I'll had a little insight into some things particularly with the entrance location. Originally what we had wanted to do...was actually have a direct shot into the sally port what the intention here is when there is somebody detained and the police bring them in they'll use this bay and what they want to be able to do is have a direct from the rear passenger door into the facility and what we wanted to do is be able to pull straight in and do that. However we had preliminary conversations with SHA as Denis said what they indicated to us is if this was not a police station there would be no access here whatsoever on South Main Street. They recognize that it is in the best interest of the public to be able to have that and so in somewhat of a compromise what they suggested and will require is that we line up the driveway with Hammaker Street. It is set now for the center lines do intersect together here in the center line of the road they are again reviewing plans...(tape change) ...the one thing that I was thinking in that whole conversation as it was going on is I'm not an expert in crosswalks but there maybe some kind of a distance criteria that with their location and proximity to the school so as Rick said it would be very good idea to involve the Board of Education so that everybody is aware of all the things there. Beyond that we're proposing a stormwater management water quality facility, Frederick County D.P.W. is reviewing that as an infrastructure improvement plan now and I know you had some questions on the architectural plan...I'm not an architect but I will tell you what I see here now I kind of think of this on the lines of looking almost like a residential type structure just from the magnitude of it. As I said it is asphalted shingle roof, it is

masonry construction, sally port it will be a sloped roof, gutters and down spouts I know that unfortunately what happens with most plans that I get involved with I'm kind of out on the far end because we're critical path they are still working through the details with the police commissioners in finalizing the architectural plans but as I said it's masonry and asphalted shingle down spots and gutters."

Mrs. Hunter stated, "When you say masonry you mean that..."

Mr. Bieber stated, "Block, architectural block."

Mrs. Hunter stated, "Its not brick right its block."

Mr. Williams stated, "It could be brick...it looks like its split face and brick is what it appears to be."

Mr. Cubbedge stated, "Have they said anything to you in regards to what the signage will be for the building?"

Mr. Bieber stated, "As far as I know that has not been a discussion item yet. Certainly...it's kind of an odd situation it's kind of the town doing the town's thing here so..."

Mr. Ford stated, "It sounds like Mr. Blakeslee might have some input."

Commissioner Blakeslee stated, "If I can add to that the plans are to put signage on the building that just says Thurmont Police and possible a logo after we design that with our local stone masons but there is no free standing sign its going to say Thurmont Police over the door."

Mr. Cubbedge stated, "Will that have to be lit Bill?"

Commissioner Blakeslee stated, "I don't think so."

Mr. Ford stated, "Denis do you have any thought on that?"

Mr. Superczynski stated, "No we're under the 25'...so it doesn't affect the setbacks."

Mr. Kinnaird stated, "Even if it says Thurmont Police Department on the building I would think you would want to use LED back lighting or something like that so that the lettering is visible from people driving by."

Mr. Superczynski stated, "Maybe a directory sign or something out front."

Mr. Kinnaird stated, "I think on the building would be the best but I would certainly encourage them to either put some down lighting on it or to use a back lit...so that their visible."

Mr. Bieber stated, "You're looking for something at night time recognition."

Mr. Kinnaird stated, "Yeah and I think that would be appropriate that kind of lighting."

Mr. May stated, "You might want to consider in the future with the tree canopy that they might want to have a free standing just simply to identify it and more importantly I think from my standpoint that certainly would be a speed deterrent...if they're coming down and they see Thurmont Police I can guarantee you they're going to back off."

Mr. Williams stated, "I got a question right here is this going to be a screen wall or something for mechanicals or what is that..."

Mr. Bieber stated, "That's what it appears to be to me. I don't know the architectural well enough to answer that for sure. I know that there will be mechanical units in the roof space so I would anticipate that is the case particular the fact that is in the mechanical electrical area."

Mr. Ford stated, "Does the commission feel that what's been shown would satisfy number one as far as the staff recommendation? Mr. Bieber do you have any comment on the recommendations, Mr. Superczynski recommendations on vegetation, on the trees and parking lot screening?"

Mr. Bieber stated, "No we can certainly work with that. We talked briefly on that today screening should not be an issue the one thing that he did talk about is and it should work well instead of having the trees right on the...right up by the car way we'd like to keep them back as much as we can and as he talked about we can try to get a variety that's going to not have a low canopy because even the small trees that are out there now they're not very big they don't have a big canopy but when I took photos for the SHA they do have a bit of sight distraction from motorist pulling out but I believe we can work those issues out."

Mr. Ford stated, "The trees that are there now are just crab apples."

Mr. Bieber stated, "Yeah but...and I was surprised because like I said they're not a large canopy now they're not a large caliper but they do impact the..."

Mr. Ford stated, "Yeah they do but they're low."

Mr. Bieber stated, "Right and that's why we talked about something with higher canopy."

Mr. Ford stated, "You said the up lighting you thought you could work that out except for the flag?"

Mr. Bieber stated, "Right."

Mr. Ford stated, "Signage, as long as they meet the dimensional requirements...do you think we need a signage plan?"

Mr. Superczynski stated, "If they could just submit something 8 ½ x 11 kind of like Weis Market actually a bunch of our applicants from last year submitted something separate that shows if they're doing a monumental sign it would show roughly what they're doing the dimensions so that we can check it against the code and if they want to provide details in terms of material that would be great but if its just building mounted sign just enough so that we can see the font the extent of the sign we can make the measurement..."

Mr. Ford stated, "Mr. Bieber is there anything else on the comments that Mr. Superczynski put together that you'd like to comment on?"

Mr. Bieber stated, "The one thing that I don't particularly have an ability to address was how you handle the parking loss and the use of that. Certainly I can address these other things but that's more of a policy between the town."

Mr. Ford stated, "I mean it maybe they may want to post a sign there restricting use there but that is...then the additional segment of sidewalk really makes since I don't really have a problem with that."

Mr. Bieber stated, "No the only thing that will be there it will probably include steps. You got the road and then it kind of steps down and then its flat across and then you get to the parking lot."

Mrs. Hunter stated, "So currently any successful entrance if you're just on the sidewalk about to come over to Westview and come on the sidewalk that way."

Mr. Bieber stated, "If you were coming there directly...if you're not coming from a vehicle that's correct."

Mr. Ford stated, "Any other questions of comments for Mr. Bieber?"

No response.

Mr. Ford stated, "Any public comment?"

Mrs. Shirley DePaolis stated, "I'm Shirley DePaolis I know you talked about the lighting in the very beginning I turn on Westview Avenue a lot at night to me its always been a difficult turn as far as I'm concerned and it isn't lighted very well. I really appreciate someone talking...as long as you're going to be doing all this stuff on the corner..."

Mr. Superczynski stated, "So making the turn on to or off of Westview?"

Mrs. DePaolis stated, "Either way if you're going east or west to turn onto Westview at night it's very dark. Now as I know as I get older night vision isn't the greatest but if you could check it out I would really appreciate that because I think it would beneficial to everybody. Thank you."

Mr. Ford stated, "I'm sorry I forgot to ask Mr. May about staff comments."

Mr. May stated, "That's quite alright; local staff stated the Improvement Plans are currently under review, site plan is okay. Mr. Greever the Electric Superintendent commented that the plans are unacceptable they don't show the electric utilities, transformer location and service entrance. That will be part of the Improvement Plans. We had comments from Soil Conservation 'according to general notes no wetlands or 100 year issues will be generated and they're saying that's okay. Site Plans very well put together for the early review at site plan stage. He commented that he guesses the reason for the filter sacks is to protect the existing Stormwater management facility that has already been in place and as-built complete. Filter sacks will work but will need to be checked after each rain event you might want to add some extra temporary containment at those areas to allow filtration time, plus a little extra storage of flow from the site. Add silt fence along or in back of curb area proposed while site is under construction to protect stormwater management existing.' There is actually no existing now."

Mr. Ford stated, "I was going to say there is no...what are they referring to as filters?"

Mr. Kinnaird stated, "Sack filter to filter out the dirt."

Mr. May stated, "To catch the run off and filter it so that it goes through and while there is a low area there its not an existing facility. I just wanted to get those into the record and I think the applicant..."

Mr. Ford stated, "The comment that Mrs. DePaolis made I'm not sure where existing lighting is in that area of the intersection..."

Mrs. DePaolis stated, "Its right near the sign that says...it's just like a regular street light which is fine...but it's dim..."

Mrs. Hunter stated, "Is it a regular street or..."

Mrs. DePaolis stated, "It's a regular street light. But anyway I have a hard time with it..."

Mr. Ford stated, "That's something with the town..."

Mr. May stated, "Certainly...we can look at it and address that."

Mr. Williams stated, "I think what you're saying is when your coming down east on Main Street you really don't see that Westview Drive until you see the light and sign after you passed it but there is a house right there on that corner which makes it tough for..."

Mrs. DePaolis stated, "Yeah and I can appreciate that also."

Commissioner Terpkko stated, "It might just be the bulb."

Mr. Ford stated, "Any other public comment?"

No response.

Mr. Ford stated, "Any other comments before I ask for a motion?"

Mr. Superczynski stated, "Number 8 change over to the location of crosswalk instead of that crossing sign comment."

Mr. Ford stated, "Any other comments?"

Mr. Williams stated, "No the only other thing we're talking about how dark that location is down here looking along the back corner of the lot on the entrance off of Westview you don't have a street light at that intersection or at entrance, there is no lighting at the entrance there...is that going to be a problem?"

Commissioner Terpko stated, "Where..."

Mr. Williams stated, "Coming up Westview going into that parking lot."

Commissioner Terpko stated, "There is a light there its very dim. There is an existing light there but its very, very dim."

Mr. Superczynski stated, "Are you sure don't want to do some sort of directional sign at that entrance just to let people know that..."

Mr. Williams stated, "That there's a police entrance also down here at that parking lot."

Mr. Superczynski stated, "Yeah because again once you're here for a while you're to figure out that there's two but..."

Mr. Williams stated, "But there is really no signage on either of those entrances that say what those are for so that's another thing that they're going to need to set up...look like it's a parking lot they're not going to know there is an entrance half down or three quarters of a way down that parking lot they are not going to know there's an opening. So a sign there and something that fits with the design and very low so it doesn't..."

Mr. Kinnaird stated, "And it wouldn't have to be more than just a public entrance or something like that."

Mr. May stated, "I think we need to be careful though identifying it strictly as police department entrance as its going to be jointly used. We need to think about wording..."

Mrs. Hunter stated, "Right now if you do park in back that comes to the building you would have to cut across the grass or come all the way around the whole parking lot. If you park in the back lot."

Mr. Ford stated, "They show a walkway that parallels the lot and then it comes over to the entrance at the sally port."

Mr. Kinnaird stated, "But then the general public access is from the front doors only."

Mrs. Hunter stated, "Okay so you wouldn't be bringing people in so technically they should be coming down the sidewalk I assume but I guess it depends on..."

Mr. Superczynski stated, "So if you park here you're really looking at either going this way or your comment is that people would cut across..."

Mrs. Hunter stated, "They might not but when I was in college the shortest distance between two points was...the colleges answer was to just pave wherever our path was which worked out regardless of...I mean I don't see it as a problem."

Mr. Kinnaird stated, "Public access is enough parking spaces here the 19 spaces that they'll be able to walk in the front. It would have to be an awful large event for them to have to walk around to the...park in the back and walk all the way around."

Mrs. Hunter stated, "Well that's true we hope our police department is not quite that..."

Mr. May stated, "Well I'm sure they will utilize the facility for seminars and things like that but that would normally be when parking would not be needed to much. I don't see it as a problem, I don't."

Mr. Kinnaird stated, "Well I guess if there was public meeting room in it you maybe able to get access from one of the back doors if there is a special occasion like that where you wouldn't have to come all the way to the front."

Mr. May stated, "And if it's an extremely large event we can do much like we do with the senior center now you can utilize the parking across the street. But for normal operations I just don't see that as a problem."

Mr. Ford stated, "Any other comments?"

No response.

Mr. Ford stated, "I'll entertain a motion."

Mr. Williams made a motion to accept staff's recommendation for the Thurmont Police Department with the corrections as noted regarding the crosswalk and the pedestrian sign.

Mr. Ford stated, "Okay really it ought to be that we approved site plan with the following conditions."

Mr. Williams stated, "Okay, I make a recommendation that we approve the site plan as submitted with the following recommendations of adjusting the crosswalk and school crossing sign currently listed and with the notes provided by the staff."

Mr. Kinnaird stated, "...express each recommendation."

Mr. Ford stated, “Well if we’re satisfied with the architectural renderings I don’t think we want to ask them for that.”

Mr. May stated, “Number five has been done.”

Mr. Williams made a motion to approve the Thurmont Police Station Site Plan with following staff recommendations:

- 1.) The applicant shall submit the revised landscaping plan, planting schedule. Site Plan shall address the screening in parking areas and should include proposed street trees on Westview Drive and East Main.
- 2.) The applicant shall reduce up lighting where possible.
- 3.) Signage plan shall be submitted to and approved by the Planning Commission.
- 4.) Applicant shall submit SHA approved driveway location and construction details.
- 5.) Applicant shall provide an additional segment of sidewalk to accommodate Pedestrian movements from the north and east.
- 6.) Applicant shall address moving of the crosswalk to Westview Drive and the Relocation of the crossing signs.
- 7.) Applicant shall clearly state the policy for the police station parking areas and address the loss of the six (6) spaces for the existing lots serving the ball fields and recreation area.
- 8.) The applicant shall maintain the pedestrian connection between the existing recreation lot and the senior center lot.
- 9.) Work with the B.O.E. to determine feasibility of the moving of the crosswalk to the Westview Drive intersection.

Mrs. Hunter seconded the motion. Vote – Four (4) for (Kinnaird, Cubbedge, Williams, Hunter), one (1) non-vote (Terpko). Motion carried.

Mr. Ford stated the next item on the agenda was the Growth Policy Discussion. A discussion was held. Mr. Superczynski will be working on the written draft policy. Mr. Ford asked for public comment.

Ms. Alixandra Hunter stated, “I’m Alixandra Hunter, I live at 8 Emmitsburg Road, Thurmont, Maryland and I think that this town shouldn’t grow too fast but still not to slow. To make just an estimate on how many houses we should build each year I’d say would be probably 25. I said that because we still have really some pretty fields that just don’t need to be covered up by lots of houses and also we don’t need lots of houses in small spaces either and we don’t need them not building very many houses going to slow

because then the town it won't have enough houses for enough people to live here and we can still and then we won't be able to become still a growing community but the town shouldn't grow to putting up new buildings and everything too fast but just not too slow and making sure that we just look over where we're going to do it and make sure that its okay if its on a field maybe that a farmer owns or something so that we still have a rural part of the town and still a housing and building part of the town.”

The board decided to remove the sign discussion from the agenda until a later date.

A Master Plan work session meeting with the Planning Commission is schedule for September 14th at 7:00 p.m. here at the Town Office. The meeting will be open to the public, no public comment will be taken. A Public Workshop will be held at a later date.

Mr. Ford stated there is currently a vacancy on the Planning Commission, Mrs. O'Neill has resigned from the commission, he thanked her for her time served.

With no further discussion, the meeting adjourned at 8:35 p.m.

Respectfully submitted,

Rebecca E. Sharer-Long
Recording Secretary