

**Planning Commission  
Meeting Minutes  
January 23, 2023**

**ATTENDANCE:** Julie Rachel (via phone), Al Fuller, Sabian Woodard, Ben Malesh, Dianna Battaglia, and Amanda Paoletti

**Meeting called to order at 6:30 p.m.**

**APPROVAL OF MINUTES:**

The minutes for the December 19, 2022 meeting were unanimously approved as written.

**New Business:**

**A. Final Site Plan – Wawa – Overlook Parkway – Map 29E, Parcel 70, Lot 5A – Developer: Stewart Properties – 2.52 acres – Zoned CEMUD**

Dianna Battaglia introduced Amy DiPietro from MRA who was here to present the plan. She noted that the preliminary plan was approved August 2022 by the Mayor and Commissioners and that this final plan is for recommendation to the Mayor and Commissioners.

Mrs. DiPietro presented the proposal to the Planning Commission. She stated that it was a 5,500 square foot building, canopy, 8 fueling stations, 77 parking spaces, and 8 EV Charging Stations. She indicated that they had received conditional approval of the SWM plan from Cecil County and were currently working on Landscape and Water/Sewer agreements with the Town. They were planning for a February/March start date for construction.

Ms. Battaglia reviewed the staff report with the Planning Commission, specifically pointing out the staff recommendations as outlined below:

1. Stormwater Management Plan and Sediment and Erosion Control Plan is approved by Cecil County per its Stormwater Management Ordinance.
2. Water and Sanitary Sewer service will be provided by the Town of Perryville in accordance with Town specifications and details. AECOM shall confirm water service sizing design is adequate and in compliance with specifications.
3. Verify fire hydrants and emergency access meet the approval of the Perryville Fire Company.
4. Ingress and egress to the site shall be on Overlook Court. The road name has been approved by Cecil County Department of Emergency Services and Town Commissioners and an address will be assigned.
5. A Forest Conservation Plan must be approved by Cecil County, if applicable.
6. A Landscape Agreement shall be executed that guarantees the required site landscaping, with surety prior to submittals for Zoning Certificate and building permit.
7. Construction drawings, once finalized, must be provided to the Town.
8. Master Signage Plan for the site shall be submitted for approval.

Commissioner Taylor asked what size meter was proposed for the site. Andrew Halter with MRA stated that it was a 2-inch meter.

With no further questions from the Planning Commission members or those in attendance, a motion was made by Mr. Fuller to recommend to the Mayor and Commissioners approval of the Final Site Plan and Landscape Plan for Wawa at Chesapeake Overlook Phase 3, subject to the foregoing recommended conditions. The motion was seconded by Mr. Malesh and unanimously approved.

**Old Business:**

There was no new business to discuss.

**Adjournment:**

With no further comments from the community and without objection the Planning Commission meeting adjourned at 6:43 p.m.

Respectfully Submitted,

Amanda M. Paoletti  
Planning Coordinator