

Special Meeting  
August 22, 2023

Future Town Growth & AARP Funds Projects

Attendance: Commissioners: Michelle Linkey, Robert Taylor, Timothy Snelling, Christina Aldridge, Town Administrator: George Patchell, Assistant Town Administrator: Cathy McCardell, Director of Planning and Zoning: Dianna Battaglia

Absent: Mayor Matt Roath

Commissioner Linkey called the special meeting on future town growth and AARP funds to order at 6:30 p.m.

No remote participation.

**Consent Agenda**

Commissioner Taylor made a **motion** to approve the consent agenda as written and it was seconded by Commissioner Snelling. All in Favor: Motion Carried

**Potential In-Fill Properties**

Cedar Meadows, Woodlands, Former Outlet Property, Susquehanna Overlook, Neff Property & Diocese Property, McGraw Subdivision, 31 River Road, Sumpter Drive, Perryville Station Site B, Principio Health, 426 Otsego Street.

Neff Property & Diocese Property is 9 acres located at the end of Cole Street, behind Keesey Lane. The Neff property is currently zoned commercial and the Diocese Property is residential. Neff property is currently for sale.

Cedar Meadows off of Cedar Corner Road is proposed 81 single family dwellings with a concept plan approval but hasn't gone any further. Mr. Patchell explained that the last meeting with the developer and engineering was back in November to discuss the roadway situation on Cedar Corner. In the past the County recommended to turn Cedar Corner Road into a one-way road but the residencies were opposed so after going back to the County and then to the State they did come up with a plan for Cedar Corner Road to remain a two-way road.

Woodlands is located off of Coudon Blvd. this would include the old trailer park, Bob3C as well as both sides of the library. This property has mixed use zoning but that zoning has expired because they hadn't moved forward with it since 2009. In the area of Mill Creek has a lot of wetlands so a lot of that area isn't developable as far as buildings go. He was thinking about putting in a walking trail for education purposes.

Harriett McMullin from 90 Mill Creek Lane stated that in the July meeting it was stated that Woodlands is still looking for a buyer because they want to put water on it. Mr. Patchell explained that we are talking about the Woodlands the run down Coudon Blvd. not the farm. Ms. McMullin asked if this was the 100-acre farm. Mr. Patchell replied that no, this doesn't include that farm. That farm is outside town limits.

Former Outlet Property located at Heather Lane. This is two parcels there and there is another property they purchased and removed the house so it is just a lot, to make another entrance off Route 222. This entrance wasn't approved by the County or the Town. Currently this property is not for sale and the owner still would like to put a warehouse on this property which this property is not zoned for.

Susquehanna Overlook was annexed into the town off Cokesbury Road going toward Port Deposit, the old Happy Valley Campground. Ms. Battaglia explained that there were 155 single family dwellings proposed but nothing has been done since the annexation in 2009. Ms. Battaglia has reached out to the owner within the last few months with no response from the owner. Mr. Patchell explained that we wanted to see if they had any future plans and/or time frame for that property. That property drains down into pump station 1 & 2 along Frenchtown Road.

McGraw subdivision off Aiken Ave by the Fairgreen's Property with a little over 4 acres. Ms. Battaglia explained that it had been proposed to subdivide the land to keep the two houses but have 11 buildable lots for single family dwellings but there was an issue because in order to subdivide the lot has to be on a public road not a private road. This was submitted back in 2015 or 2016 and no new updates since.

31 River Road is planned and approved to be a future restaurant.

Sumpter Drive has a plan for one single family dwelling and has paid connection fees and will start construction soon.

Perryville Station Site B is located by Dunkin Donuts parking lot with one building spot.

Principio Health Building located at 4863 Pulaski Hwy., with nothing in the works for this property at this time.

426 Otsego Street is currently being remodeled and there are two buildable lots which he does plan on building two more single family dwellings there.

Mr. Patchell explained that projects with allocation brings us to 43% existing utilized capacity. If we add in the projects without allocation, it would increase significantly to 55%. Once we get to 80% then we would have to report to MDE.

Ms. Battaglia stated that the Relax Inn property on Pulaski Hwy. could have the potential for redevelopment of three businesses there.

Mr. Steve Bowman from 31 Bay Circle Drive asked what the capacity would be with all the other listed projects. Mr. Patchell explained that we didn't have that information because these properties have no development so we do not have that information at this time, but thinks it would put us around 70%.

### **Potential Annexed Properties**

Jackson Station Road in the vicinity of Mill Creek was a possible annexation property and Reservoir Road from Rt. 222 to Jackson Station Road known as the Brown Farm. Both properties were listed in the Comprehensive plan done in 2009.

Bartlett Property located right behind the Park & Ride off Perryville Road. Two parcel development however we do not have the flow at the pump stations for this property. Water would be Artesian Water.

Mill Creek annexation has been requested but there will need to be a sewer flow study as well as traffic study before moving forward.

Mr. Patchell stated that we do have concerns with the infrastructure. Pump Station 1 is landlocked so we would need to purchase property to upgrade this pump station.

Commissioner Snelling asked if we would have to increase staff with the increase of town size. Mr. Patchell responded that we probably would due to the increase.

### **Potential Use of AARP Funds**

Commissioner Taylor explained that we had some bids come in under so we may have left over funds. Mr. Patchell explained that we have to redesign to fit the pump into the building we will have to cut a hole in the roof to get it in so things have had to be added to the project so we may not have much left.

Commissioner Linkey stated that we could have some funds left. Right now, we have been looking at sidewalks, gutters, curbs, roads, water lines and a new townhall.

Commissioner Taylor made a **motion** to adjourn and it was seconded by Commissioner Linkey.  
All in Favor: Motion Carried

Respectfully Submitted:



Tara Blevins  
Billing Clerk