

Denton Planning Commission

Minutes

Town of Denton

October 25, 2016

Planning Commission Members:

Doris Walls, Chairperson*
William Quick*
Sue Cruickshank*
Marina Dowdall*
Dean Danielson *
Nicholas T. Iliff, Jr.*

* Those Present
** Excused
*** Absent

Visitors:

Donald H. Mulrine, Jr.
Scott Aja, McCrone

John Griffith
Joseph D. Quinn

Recording:

Thomas G. Wilkes, P.E., Town Engineer

PROCEEDINGS

Call to Order:

The regular meeting was called to order by Chairperson Walls at 6:01 p.m., on October 25, 2016, at the Denton Town Office and followed by the Pledge of Allegiance.

Approval of Minutes:

The September 27, 2016, Regular Meeting minutes were reviewed and approved as submitted.

Old Business #1 – Other: None.

New Business #1 – Joseph D. Quinn/Minor Subdivision: Scott Aja, McCrone, Inc., made the presentation on behalf of Joseph D. Quinn, for a minor subdivision request. The applicant is requesting final approval for a one lot subdivision conditioned upon satisfying all consultant reviews and Town requirements. There is a 25' utility and access easement to the proposed lot from Route 313/Sixth Street, and there is no plan to extend this easement. No access will be from Route 404 or Fleetwood Road to this proposed lot. The potential developer would provide the development plans. As an incentive, water and sewer will be extended to the proposed lot from Fleetwood Road. Public notices were mailed and posted. Property taxes are current. Right-of-ways or dedications will be completed. Deed restrictions include a 150' wide utility right-of-way for Delmarva Power and a storm drain easement.

Mr. Quinn questioned the forestation conservation regulations, and if the subdivision would be exempt if the lot is under 40,000 square feet.

Mr. Mulrine stated forest conservation, stormwater regulations, and critical area regulations are all mandated by the State of Maryland; and the Town is required to follow State guidelines.

Mr. Quinn inquired when the fee-in-lieu was due and if he can receive any credits for forest mitigation upon development.

1 Mr. Mulrine responded that forest conservation plans can be coordinated with the site plan
2 development. The fee-in-lieu is not due at this time.

3 Water and sewer allocation is scheduled for approval by the Town Council at the
4 November Meeting.

5 The easement from Fleetwood Road will accommodate the water and sewer for this
6 proposed lot and all future lots.

7 State Highway Administration's comments were received. These comments include no
8 access is allowed from Route 404 and upon property development, stormwater management
9 review is required by State Highway Administration.

10 Caroline County Health Department reviewed the plat, and the plat was acceptable.

11 A stormwater management plan will be provided when the property is developed, which
12 will address State Highway Administration's comments.

13 Commissioner Iliff motioned to approve the one lot minor subdivision plan for Joseph D.
14 Quinn, conditioned upon satisfying the requirements from the Town Engineer, Town Staff,
15 Caroline County Health Department, State Highway Administration, and Forestation Consultant.

16 Commissioner Quick seconded the motion.

17 Commissioner Danielson requested information on the timeline to provide the water and
18 sewer to the proposed lot for development.

19 Mr. Quinn responded water and sewer will be extended per the plan after the subdivision
20 approval.

21 The motion passed unanimously. (5:0)

22 **New Business #2 – Critical Area Map/Ordinance No. 682:** Mr. Mulrine provided a brief
23 overview for the adoption of the revised Critical Area Map. The State of Maryland requires the
24 Town to update and adopt the revised State Critical Area Map.

1 Commissioner Dowdall motioned to recommend adoption of the updated Critical Area
2 Map to the Town Council.

3 Mr. Iliff seconded the motion. The motion passed unanimously. (5:0).

4 **New Business #3 – Other:** None.

5 **Staff Item #1:** None.

6 **Adjournment:** The meeting adjourned at 6:30 p.m.