

June 22, 1964

Present: All commissioners.

Prisoner Pickup

Mr. Charles Norris requested permission to send someone after person who had committed a crime in St. Mary's County, who is now in Colorado. Discussion followed and he mentioned that there is a conference coming up between federal and state law enforcement officers, and some type system with the federal government will be brought up to handle this problem. The federal government will find these people now, but we must go get them. Prisoners cannot be transported by plane, and possibly not by train.

Mr. Norris feels this person should be brought back to the county as he has committed a felony. He asked if the commissioners wanted to work out some kind of system in these cases, and was told the commissioners would discuss this and talk with him further about same.

Jailor

Letter will be sent to the sheriff, with copies to state's attorney, state police, and Mrs. Buckler, stating that Mr. Wm. C. Gatton has been appointed as the new jailor, effective as of July 1, 1964. Letter will also mention appointment of Mrs. Buckler as assistant jailor and matron, and use of her services when transporting female prisoners.

Locks Hill Crossing

The commissioners agreed that this bridge should be started and Mr. Hall will be so notified. Cost will be \$1445.75, and will be taken out of Estimated Balance for Projects in the Construction Account.

Colony Sewerage

Mr. Guyther called in and asked about this matter. Explained to him the meeting this afternoon at 2:00 p.m. and he said he did not think it necessary to have someone from the State Health Department present, as the commissioners discussed this with them last Thursday in Baltimore. It is his feeling that the State Health Department is not sure of this answer, either.

Procedure for subdivisions is as follows: Present preliminary plans to the Health Department, preliminary plan of road and street layout to Planning & Zoning. Planning & Zoning should have a technical advisor to say if the streets are the correct size, etc. Once the plan is approved by the Health Department and the Planning & Zoning, it should be revised and brought back for final approval by both agencies. Should be approved by the commissioners, if this is necessary, and then should be recorded.

Fire Escapes at 7 Gables Hotel

Mr. Ralph Blakistone will be informed that the commissioners have no authority in this matter.

Lincoln Road Extension

Lexington Park Post Office has requested repairs to this road. Mr. Hall will be so notified.

Truck Bids

Mr. P. Raley said the deadline for bids was tomorrow, but he thought perhaps the commissioners would like to review these today, and he had asked that bids be submitted today. Two were being submitted. This matter was discussed and it was agreed that Mr. Raley would call the various agencies in the county and ask for bids to be sure that all county businesses had equal opportunity to bid on this truck.

Colony Sewerage Meeting

Mr. E. Hollis, Tidewater Fisheries, Mr. W. Sterling, Mr. John Roache, Mr. C. Johnson, Senator Raley, Mr. Miles, Mr. Fisher, of NADC, Mr. Grupp, of Gulfstan, Mr. C. Merchant, Mr. F. Latham, Mr. O. Guyther.

Mr. Burch asked Mr. Fisher to describe this project. Mr. Fisher explained his company has purchased the old St. Mary's marina, the Goldstein property, and have contract on another large piece. There are about 800 acres in their planning. Mr. Latham has laid out close to 1200 lots. They have met with the Planning & Zoning and discussed the generalities of this subdivision, such as sites being set aside for schools, churches, etc. They have four model homes to be started within ten to fourteen days pending approval from all parties concerned.

Mr. Burch mentioned that this matter was discussed in Baltimore with the State Health Department on June 18th. The Health Department is not certain what point of discharge would be the best, and ^{Mr. Burch} asked if any action had been taken on this. Mr. Sterling stated that these people have not submitted anything more to the Planning & Zoning than a general plan. No preliminary plans have been submitted at all. Mr. Latham said they will be getting four preliminary plans at the next Planning & Zoning meeting.

Mr. Ridgell informed these people that it was a violation of our zoning ordinance to advertise these lots for sale before this project is approved and they had done so in the Washington paper, and also had erected a large billboard to this effect in the county. Mr. Latham said the Planning & Zoning was aware of this and they had not heard anything from them about it. Mr. Burch said the commissioners must have approval from the Health Department and the Planning & Zoning before they can take any action.

Mr. Latham presented plan that had been submitted to Planning & Zoning which is a topography plan. A change in ordinance was requested and they are now awaiting the decision on this, but other than this one exception, the plan meets the Planning & Zoning requirements, according to Mr. Latham. Mr. Johnson stated that they had asked what the Planning & Zoning thought of this and that was as far as it went. Mr. Latham stated that approval must be gotten from the Health Department before any other approval can be gotten. He further stated that in all subdivisions contract of sales have been taken before the preliminary plans have been approved. Mr. Sterling said this was not so, and Mr. Johnson said if it were true, he was not aware of this.

Mr. Grupp explained that he had gone over the sewerage plant with the State Health Department. The unit will be backed up with a pond to take care of any power failure for 24 hours, and the State Health Department is in agreement with this plan. This is the best process known. He said his firm is operating 178 sewage systems in the eastern states. There is only one pond involved, and this is the polishing pond. Mr. Grupp said he had no plans drawn for this as yet, but could furnish typicals if the commissioners wanted this. Mr. Fisher said he is asking for discharge in Cat Creek.

Mr. Hollis, Tidewater Fisheries, said his department is apprehensive about any discharge and presented maps showing where the two discharge points are indicated. Mr. Grupp said this had been discussed and it was decided it would be best to use Cat Creek in the beginning, and when Cat Creek would not handle this any longer, then the discharge would be sent into the Patuxent River. Mr. Hollis said his department objected to any discharge in any shellfish bearing waters, and that the Health Department establishes a buffer zone in case of breakdown of the plant. This is a highly productive area as it is immediately adjacent to Sandgates which has received a very heavy planting and has a history of heavy planting.

Mr. Miles said this is going to result in giving up some oyster beds. With the new subdivision regulations it is going to be more difficult to develop with septic tanks, and it will be necessary to consider more sewerage plants.

Mr. Hollis presented a map showing location of public and private beds, and Mr. Burch asked if anyone knew how much money is involved in these beds, but no one could say. Mr. Miles said it is the policy of the federal government to close everything within a mile of the point of discharge, and in smaller installations, this is half-mile. It doesn't matter how pure the discharge is, this will be done as a matter of policy, and the Health Department will insist on this. Mr. Hollis explained that the discharge is a hazard to the market, not to the shellfish itself. A buffer zone must be established whereby the state would be removed from the shipping of these products, as there is no plant that is absolutely safe. Mr. Hollis further stated that this is being examined continuously and the discharge from boats is also under constant examination.

Senator Raley said that a law had been passed that oyster beds must be used within three years or they revert back. He asked if private owner would have any recourse if his bed was closed, and Mr. Hollis said it seems he could claim damages in such a case. Mr. Miles said this area was tested last spring and

there is no pollution problem here now. Mr. Grupp said there would be about 200 houses involved at the beginning, and if additional sewerage was necessary, then it would be carried out to the river. Mr. Miles said the problem at Cat Creek was that there was very little dilution as the stream is small. Mr. Fisher said that the Health Department has given a tentative approval and will check as the homes are built. The first year they expect to build 50, and next year 100. These are permanent year round homes, costing \$9,000 for a small two bedroom. They will control what type home can be built on what soze lot. They are using a pre-fab National Home. They can get financing for the homes, and have an FHA commitment, but aren't going to use it. Cost for water and sewerage per year will be \$120 for each house. Mr. Fisher said there is no provision for any commercial area in this first stage, and that there is about 500 acres in the initial development. The proposed school site will be discussed with the Board of Education at the next Planning & Zoning meeting.

Mr. Miles said he had two requests to be heard on this project, so a public hearing will have to be held.

Mr. Fisher, Mr. Grupp and Mr. Latham left the meeting at this point, and Mr. Burch asked for an expression on this matter from those remaining.

Mr. Johnson said that Planning & Zoning has nothing to do with the sanitary part of this project, and that all projects have to be approved by the Health Department, and they are waiting for this now. He told Mr. Latham he had better get approval from the Board of Education for a school site. As far as Planning & Zoning is concerned, it will be a hazard to the county. Mr. Burch said it is the consensus of opinion that the sewerage problem is the big thing.

Lots in this subdivision will be 6000 - 8000 square feet. Mr. Miles said the final decision rests with the State Health Department. It is his opinion it would be unwise to give them the entire 1200 lots at one time. He feels that for 200 lots, there would not be any problem other than the oyster bars in the mile radius. At that time we could judge whether this thing is desirable and the State Health Department can stipulate this in their approval, but they want the opinion of the county people here before granting anything. These rivers can only take so much sewage.

The planning consultant thinks this is good but should set area for the school site. Senator Raley said this should be analyzed by the professional people and get their opinions, and he would like to see the consultant give a report on this. Mr. Sterling said these people will have to have an approved subdivision plan before any lots can be sold. Stated further that the commissioners should have Mr. Brown come down and explain this matter.

Mr. Merchant said there should be a written agreement of how many houses are going to be built, because these people are promoters and they can and will sell as many lots as they want to. Senator Raley agreed, and also said we must be careful lest these people take all the money from this project and leave the county with all the problems involved.

Mr. Miles said before the local Health Department will approve this project, they must have the approval from the State Health Department, and plats of sewage and water systems must be presented before the State Health Department will approve this at all.

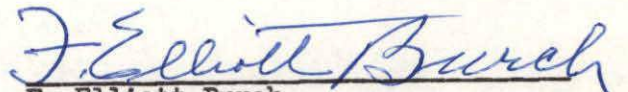
Mr. Bowles suggested considering whether it would be better to have lots of low cost houses, or less houses costing more, to make a better development. It seems it would be our responsibility to take this into consideration. Mr. Johnson said we must consider if this is going to pollute our waters, also.

(Letter concerning subdivision request by Jack Daugherty read at this point).

It was decided that a letter would be sent to Mr. Bingley asking policy of his department in closing oyster beds at points of discharge, and clarification of the word "channel" in relation to discharge point, and where mile radius begins. Letter will be sent to Mr. Hollis requesting names of owners of privately owned beds, and public beds, plus acreage involved, in Cat Creek and Patuxent River at suggested discharge points.

Meeting adjourned.

Approved,


F. Elliott Burch
President