

August 6, 1968

Present: Mr. F. Elliott Burch  
Mr. J. Wilmer Bowles  
Mr. George R. Aud  
Mr. David Williams

Meeting convened at 10:00 a.m.

The Colony Corporation

F. M. Latham, J. R. McCrone, Jr., Co.; R. Wysong, James R. Murphy, Harvey and James Blumenthal, The Colony Dev. Co.; Barry Anderson and Abraham Chasanow, of Chasanow & Chasanow (Mr. Chasanow is also President of the Maryland Association of Real Estate Boards); J. Mattingly, Attorney; T. T. Pantaleo.

Mr. Mattingly said that these people are here today to discuss the letter the Commissioners sent to them imposing certain conditions relative to the development of their property. They feel they can work these matters out, and realize that the zoning ordinance needs updating, however, they do not feel it is fair to update them at their expense.

Mr. Burch explained that perhaps this should have gone to the Planning and Zoning rather than come to the commissioners. He pointed out that there have been revisions made presented copies of the books with the revisions added. So far as the sanitary district is concerned, Mr. Burch informed Mr. Mattingly that the Commissioners have not seen fit to create a sanitary district in this area just yet. He further stated that the project could proceed without this being done.

Mr. Chasanow said that perhaps they could have modification of the conditions in the letter with adequate protection for the county. They are proposing not only to follow the zoning ordinance but to improve on them and create an asset that the county will be proud of.

Mr. Mattingly said that the district they are proposing would be no obligation on the county, but would be controlled by the county. There is more than just this development in the district. Mr. Burch stated that the Commissioners are trying to proceed cautiously on these things to be sure they are going to be feasible. The Commissioners would like to see how the sanitary district in Lexington Park is going to work before any new districts are created in the county. Mr. Latham mentioned that they can do this by way of a public utility as well as a sanitary district, but they need to know which way to proceed, one way or another. If it is done with the public utility, they must obtain permits from the Health Department, etc. and they are willing to go ahead with this if this is what the Commissioners want.

General discussion on lot sizes, and Mr. Chasanow feels that 65 - 70' is a desirable front footage and makes a good subdivision. This would

give about 8,000 sq. ft. per lot, and the previous ordinance had required only 6,000 sq. ft. Mr. Latham said he feels that this subdivision should be classified under the RPC Section 10 of the regulations. He explained that the average lot size will be 10,000 sq. ft. figured overall. There are some lots that will be as large as  $1\frac{1}{4}$  acres, depending on the terrain of the land. He presented plat to illustrate how the terrain of the land will affect the size of the lots, stating there is a variety in the size of the lots because there is a variety in the terrain of the land. It will actually balance out to two houses per acre. Average frontage on the cul-de-sacs is 40-45', which gives an 80' street. Mr. Latham also presented plat showing the topography of the entire tract of land, stating that because of the topography, he feels that the RPC ruling should apply to the development of the area. Mr. Chasanow mentioned that if someone buys a lot and wants to build their own house, this will have to be approved by the corporation. Mr. Latham said they could live with a minimum of 8,000 sq. ft., and if they have to go to 70' frontage, they will do this. Mr. Blumenthal assured the Commissioners that the calibre of the community they plan will be what the Commissioners want as a desirable community in the county.

Mr. Bowles pointed out that he did not see how they could put the size houses they are talking about on the size lots they are planning and meet the requirements of the ordinances. Mr. Wysong said they have not placed a minimum cost on the type houses that can be built, but they are talking about houses averaging \$14,000. Mr. Chasanow said he felt they can meet the requirements. However, he does not feel that curb and gutter should be put in this area, as this would detract from the rural atmosphere they would like to maintain. Mr. Pantaleo said he strongly recommends that curb and gutter be required. Mr. Latham objected for reasons stated by Mr. Chasanow, that this would destroy the rural atmosphere.

Mr. Burch said he felt this should be discussed with the Planning and Zoning Commission and the Metropolitan Commission, and if some revisions are necessary it should be worked out with them. It was agreed that Mr. Mattingly would be invited to said meeting.

Mr. Chasanow said the side lines are reasonable, but the frontage of 40' is not. Mr. Burch informed him that this has been revised to 35', and Mr. Latham said where 35' is feasible they can do this, but in some areas the terrain will not allow this and it would have to be less. On the required setback, Mr. Pantaleo reminded that there will be a need for off street parking, and this is the reason the setback is necessary. Mr. Latham said that laying the sewer lines would not be economical with the higher setback, as this would require running them so far below the ground. On the roads, Mr. Chasanow said they have allowed a 26' roadway, and are asking that the minimum be reduced to this from the 36' required in the letter from the Commissioners.

Mr. Latham said that if they are under the RPC Section, acceptations can be made, and asked that the Commissioners consider using this category. Mr. Mattingly said he will write a letter to the Commissioners outlining what the corporation is requesting and the Commissioners can consider this and advise them of their decision.

#### Sanitary Fills

Mr. H. McCoy and Mr. Pantaleo. Mr. McCoy said they have selected drilling sites at Bennetts, McLeods, and the other area on the McLeod property across the road. When they get the results, they will know whether these are suitable sites for landfills. Mr. McCoy said he would like to be present when the borings are made, and each boring will cost \$100. There is no cost for the study he is making as this is absorbed by the state. Mr. Pantaleo said that if topography maps are made, this cost will be borne by the county.

Mr. McCoy also said he will arrange to get the 30" paper cutting machine down for the Commissioners to see it in operation.

#### Roads

Mr. D. Bond, Mr. Pantaleo, Mr. McCoy.

Bid opening for St. Andrews Church Road - Mr. Keavney, engineer; Troutman, Dean & Beavers; Carroll Jarboe, Les Shaw, R. Mattingly; state inspector.

One bid submitted from Dean & Beavers in amount of \$328,323.00, with certified check in the amount of \$6,000. Mr. Pantaleo stated that the engineers estimate for the cost of the road was \$363,713.00. Mr. Keavney said that this does not include the utilities. Mr. Pantaleo said that the State Roads Commission has made a survey of the poles to be moved and we may get a lower estimate on the cost of \$14,000 to move them, that was presented last year. Mr. McCoy said he will take a copy of the bid to Mr. Tate, and then left the meeting.

Mr. Keaveny said he will inspect the bid and check the figures on each item, and the state must concur in this matter, also. Mr. Pantaleo mentioned that we are clear on the right-of-way and there will be no delays in this respect. He presented statement for the work done by Mr. Keaveny in the amount of \$15,143.46, for the engineering services on the road.

#### Kingston Creek (contd)

Mr. Pantaleo presented plat of these projects, and reviewed work to be done here. The project has been advertised for a hearing in Annapolis, and we must also apply for the permit from the Corps of Army Engineers. The Commissioners agreed that Mr. Pantaleo should proceed with the advertising of this project.

Mr. Shaw was asked about the test borings for the landfills sites, and he said he could work with the county in this respect. He charges \$16 per hour to use the machine, and it usually takes about 20 minutes to drill a hole under good conditions. If there are some adverse conditions, it may take a little longer. Mr. Pantaleo will ask Mr. McCoy if this machine would be suitable to do the work required, and have him contact Mr. Shaw. Mr. Shaw said he would like Mr. McCoy to actually see the machine he would use.

General discussion concerning requests made by Mr. Dobry last week regarding intersection of Route 235 and Chancellors Run Road. This was brought to Mr. Bond's attention, and it was decided a letter would be sent to the State Roads Commission with a copy to Mr. Dobry on this matter. A copy of the letter the Commissioners received from Mr. Dobry will also be forwarded to Mr. Bond.

Mr. Bond reported that Mr. Workman wanted to know if the Commissioners could go to the Eastern Shore to see the Roanoke Robot bus cutting machine in operation. The Commissioners agreed that they would like to wait another week to do this.

Mr. Pantaleo said he has a request to place the Golden Clark Road on the surface treatment schedule.

#### Metropolitan Commission

Adm. T. B. Clark, Mr. W. Miles, Mr. B. Beavin and Mr. Donald Lyons, Mr. Pantaleo. General discussion concerning letter sent to the Metropolitan Commission regarding the proposed Piney Point sanitary district. Mr. Beavin said the area is large and it will be a long time before sewers are built. All they are concerned about now is the buildup area, the school, and what will be decided about the Steuart project. There is just one place where we could get enough land to build another treatment plant, and that is where the small plant is presently located that services the houses in that area. Sewage is being put into the river at that point now, and it would not be necessary to have another point of discharge. If the Steuart project is constructed, it will have to have facilities to take care of the ships and the employees, and Mr. Beavin said that the location of the plant should shift to the edge of the Steuart area.

Mr. Beavin said that the plant would be in the \$125,000 class and this is a very general estimate. If sewers are added, the total cost would be approximately \$250,000 for the entire project. He feels that a good portion of this would be paid for by grants, perhaps as much as 2/3, which would leave about 50 - 75,000 dollars to be funded. Federal and state grants comprise 75% of the cost, and whatever had to be built out into the river would also be eligible for grants. They will pay nothing for the sewers that run up streets and pick up the houses. Mr. Beavin is of the opinion that the school should pay some of the local costs and this might be investigated.

Adm. Clark agreed that we should be building a water system right along with the sewage, as the developers are asking for this. Mr. Beavin said that the water and sewage system should be publicly owned, and we would have to acquire the one in Lexington Park. He has recommended to the Metropolitan Commission that they have a basic sewage charge. He feels that any developer should be able to be shown a rough idea of what is expected of him, and knowledge of what the basic charges are. The Metropolitan Commission might possibly have to make up a small deficit, and if the developer is some distance away, he would have to pay the basic charge plus any deficit. With such a charge, the Metropolitan Commission should be able to make the necessary extensions and take care of the growth of the community. Eventually, this would possibly result in the reduction of the front foot costs. The charge to the developer might be \$500 per dwelling unit for the installation of the lines and sewers. The front assessment and charge would still be made. Mr. Beavin feels that the front foot assessment should be uniform in the entire district. Once it is set, it cannot be increased, but it can be decreased.

Mr. Beavin stated that once the sanitary district is established, all of the steps are subject to the approval of the Commissioners, and it is going to be his recommendation that several areas should have water and sewage. Mr. Miles pointed out that if the decision is made to proceed with the Piney Point district, there will have to be some money available to get started, as we cannot use the bond money for the Mattapany district. We will need at least \$10,000 to begin, and Mr. Beavin agreed with this. Adm. Clark said that once the district is established, they can go to the school and find out what they would be willing to contribute on a loan basis. And it may be necessary to go to a bond issue to build the plant. Mr. Bowles suggested that we could expect a contribution from the school in the amount it would cost them to build their own plant. Mr. Beavin said they might feel they should not have to make any front foot assessment charge. They might feel that they should have a contract and have a meter installed, as is used on the base. It was Mr. Beavin's feeling that the Metropolitan Commission could deal more favorably with the school if they know that whatever they do has to be approved by the Commissioners. So far as the district being set up and then stopped, Adm. Clark said there is a provision in the law that states that if we are unable to proceed with the project financially, it can be turned over to a private party to complete. This would be the responsibility of the commission.

Discussed HUD and fact that we could go to this agency for the money, but we would have to have a study made in order to get the funds. The county would not obligate itself for its share until they know the grant is available. Mr. Beavin said that sometime in the near future he would like to meet with the Commissioners to discuss the master water and sewage plan for the county and then proceed with the public hearings that must be held. He will let the Commissioners know when he can come down and a meeting will be arranged. Mr. Beavin, Mr. Lyons and Mr. Miles left the meeting.

Mr. Beavin said that if the entire election district is used for boundary lines, this would include people who would not even be able to use the facilities of the plant. We would be borrowing money against the assessable basis of people who would not be using the facility, and he feels it should be confined to a district including the people who will be served by the plant. They have set the boundaries in the most economical way possible. The line goes over to the Virginia shore because that is where the distant line goes, and they usually run the district lines to coincide with the county lines.

Mr. Miles stated that there are three major groups within the proposed district: the school, the Piney Point homes and the people at Piney Point shores, Puchetti's trailer park and the people along the road. This would be a fairly compact project with the provision that the sewers can be extended out from the center as the community grows, and if the Steuart project goes in. If the water and sewer system is built together it is much better, and in a project like this, this should be considered. Mr. Miles stated it is his feeling that the Piney Point area should have a high priority over any other area in the county as it lends itself well to such development. We have a nucleus to begin with and it is an area for growth.

For the plant site, they are thinking in terms of 10 acres, and if the land was available around Steuart's, it could be expanded. For the present, their plans are to limit services to the immediate area. Mr. Beavin said the plant is being designed to take care of increased users later on, and the 10 acres will take care of the size plant they will need. If it is moved up nearer Steuart's, he would suggest that more land be obtained as a buffer strip. There will be a buffer strip around the 10 acre tract, but not as large as they would like. So far as acquiring land is concerned, there are no grant funds available for this.

Mr. Beavin said it is his opinion that there are enough potential users within the proposed sanitary district to make it feasible. Adm. Clark agreed and said they have satisfied themselves in this respect. He feels it is economically feasible to build a plant at Piney Point to serve this area without any loss to the county. Mr. Beavin stated again that the school should pay for a large part of the initial installation.

Mr. Beavin said he has gotten a prevue of the Patuxent River study and the federal government has the idea of stepping up the quality of the effluent and eventually having sand filters to rehabilitate the water so that it can be reused. This means two things right now: 1) to design the plant so that it does not have to be torn to pieces later to add to it, and 2) have enough space for expansion. However, Mr. Beavin feels we can get by with secondary treatment for some time to come.

Mr. Miles stated that the Health Department has stated in writing that the existing plant would have to be rebuilt, and this could be expensive, as privately owned facilities do not get any grant monies. It would seem that we should go to Mr. Sheehan and tell him we will take him off the hook so that he does not have to build a new plant. This man has said that he would like to be relieved of providing these services.

Adm. Clark asked about the letter from the Commissioners regarding approval of the Housing and Urban Development loan the commission is seeking in the amount of \$123,000. He said they want to send a letter to HUD stating that the Commissioners approve this action, but the wording in the letter they received would negate that fact. He said they must be able to assure HUD that they have the blessing of the Commissioners on this request for a loan. He asked that the Commissioners send the Metropolitan Commission another letter regarding this matter.

#### Airport

Reviewed resolution regarding acceptance of property from Mrs. M. Dean for the airport, as follows: "Be it resolved by the Commissioners of St. Mary's County, Maryland, that acting on behalf of St. Mary's County, Maryland, said Commissioners hereby authorize acceptance of a 48.891 acre tract of land in fee simple as described in detail on a survey plat dated July 1968, by Hugh W. Wilkerson and Associates, Engineers and Land Surveyors, from A. Leola Dean, widow of Mervell M. Dean, said property to be used by said Commissioners for the construction and operation of the St. Mary's County Airport." Mr. Burch made a motion to adopt the resolution, seconded by Mr. Aud and passed.

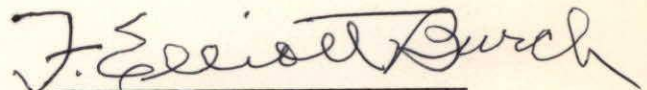
Mr. Burch and Mr. Aud agreed to exercise the option to purchase the Nimmerichter property for the airport site.

#### Dog Licenses

Mr. Burch and Mr. Aud agreed, after discussion with Mr. Paul Raley, that any agent selling dog tags should be allowed to keep the fees.

Meeting adjourned at 5:00 p.m.

Approved,



F. Elliott Burch  
President