

**Critical Area Commission  
Chesapeake and Atlantic Coastal Bays**

**January 15, 2025**

**Project Subcommittee Minutes**

**Subcommittee Members in Attendance:** *Conway, Bradford, Breitenother, Grant, R. Hance, Morgan, Palma, Roche, Young*

*Guests: Stacy Clements (St. Mary's County), Mike Wychulis (DGS), Christie Bishop (St. Mary's Rec and Parks), Kyle Mundy (AMT)*

**1. Call to Order and Quorum Verification**

- Nick Kelly opened the meeting and confirmed the presence of a quorum. He also noted that the meeting was being recorded.
- Commissioner Conway read the standard statement for virtual meetings, noting that the meeting was being streamed live to the public and that captioned minutes would be made available on the Commission's website.

**2. Approval of October 16, 2024 Minutes**

- Motion to Approve: Commissioner Bradford
- Seconded by: Commissioner Morgan
- Vote: The minutes were approved unanimously.

**3. Project Approval Requested: State of Maryland – New Supreme Court Building – Conditional Approval (City of Annapolis)**

**Presenter:** Jamileh Soueidan for Kate Durant

Ms. Soueidan presented for vote and in accordance with the staff report, the contents of which are incorporated into and made part of the minutes. The State of Maryland seeks approval to construct a new building for the Supreme Court of Maryland along Rowe Boulevard in Annapolis. The courthouse will be located on State-owned land that currently houses the Annapolis District Court and is adjacent to lands owned by the Naval Academy Athletic Association.

The project requires conditional approval under COMAR 27.02.06 by the Critical Area Commission because the project exceeds the allowable 15% lot coverage limit. Commission staff recommends approval with conditions. A copy of the site plan is attached to the staff report.

**Discussion:**

Commissioner Hance mentioned the impervious pavement totals and wondered if that contributed to the excessive lot coverage. She also asked whether pervious alternatives were considered. Mike Wychulis (Department of General Services) responded that the additional lot coverage was necessary for sidewalks and access. Additionally, the soil conditions on site make permeable pavement infeasible. Mr. Wychulis also pointed out that a lot of SWM is proposed for the site.

Chair Conway opened the floor for a motion to approve with the condition listed in the staff report.

Motion to approve: Commissioner Marion

Seconded by: Commissioner Grant

Vote: **Motion passed unanimously.**

#### **4. St. Mary's County Recreation and Parks – Snow Hill Manor Park Boat and Kayak Launch**

**Presenter:** Katie Hayden

Ms. Hayden presented for vote and in accordance with the staff report, the contents of which are incorporated into and made part of the minutes. St. Mary's County Recreation and Parks Department proposes to construct a boat launch, kayak launch, access roads and parking at Snow Hill Manor Park. The project was presented to the Project Subcommittee in July 2024 for information only. At that time, the Committee expressed concern about parking spaces located in the Buffer and requested that the number of overall parking spaces be reduced. The redesigned plans eliminated 14 parking spaces located in the Buffer (leaving 13 – 5 ADA, 6 boat, and 2 emergency vehicle), and reduced the overall parking onsite by 19 spaces.

**Discussion:** There was a lengthy discussion following the presentation. Representatives from the County were present to answer questions. Commissioners Hance and Roche expressed concern about the amount of parking, questioning whether the overall amount was justified by predictions of need. Commissioner Roche suggested that they could go with fewer parking spaces now, then expand in the future if needed. Christie Bishop (St. Mary's County) explained the reasoning behind the parking space total, but she stated that the parking spaces in the Buffer are the reason for the conditional approval request. The rest of the project is within the allowable lot coverage limit. The parking spaces have been greatly reduced in the Buffer, with only 13 of the original 27 still there. The ADA spaces need to be where they are because of the slope of the rest of the area. They would not be ADA compliant outside of the Buffer. The slope also makes gravel or permeable pavement impossible.

Chair Conway asked for a motion to approve.

Motion to approve: Commissioner Grant

Seconded by: Commissioner Bradford

Vote: Commissioner Hance voted against the motion. All others voted in favor.

**Motion passed.**