

**Critical Area Commission  
Project Committee**

**January 14, 2026  
10:00 am - 12:00 pm  
Virtual**

**Agenda**

**Members:** Conway (Chair), Roberson (Vice-Chair), Bland, Bradford, Gost, Grant, R. Hance, Morgan, Palma, Patel, Roche, Young

- **Approval of December 3, 2025, Project Committee Minutes**
- **VOTE: Approval Requested**

<p><b>Maryland Department of Transportation (MDOT) Maryland Port Administration (MPA) - James Island Creation</b></p> <p><b>VOTE:</b> MDOT MPA requests approval to restore remote island habitat at James Island. This project is the larger of two island restoration projects associated with the Mid-Chesapeake Bay Island Ecosystem Restoration Project.</p> <p><i>Recommendation:</i> Approval with Conditions</p> <p><i>Authority:</i> COMAR 27.02.05 (State Agency Actions Resulting in Development on State-Owned Lands)</p>	<p>Jamileh Soueidan</p>
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- **PRESENTATION: Information Only**

<p><b>Washington Suburban Sanitary Commission (WSSC) - Anacostia Depot Reconfiguration</b></p> <p><b>Information Only:</b> WSSC is requesting preliminary feedback from the Project Committee regarding the proposed redevelopment of the Anacostia Depot properties in Hyattsville. The project entails the construction of a new administration building, storage building, guard booth, radio tower building, storage shed, and material bins. The project exceeds the thresholds for review under an existing Memorandum of Understanding between WSSC and the Critical Area Commission due to the overall limits of disturbance and potential proposed impacts to the 100-foot Buffer.</p>	<p>Annie Sekerak</p>
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<b>St. Mary's County – Elms Beach Park Development Improvements</b>	Michael Macon
<p><b>Information Only:</b> St. Mary's County is requesting preliminary feedback from the Project Committee regarding proposed development improvements to Elms Beach, a waterfront access park located in Lexington Park. The county wishes to expand existing parking, construct new restrooms, renovate an existing pavilion, replace an existing playground, construct Americans with Disability Act (ADA) – compliant boardwalks and walkways, build picnic pads, and construct stormwater management devices. Due to Buffer impacts, the project will require Conditional Approval under COMAR 27.02.06.</p>	