

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

October 16, 2024

Project Subcommittee Minutes

Subcommittee Members in Attendance: *Conway, Roberson (Co-Chair), Bradford, Grant, R. Hance, Kiernan, Morgan, Palma, Patel, Roche, Young*

Guests: Emma Pfefferkorn, Adam Brown, Jennifer Bird (PCI), plus representatives from the Anne Arundel County Fire Department, Planning Department, Department of Public Works, and PCI Consulting

1. Call to Order and Quorum Verification

- **Nick Kelly** opened the meeting and confirmed the presence of a quorum.
- 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 September 4, 2024 Minutes

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

3. Project Approval Requested: Cape St. Clair Fire Station Replacement – Conditional Approval

Presenter: Jennifer Esposito

Anne Arundel County is seeking approval from the Critical Area Commission to replace an existing fire station and build a new parking lot in Cape St. Claire. The County brought this project before the Project Subcommittee on December 13, 2023, for information only. During that meeting, the Project Subcommittee requested the County identify alternative mitigation sites closer to the project site and explore ways to further reduce the overall impacts on the site, including smaller-scale stormwater practices and opportunities to reduce tree impacts. The project currently being proposed incorporates the Project Subcommittee's recommendations as further detailed below. However, even with the reduction of impacts, this project will require Conditional Approval from the Critical Area Commission under COMAR 27.02.06 to exceed the 15% lot coverage limit and for non-water dependent impacts to the Buffer.

Discussion:

Commissioner Roberson: Will there be EV charging stations in the new parking area?

EP: yes, there are plans for two charging stations.

Commissioner Roberson: Commented that she hoped the mitigation plan will address the invasive species present on the planting site. **Jennifer Bird (PCI):** Plan is to clear a ten-foot wide border on each side of the plantings, to create a barrier. **EP:** There is a 10-year maintenance plan that will be carried out by the Facilities Maintenance Division. Having said that, there is a huge problem with invasive species on the Broadneck Peninsula. Goshen Farms is a volunteer organization with a long-term lease on the property.

Commissioner Hance: Concerned about the amount of clear-cutting planned, considering that there are a lot of native species that will be removed as well. **EP:** Initially the plan was to save native species where possible, but in the areas to be clear-cut the invasive species have taken over and the natives can't outgrow them. Areas are going to be over-planted, so hopefully they'll have a chance of overpowering the invasives.

Commissioner Conway: Commented that the plans don't specify the maintenance methods. Would like to see it spelled out more explicitly. **Jennifer Esposito:** The expanded plan does have more detailed explanations of maintenance plan. She will make that available for Commissioners to review prior to approval. **Charlotte Shearin:** Suggested changing the conditions of approval to require mitigation plans within 60 days, rather than 'prior to construction' so that they can have time to review thoroughly. **EP:** Said she believed that what the staff have right now are the Draft Final Mitigation Plan, which could be reviewed now. If revisions are needed, she will need feedback. **JE:** Will review current plan.

Commissioner Roberson: Would it be possible to extend the maintenance requirements? **Claudia Jones:** Normally only a 5-year maintenance requirement, but went to 10 years due to the extensive invasives on the site.

Following further discussion about the planting plans/mitigation plans, the Commissioners and staff changed the conditions of approval, to read as follows:

1. Within 60 days from the November 6, 2024 Commission Meeting, Anne Arundel County will coordinate with Commission staff to finalize mitigation plan (to include onsite and offsite mitigation) and seek final approval from Commission staff.
2. Prior to the start of construction, Anne Arundel County shall forward to Commission staff the following items:
 - a. Approved stormwater management and erosion and sediment control plans
 - b. The approved Mitigation Plan (to include onsite and offsite mitigation)
 - c. A signed Planting Agreement
 - d. Recorded Forest Conservation Easements for the Goshen Farm site
 - e. County's Lot Line Reconfiguration Findings for the lot line adjustment required for the Fire Station Parcel and Parcel 36.

Chair Conway opened the floor for a motion to approve with the amended conditions. **Commissioner Roberson** so moved. **Commissioner Young** seconded. **Motion passed unanimously.**