

Critical Area Commission
Chesapeake and Atlantic Coastal Bays
Meeting Held via Google Meet

July 1, 2026
Project Committee Minutes

Committee Members in Attendance: *Conway (Chair), Bland, Bradford, Grant, R. Hance, Morgan, Palma, Patel, Roche, Young, Heather Nelson (MDE – for Roberson)*

Guests: Khalid Qadwai, Dominique Calderin, Imad Sheikh (all WSSC)

1. Welcome and Roll Call:

- Commissioner Roberson 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.
- Jennifer Esposito opened the meeting with a roll call and noted there was a quorum. Commissioner Grant read the statement regarding virtual meetings.

2. Approval of Minutes from April 8, 2026

- Motion to Approve: Commissioner Palma
- Second: Commissioner Grant
- Vote: All voted in favor of approving, with abstentions from Commissioners Conway and Patel. The minutes were approved.

3. VOTE – APPROVAL REQUESTED: Washington Suburban Sanitary Commission – Anacostia Depot Reconfiguration

Presenter: Kathryn Hayden

Ms. Hayden presented in accordance with the staff report. The Washington Suburban Sanitary Commission (WSSC) is seeking a conditional approval for nonwater-dependent Buffer impacts at their Utility Services Department in Hyattsville. The project was presented as information only to the Project Committee on January 14, 2026. Feedback was provided and incorporated into the revised plans.

Discussion:

Chair Fisher started the discussion with a few comments and questions. First, he commented that in general the Commission prioritizes mitigation in the same watershed, but that in this case there are a couple of distinctions that make him more comfortable with the mitigation being proposed. This is a redevelopment site, so on balance conditions will be improving, without additional impacts on the local watershed. He said he had a question about the jet truck building, which is in the Buffer. His understanding was that there is no stormwater treatment for that building. **Imad Sheikh (WSSC)** clarified that the roof pitched naturally toward the Quincy Run stream due to hydrological constraints, but runoff would be collected via gutters and piped safely via a splash pad outfall to prevent slope erosion. The site's stormwater systems broadly over-treat the area, making further integration into adjacent facilities structurally unviable.

Commissioner Rosa Hance asked whether trees were being removed for the stormwater underground footprints. **Imad Sheikh** responded that only shrubs along Kenilworth Avenue would be removed, and all stormwater units are sitting under existing paved areas. **Commissioner Hance** and **Chair Conway** recommended that

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WSSC look into optimizing shade trees within the reconfigured parking lots to further mitigate the urban heat island effect. **Ms. Hayden** referred back to the mitigation plan that showed several trees to be planted.

VOTE:

Commissioner Conway read the recommendation from the staff report, which was to approve with the condition that prior to the start of construction, WSSC submit to the Commission staff the final stormwater management and erosion sediment control plan approvals from the Maryland Department of the Environment.

Motion to approve: Commissioner Grant

Second: Commissioner Rosa Hance

Vote: All in favor. **Motion passed unanimously.**

Meeting adjourned 10:52 a.m.

Next Project Committee meeting will be held virtually on August 12, 2026.