

**Critical Area Commission
Chesapeake and Atlantic Coastal Bays
Meeting at 100 Community Place, Crownsville, Maryland**

March 1, 2023

Program Implementation Subcommittee Minutes

Attendees: *Greer (Chair), Ferguson, Gerthoffer, Grant, Herr-Cornwell, Hewitt, Lewis, Malkus, Mulkey, Taylor*

Item 1. Approval of February, 2023 Program Subcommittee Meeting Minutes

Commissioner Ferguson moved to approve the minutes from the February 1 Program Subcommittee meeting. Commissioner Hewitt seconded the motion. All voted in favor. **Motion passed unanimously.**

Item 2. Refinement: Town of Leonardtown – New IDAs less than 20 Acres Text Amendment (St. Mary’s County)

Presented by Annie Sekerak

On February 13, 2023, the Leonardtown Town Council approved a text amendment to the Town Code. Emergency Ordinance No. 215 will amend Section 60-7 of the Town Code to correct minor errors inadvertently enacted by Ordinance 204 (the comprehensive review of the Leonardtown Critical Area program) and to specifically allow for the use of growth allocation for new Intensely Developed Areas (IDAs) less than 20 acres.

Discussion:

No questions. Commissioner Hewitt motioned to approve the refinement. Commissioner Lewis seconded. **Motion passed unanimously.**

Item 3. Refinement: Town of Leonardtown – St. Mary’s Nursing Home Growth Allocation (St. Mary’s County)

Presented by Annie Sekerak.

The Town of Leonardtown is requesting growth allocation to change the designation of 12.67 acres of a Resource Conservation Area (RCA) to an Intensely Developed Area (IDA). The subject parcels (Tax Map 41, Parcels 2 and 57) are located at 42156 Saint Andrews Church Road in the Town of Leonardtown. If the growth allocation is approved, the Critical Area designation will allow for an institutional use of the site, as already allowed by the underlying zoning.

Discussion:

Commissioner Ferguson asked about whether additional infrastructure will be needed (roads), and Ms. McKay said that per SHA comments the existing roads are adequate. Commissioner Gerthoffer also asked about the sewage connection and whether other properties would be able to connect. Ms. McKay stated only the nursing home can connect at this time and once the waste

water treatment plant is upgraded, other expansion will be allowed. Ms. Greer asked for clarification on the wastewater capacity and the Town assured that capacity was available.

Commissioner Hewitt moved to approve the growth allocation request. Commissioner Ferguson seconded the motion. **Motion passed unanimously.**

Item 4. Town of Perryville – Critical Area Map Update Extension (Cecil County).

Presented by Michael Grassmann

January 28, 2023 was the 24-month deadline for the Town of Perryville, located in Cecil County, to adopt their updated Critical Area Maps. The Town is unable to meet this deadline due to revising the Town's Critical Area Code as part of the mapping update. The Town expects to adopt the proposed map updates after a public hearing on April 4, 2023. As such, the Town of Perryville is requesting a 90-day extension of the Critical Area updated map adoption timeline; therefore, the new deadline for local approval of the Critical Area maps would be April 28, 2023.

Discussion: None.

Commissioner Malkus moved that the Program Subcommittee approve the map update extension requested by the Town of Perryville. Commissioner Herr Cornwell seconded the motion. **Motion passed unanimously.**