

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

June 7, 2023

Project Implementation Subcommittee Minutes

Attendees: Eames, Glanz, Grant, Mahoney, McCall, McCarthy (to make quorum), Palma, Roberson

Item 1. Historic Annapolis/State of Maryland – Brice House Restoration (City of Annapolis)

Presented by Kate Durant

Historic Annapolis is proposing to construct an underground vault and new retaining walls to support restoration work at the Brice House, a property owned by the State of Maryland. The renovations will also include demolishing most of the existing brick walkways and walls and constructing new brick walkways that are historically accurate to when the building was originally constructed.

Discussion: David Albemonte was present as a representative of Historic Annapolis. Commissioner Palma asked for clarification on the installation of a stormwater vault. Commissioner Mahoney asked about the brickwork being replaced. Mr. Albemonte answered both questions.

Project Subcommittee Acting Chair McCall moved to approve, and Commissioner Mahoney seconded. Motion passed unanimously.

Item 2. Maryland Transportation Authority (MDTA) – Amendment to Nice Bridge Improvement Project Condition #2: Offsite Mitigation (Charles County)

Presented by Kate Durant

In August of 2018, the Critical Area Commission unanimously approved, with five conditions, the Maryland Transportation Authority's (MDTA) Governor Harry W. Nice Bridge (Nice Bridge) Improvement Project. In 2019, the Commission approved an amendment to condition #2, regarding off-site mitigation. The work was to be completed by December 2022, but various situations prevented that. MDTA is asking for an extension of the period for completion, to November 30, 2024.

Discussion:

Commissioner McCall asked for a motion to approve. Commissioner Palma so moved. Commissioner Glanz seconded. **Motion passed.**

Item 3. Maryland National Capital Park and Planning Commission (MNCPPC) – Jackson Landing Boating Facility Renovations (Prince George's County)

Presented by Michael Grassmann

The Maryland-National Capital Park and Planning Commission (M-NCPPC), Prince George's County Department of Parks and Recreation proposes to renovate the Jackson Landing Boating Access Facility, located at the Patuxent River Park, 16000 Croom Airport Road. This facility is one of only six public boat launches on the entire 115-mile Patuxent River. The boat launch is heavily used, as over 35,000 vehicles visited the launch in 2020. Thus, the 25-year-old Jackson Landing Boating Access facility has reached its end-of-life cycle and is in need of complete renovation.

Discussion: Jason Traband from BayLand Consultants was present to answer questions. Commissioner Roberson asked about the calculation of stormwater management based on no disturbance. Was there to be no grading of parking lot? Mr. Traband stated only minor grading to reduce slope.

Commissioner McCall asked for a motion to approve, and Commissioner Eames so moved. Commissioner Roberson seconded. Motion passed.

Item 4. University of Maryland Center for Environmental Science (UMCES) – Chesapeake Analytics Collaborative Building – Conditional Approval (Calvert County)
Presented by Tay Harris

The University of Maryland Center of Environmental Science (UMCES) proposes to demolish two existing buildings and construct the Chesapeake Analytics Collaborative Building and its associated amenities, at the Chesapeake Biological Lab (CBL) site located in Solomons Island at 170 Farren Avenue.

As a state agency action on State-owned land, the project requires review under COMAR 27.02.05. The portion of the project within the RCA exceeds the 15% lot coverage limit, therefore Conditional Approval under COMAR 27.02.06 is also required.

Discussion: Staff from UMCES were on hand to answer questions. Commissioner McCall opened the floor to discussion. Commissioner Roberson asked whether the outfall mentioned in the staff report was an existing one or a planned one, and it was clarified that it is an existing outfall, so no permits required. Commissioner Mahoney stated this is a great project for the County, and he's really glad to see it happen.

Commissioner McCall asked for a motion to approve, and Commissioner Mahoney moved to approve with conditions as outlined in the staff report. Commissioner Roberson seconded. Motion passed.

Item 5. Baltimore County Recreation and Parks – Sparrows Point Park (Conditional Approval)

Ms. Makhoulf was still in the Program Subcommittee meeting, so Mr. Kelly presented on her behalf.

The Baltimore County Department of Recreation and Parks is seeking approval to construct a new park with a community building, multipurpose field, playground, pier and kayak platform, and associated infrastructure including stormwater management (SWM) facilities. The project site is enrolled in the Maryland Department of the Environment (MDE) Voluntary Cleanup Program (VCP). The contamination on site is due to its past use as part of the larger Sparrows Point/Bethlehem Steel site and rail yard. A cap is required for the site to be used by the public. Construction is anticipated to begin in Fall 2023 and the grand opening is expected to take place in Fall/Winter 2024.

Due to the past contamination, the limited ability to use the entire site, and the remediation work that must be completed, the project will result in Buffer disturbance. The Buffer has been expanded due to steep slopes and contiguous nontidal wetlands. The capping is required to provide safe use of the site. The grading in the Buffer is necessary to tie the cap fill into existing grades. Therefore, the project requires conditional approval under COMAR 27.02.06 by the Commission because the proposed permanent disturbance in the Buffer is not water-dependent.

Discussion: Commissioner McCall opened to discussion. Commissioner Grant referred to the staff report where it mentioned limited access due to contamination, and wondered how areas would be made safe. Staff present noted that there will be signage, along with capping. Commissioner Eames asked for, and received, clarification about the capping process.

Commissioner McCall asked for a motion to approve, and Commissioner Palma so moved. Commissioner Eames seconded. All in favor, motion passed.

Item 6. Maryland Department of Natural Resources (DNR) and Department of General Services (DGS) – Turkey Point Lighthouse Road and Parking Lot Improvements – Elk Neck State Park (Cecil County)

As Ms. Makhoulf was still in the Program Subcommittee meeting, Ms. Shearin presented the project on her behalf.

The Maryland Department of Natural Resources (DNR) Engineering and Construction Unit and the Department of General Services (DGS) are seeking approval to construct improvements at Turkey Point Lighthouse. Proposed improvements include realignment of an existing access trail away from an eroding cliff, improvements to the existing entrance and removal of the existing gravel parking lot, construction of a new asphalt parking lot, improvements to the remaining length of gravel trail leading to the Turkey Point Lighthouse, improvements at the lighthouse to address ADA accessibility, installation of stormwater management (SWM) facilities, and restoration of the existing gravel trail.

Discussion: Commissioner McCall asked about plans for regeneration in the areas where the road was being removed. Ms. LeeAnne Chandler stated that there would be some planting and soil enrichment, and there should be some natural regeneration in time as well.

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Commissioner McCall asked for a motion to approve, and Commissioner Grant so moved.
Commissioner Glanz seconded. All in favor, motion passed.