

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

September 7, 2022

Project Implementation Subcommittee

Approved October 5, 2022

Attendees: Hertz (Chair), Eames, Grant, Mahoney, McCall, McDowell, Papagni (for Varney-Alvarado), Parker, Roberson

Item 1. May Project Subcommittee Minutes.

Commissioner Hertz asked for a motion to approve the Project Subcommittee meeting minutes from the July 6 meeting, with the following corrections: add Commissioner Beulah and Commissioner Eames to the list of attendees; add correct meeting date to headers. Commissioner Eames so moved. Commissioner Roberson seconded the motion. **Motion passed unanimously.**

Item 2. Historic St. Mary's City Commission – ADA Restrooms at the Historic State House (St. Mary's County)

Presented by Susan Makhoul

Historic St. Mary's City Commission (HSMC-C) and the Department of General Services (DGS) are seeking approval to demolish an existing one-story restroom facility and construct a new, two-story, ADA-accessible restroom facility. The project requires Commission approval because it does not qualify for approval under the Memorandum of Understanding between HSMC-C and the Critical Area Commission due to the new structure intruding further waterward in the Buffer than the existing structure. In addition, the project requires conditional approval by the Commission because the proposed permanent disturbance in the Buffer is not water-dependent and because the project will impact steep slopes.

Discussion: Commissioner Eames asked for clarification about the tree replacement requirements for canopy removed within the Buffer. Staff clarified that the requirement for Buffer disturbance is 3:1, plus an additional 1:1 for any tree canopy removed.

Commissioner McCall asked if other sites were considered in order to minimize impacting the Buffer. Joe Kangas, Director of Facilities and Grounds at HSMC, explained that the location was chosen because of its proximity to the existing facility, and to the State House, and further noted that the pathway down to the facility is being built up rather than digging further down, minimizing archaeological disturbance. There will be ongoing coordination with the Maryland Historic Trust.

Commissioner Mahoney made a motion to approve the project as proposed. Commissioner McCall seconded. **Motion passed unanimously.**

Item 3. Charles County Department of Recreation and Parks – Chapel Point State Park Improvements

Presented by Jen Esposito

Charles County Department of Recreation, Parks, and Tourism is seeking approval to expand and improve shoreline access at two areas of Chapel Point State Park. The park is owned by the Department of Natural Resources, Maryland Park Service, but 50 acres are managed and maintained by the County under a lease agreement. The goal of the improvements is to enhance and expand existing shoreline access to account for the increase in recreational use the park is currently experiencing. Portions of the proposed improvements will be located within the Critical Area Buffer. The impacts and lot coverage associated with shoreline access are considered water dependent. All other improvements are considered nonwater-dependent impacts, but some are still located in the Critical Area Buffer due to existing conditions, such as expanding portions of existing roads and parking areas that are already compacted due to daily use. Because of this, the project requires conditional approval by the Commission under COMAR 27.02.06.

Discussion: Commissioner Hertz asked about the invasive species removal plans in regards to the ailanthus present, and asked how plantings would be managed so as not to be outcompeted by ailanthus or damaged by deer browse. County staff replied that the planting plan includes invasive species control and also survivability assurance for plantings.

Commissioner Roberson moved to approve the proposed improvements as outlined in the staff report. Commissioner Parker seconded the motion. All voted in favor. **Motion passed unanimously.**