

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

**April 8, 2026
Project Committee Minutes**

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

Guests: Antwan Byrd (Baltimore City staff), Sean O'Donnell (Geosyntec), Daniella Hutcherson (Baltimore City staff), Faith Ezell (Geosyntec), Grace Hansen (Baltimore City staff), Matthew Garbark, Kendall Abu-Hakim

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.
- Nick Kelly, Ph.D. opened the meeting with a roll call and noted there was a quorum. He also noted that the meeting was being recorded.

2. Approval of Minutes from February 25, 2026

- Motion to Approve: Commissioner Grant
- Second: Commissioner Hance
- Vote: All voted in favor of approving. The minutes were approved.

3. PRESENTATION: Information Only: Baltimore City – Redevelopment and Expansion of the Western Sanitation Yard

Presenter: Maggie White

Ms. White presented in accordance with the staff memo. The Baltimore City Bureau of Solid Waste is requesting preliminary feedback from the Project Committee to expand a nonconforming use – a sanitation yard – in the Resource Conservation Area which will require Conditional Approval by the Commission.

Antwan Byrd, Chief of Disposal Services for Baltimore City, shared more information about the project. He gave an overview of city facilities, showing a map that had all five sites on it. He explained that this site was a hub for the southwest portion of the city. Alternative sites were explored but the Reedbird site really is the only acceptable one.

Discussion questions for the Committee:

Is there an opportunity for the City to reduce lot coverage and/or further minimize impacts to the Critical Area to better align with the spirit and intent of the Critical Area law and regulations and the City's Critical Area Program?

Has the City investigated other options to provide facility needs and adequate parking that would avoid and/or minimize impacts to the Critical Area RCA?

What type of parking analysis was completed to justify the parking increase by 78 spaces?

Is permeable paving feasible for this site?

Discussion:

Commissioner Roberson started the discussion by asking the City representatives to speak to efforts that were made to reduce lot coverage and minimize impacts to the Critical Area Buffer. Sean O'Donnell, from Geosyntec, responded. Regarding reducing lot coverage, he mentioned that there will be an upcoming site visit to evaluate the status of previous mitigation plantings on the site, and the amount of additional plantings is yet to be determined. The proposed lot coverage is needed because traffic is using the same entrance as residents and sanitation employees. Safety concerns necessitate separate entrances, exits, and flow of traffic. Currently, residents are queuing on the street, causing a backup that can be dangerous.

Commissioners questioned the number of parking spots. The project team clarified that the site supports over 200 workers daily and requires secure, on-site storage for fleet vehicles serving half the city.

The City confirmed that permeable pavers are not feasible for this site. MDE's Land Restoration Program requires impervious surfaces to prevent water infiltration that could mobilize underground contaminants from the former landfill.

Chair Fisher asked if longer term plans would include the need to expand lot coverage. The City said MDE suggested an analysis be performed on the cap-thickness to identify where there is six feet or more of soil depth to identify locations for woody plantings. Where there is less than six feet of soil depth, there could be the potential for a walking trail.

The Committee suggested: incorporating educational signage regarding the Critical Area, the history of the site, and waste diversion/stormwater management; and minimizing parking spaces.

Project Committee Co-Chair Roberson concluded the discussion, noting that the City provided substantive information for the staff's review. The project is expected to return to the Committee for a formal vote at a later date.

Meeting adjourned 10:47 a.m.

Next Project Committee meeting will be held virtually on May 20, 2026.