

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

**September 17, 2025
Project Committee Minutes**

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

1. Call to Order and Quorum Verification

- Jennifer Esposito opened the meeting with a roll call and noted there was a quorum. She also noted that the meeting was being recorded.
- Ms. Esposito 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.

2. Approval of June 25, 2025 Minutes

- Motion to Approve: Commissioner Grant
- Second: Commissioner Morgan
- Vote: Commissioners Patel, Roberson and Bradford abstained from voting, as they were not present at that meeting. All others voted in favor of approving. The minutes were approved.

3. VOTE – APPROVAL REQUESTED: Maryland Department of Natural Resources – Assateague State Park – Replacement Ranger Station and Parking Lot Reconfiguration

Presenter: Kathryn Hayden. Recommend approval with conditions.

Ms. Hayden presented for vote in accordance with the staff report, the contents of which are incorporated into and made part of the minutes. Maryland Department of Natural Resources (DNR) is seeking approval for the reconstruction of the ranger station building and the reconfiguration of an existing parking lot.

Discussion: Chair Fisher commented that, as a barrier island, Assateague is in a situation of knowing that the island is constantly shifting, and that any changes will not be long-term solutions. Ms. Chandler acknowledged this and also mentioned that Assateague State Park is Maryland's largest and most well-used state park, with 360 campsites. She stated that DNR has discussed moving the campground to the mainland and providing alternative access to the island to decrease the infrastructure on the island. Currently, DNR is trying to balance the desires of the current visitors for increased infrastructure with the understanding that retreat will be necessary in the future.

VOTE:

Commissioner Roberson requested a motion for approval with conditions as recommended in the staff report. Commissioner Hance so moved. Commissioner Bradford seconded. **Motion passed unanimously.**

Next meeting of Project Committee will be October 22, 2025.