

## ECPC September Meeting Minutes, Sept 9, 2009

**In attendance:** MJ Minton, Frank Dertzbaugh, Dough Chapin, Jim DiMeglio

**Budget:** We currently have \$55,371.24 in the M&T escrow account from the first tax assessment.

**Water & Sewer** – There is a hearing with the Planning Commission on 9/16/09 for the pump station symbol. The Planning Commission in their staff reports is recommending approval. From there it will go to the Board of County Commissioners for their vote. Then the county attorney sends the approvals to MDE and they send out the final approval.

**FRO** – There was a meeting with Mike Wilkins to discuss the FRO requirements and if Aspen North would be exempt from the new provisions. In attendance were Jim DiMeglio, and Fran Zeller from Harris & Smariga. Mike said that Aspen North did not have to adhere to the new under 40,000 square feet requirements, and that the individual lot owners are not subject to FRO, but the roads were, even though they had been somewhat cut out initially. The lot that the pump station will be sitting on will be subject to FRO. Clay Edwards, general manager from the LLA HOA, identified some acreage that might be acceptable for the replacement requirements in Audubon. This wooded common area acreage, sit in low lying areas that Mike confirmed would be acceptable to use as dedication of a permanent forest easement to match the forest removal calculations for the roads and infrastructure.

**Easements** – Water and Sewer easements would need to be obtained and most would be from the LLA as they fall in the LLA utility easements. The hydrants will need a small area of easements dedicated around them as per the comments from the water and sewer submittal. SWM easements should also come from LLA. Additional discussion continued on the temporary grading easements/permission letters that would be needed to send out to property owners. Letters will be sent out requesting permission for the necessary grading that falls outside of the 10' LLA utility easement on every property. Some trees will be removed. This will be done in accordance with the plans and drawings as approved for the road improvements.

**SWM** – Comments are back from the first submittal on the SWM plan. If need be the project will be submitted in 2 phases so as not to have any delays in approvals. Phase 1 will be all the SWM, grading, roads and water and sewer. Some of the lines will be capped or incomplete in the higher elevations and going to the pump station. Phase 2 will be just the pump station since that is not ready for submittal yet. If we wait for the pump station and try and keep the project in 1 phase we will be hinged on the pump station and that is taking additional hearings and work to be ready. This way we can still move the project forward with submittals and address comments and concerns from the county.

**Comments** – The most concerning comments are from Byron Mitchell, fire safety, regarding the size of the cul-de-sac on Shalom Court. He would like to see it increased to 84' to allow for a fire truck to turn around since that road is larger than 150' which makes it prohibitive to back up. Adding the additional footage will affect the SWM calculations and pose additional grading on the cul-de-sac lots. This will create additional expense in asphalt and SWM devices and put a greater hardship on the size of some of the lot's building envelope. Currently as platted the cul-de-sac is 68'.

The second comment that needed addressing was from Ron Burns regarding the size of the road. As submitted they meet Linganore private roads standards of 20'. Ron was asking to increase the road size to 22' given the high density of the community. This again would pose a greater expense on the cost of asphalt, and affect the SWM calculations.

We will schedule a meeting with both to discuss with our engineers. All other comments were acceptable.