

Meeting Minutes: West Winds Stream Restoration

Date: 09-05-2025

Facilitators:

- Keith Moore, Professional Engineer, Frederick Seibert & Associates
- Thomas Hafner, Environmental Scientist & CAD Draftsman, Frederick Seibert & Associates
- Sam Hunter, Natural Resource Manager, Lake Linganore Association

1. Purpose of Meeting

- Required public engagement for Maryland Department of the Environment (MDE) permitting.
- Presentation of the stream restoration project at the former pond site east of Country Club Road.

2. Project Overview

- Pond drained due to rusted outlet pipe and downstream pipe collapse.
- Daylighting the stream across the old fairway.
- Restore pond area to wetlands.
- Remove embankment and create a stable outfall.

3. Restoration Design

- Meandering stream with riffles and pools.
- Pools range from 1-2 feet deep; riffles approx. 8 inches.
- Step-pool cascade structure for grade transition.
- Pond bottom classified as wetlands by the state.
- Wetland area will be reseeded and maintained post-construction.
- Channel approx. 8 feet wide.

4. Construction Details

- Grading plan includes sediment and erosion control.
- Culvert under new trail (old golf cart path) to allow stream crossing.
- Live stakes (saplings) drilled into stream banks to stabilize and regulate temperature.
- 0.1 acres of tree clearing required.
- Long-term goal to reforest parcel.

5. Permitting & Documentation

- Stream Restoration Design Report.
- Hydrology & Hydraulics Report.
- Internal Alternatives Analysis.

- MDE Checklist (includes public engagement).

6. Community Impact

- Notification to all 21 adjacent properties and broader community.
- Equipment access via old maintenance road near driving range.
- Minimal noise and disruption expected.

7. Monitoring

- Post-construction monitoring required by MDE.
- Reports will be submitted to ensure project success.

8. Questions & Answers

- What is the project's timeline?
 - Current stage: Permit application to MDE and county.
 - Next steps: Send project out to bid, review bids, select contractor.
 - Construction anticipated late fall to early winter.
 - No work allowed March 1 – May 31 due to stream classification (Use Class IV-P).
 - Project expected to be completed before March 1.
- Is winter weather a hinderance?
 - Winter work permitted unless severe weather delays occur.
 - This is not anticipated to be an issue.
- Do you have any info on who is paying for this and what the cost would be?
 - Covered by community improvement fund or reserves.
 - Not eligible for grants within required timeline.
 - Estimated cost is likely under \$500,000.
 - final cost TBD via bidding.
- Will the broken pathway be fixed?
 - Broken pathway near walnut tree to be removed.
 - New path rerouted and constructed with culvert.

9. Closing

- Meeting recorded for future sharing.
- Attendees encouraged to reach out with further questions.
- Contact information for project manager provided.