

PLANNING COMMISSION
JUNE 19, 2013

Chairman Chris Cerino called the workshop session to order at 6:30 p.m. In attendance were Commission members Christine Betley, Paul Showalter and Gil Watson, Kees de Mooy, Zoning Administrator, Andrew Meehan, Esquire, Jennifer Mulligan, Stenographer and guests.

Mr. Cerino explained to Mr. Shoge and Mr. Bowering (potential new members of the Planning Commission in attendance) that the Planning Commission has been holding workshop sessions at 6:30 p.m. on meeting nights to update and revise the Comprehensive Plan. He said that the Commission was hoping to have a revised draft of the Plan ready by November 2013.

Mr. Cerino stated that the Commission would review pages 93-97 Public Facilities at this meeting.

Mr. Watson stated that he thought the Public Facilities element should contain more information on the marina and the Armory.

The Commission decided that the map on page 97 was unnecessary and it would be removed.

The "Water and Sewerage Systems" portion had to be updated completely in regards to the numbers and work that has been done. Mr. Watson stated that the word "treatment" after fluoride in the second paragraph should be removed. The last sentence on the page should be removed and replaced indicating that the BNR/ENR facility was completed.

Mr. Cerino suggested that page 94, "Planning for the Future of Water and Sewerage Systems" refer back to the Water Resources Element and to remove this paragraph. Mr. de Mooy stated that it could be made present tense.

Mr. Cerino stated that "Recreation" needed additions. The Rail-Trail, Rolling Road Park, Gateway Park and Remembrance Park should be added. The dinghy dock was built on Cannon Street and the gazebo was at Wilmer park.

Ms. Betley stated that the Recreation Commission should be identified. She added that there was an implication that there was a relationship with the School Board that did not exist. She said that there were no facilities for young children and the use of the playground at Garnett was for off-hours only. Nothing existed for zero to 5-years, children who would be using a playground during school hours.

Mr. Watson stated that the Town was supportive of 5k and 10k runs. He said that he would like to see this included in the Plan. Ms. Betley stated that the Town was proactive in many events such as the Farmer's Market, Art in the Park, Tea Party and the National Music Festival, etc. The cooperation of the Town was an important aspect to

these events and allows for use of the Public Facilities and should be added to the language.

Ms. Betley suggested combining "Recreation" and "Future Recreation" into one section, deferring planning to the Recreation Commission. There should be facilities for all demographics.

Mr. de Mooy stated that the findings of the Waterfront Revitalization Task Force would be submitted and possibly included in this section as well.

"Planning for Public Safety in the Future" (page 95) should be changed to reflect that a study was beginning in order to plan for a new police station.

"Streets" (page 95) should include the addition of sidewalks in Town. Mr. Cerino stated that the recommendations of moving the maintenance yard to a more appropriate industrial setting should be added. The Commission agreed.

Mr. Cerino read the section on "Kent County" (page 95). It needed updating to remove the "Robert Leathers" playground and changes to the numbers of children in the schools. Chestertown Middle School is now the Kent County Middle School, housing the entire county's middle school population, and likely has more children. The Town has no role in the County schools so the sentence regarding renovations should be removed. The last sentence should be removed as the College now owns the Board of Education building.

"Planning for the Future of Educational Facilities" (page 95) should be stricken entirely.

"County Structures" (page 95) should remove the Visitors Center as it belongs to the Town and the Department of Public Works as it is not in Town limits.

"Public Landings" (page 96) should include the Sultana Dock. This would be the place to include the marina area. Mention the County owned area in the County section. The area should be moved close to recreation, as it should include the water trails.

"State of Maryland and Federal Government" (page 96) should have the State Highway Administration District Office on MD 291 and the Newman Armory on MD 289 removed.

"Private" (page 96) should have the description of the hospital changed and updated. Washington College's portion should have "which has led to some conflict with neighbors and town planners. Here "solutions must be found" should be removed. Mr. Cerino stated that verbiage indicating that there is an opportunity to partner with the College to enhance the waterfront and create new economic activities should be added. Chester River Yacht and Country Club should be deleted. The Chestertown Volunteer Fire Department paragraph should have the last sentence removed.

“Public Facilities Action Plan” (page 96) will add “development and annexation” after the first bullet. The last bullet (page 97) should have the word “large” placed before development.

Mr. Cerino stated that that the Commission would focus on Sensitive Areas, pages 101-111 at the July 17, 2013 meeting. The workshop would begin at 6:30 p.m.

Mr. Cerino called the regular meeting to order at 7:32 p.m.

MINUTES OF PLANNING COMMISSION MEETINGS

Mr. Cerino asked if there were any additions or corrections to the minutes of the meeting of May 15, 2013. **Ms. Showalter moved to accept the minutes as presented, was seconded by Mr. Watson and carried unanimously.**

FINAL SITE PLAN – PNC BANK – 803 WASHINGTON AVENUE – INCREASED CANOPY COVERAGE

Mr. Ray Strauss of H&H Builders and Mr. John Dwyer of PNC Bank were present for the application.

Mr. Strauss stated that PNC wanted to add 8’ of canopy over a blacktopped drive-thru lane, which was existing at the site. He said that PNC currently has two (2) drive-thru lanes and were proposing to have a drive-thru ATM closest to the building and add a canopy over the third lane to make it another drive-thru service area.

Mr. Showalter stated that the light on the PNC Bank was spilling out onto Rt. 213 and said that he would like the lighting to be compliant with the Night Sky Ordinance.

Mr. Dwyer stated that lighting was an important requirement for security reasons, but he did not see why the bank could not be Night Sky compliant, by aiming the lighting downward instead of outward.

Mr. Watson moved to approve the plan as submitted, with the condition that any new and existing lighting on the PNC site (building and land) be brought into compliance with the Town of Chestertown Night Sky Ordinance, was seconded by Mr. Showalter and carried unanimously.

There being no further business, **Mr. Grotsky moved to adjourn the meeting at 7:45 p.m., was seconded by Mr. Showalter and carried unanimously.**

Submitted by: 
Jennifer Mulligan
Stenographer

Approved by:
Chris Cerino
Chair