

**WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE
AGENDA**

Wednesday, August 9, 2023 at 1:00 p.m.

**Worcester County Government Center, Room 1102, One West Market St. Snow Hill,
Maryland 21863**

- I. **Call to Order**

- II. **Positive Energy – Site Plan Revision**
Site plan review for after the fact additions and alterations to the existing buildings and parking area for Positive Energy. Located at 9939 Jerry Mack Road, Tax Map 26, Parcel 136, Tax District 10, C-2 General Commercial District, Reet Reet, Inc., LLC, owner / Gregory P. Wilkens Surveyor, Inc., surveyor

- III. **Positive Energy – Minor Site Plan Review**
Site plan review for an off-site parking area for Positive Energy. Located at 9939 Jerry Mack Road, Tax Map 26, Parcel 471, Tax District 10, C-2 General Commercial District, Reet O2, LLC, owner / Gregory P. Wilkens Surveyor, Inc., surveyor

- IV. **Triple Crown – Preliminary plat review**
Preliminary plat review for Phase II of Triple Crown Residential Planned Community (RPC). Proposed construction of 30 Single Family Units. Located on the northerly side of Gum Point Road east of Preakness Drive, Tax Map 21, Parcels 67 & 74, Tax District 3, R-1 Rural Residential District, Triple Crown Estates, LLC, owner / Vista Design, Inc., architect.

- V. **Adjourn**

TECHNICAL REVIEW COMMITTEE

STAFF PERSON: _____ DATE OF MEETING:

PROJECT: Positive Energy –Site Plan Revision

Site plan review for after the fact additions and alterations to the existing buildings and parking area for Positive Energy. Located at 9939 Jerry Mack Road, Tax Map 26, Parcel 136, Tax District 10, C-2 General Commercial District, Reet Reet, Inc., LLC, owner / Gregory P. Wilkens Surveyor, Inc., surveyor

APPLICANT(S) IN ATTENDANCE:

TRC MEMBERS IN ATTENDANCE:

- _____ Tremblay, Zoning Administrator
- _____ White, DRP Specialist
- _____ Miller, Building Plans Reviewer III
- _____ Mitchell, Environmental Programs
- _____ Evans, Environmental Programs
- _____ Bradford, Environmental Programs
- _____ Birch, Environmental Programs
- _____ Long, Environmental Programs
- _____ Mathers, Environmental Programs
- _____ Owens, Fire Marshal
- _____ Lynch, County Roads
- _____ Berdan, County Roads
- _____ Wilson, State Highway Admin.
- _____ Ezzat, State Highway Admin.
- _____ Clasing, W & WW, DPW
- _____ Knight, Planning Commission Rep.

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DEPARTMENT OF  
DEVELOPMENT REVIEW AND PERMITTING

## Worcester County

GOVERNMENT CENTER  
ONE WEST MARKET STREET, ROOM 1201  
SNOW HILL, MARYLAND 21863  
TEL: 410.632.1200 / FAX: 410.632.3008  
<http://www.co.worcester.md.us/departments/drp>

ZONING DIVISION  
BUILDING DIVISION  
DATA RESEARCH DIVISION

ADMINISTRATIVE DIVISION  
CUSTOMER SERVICE DIVISION  
TECHNICAL SERVICES DIVISION

### WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE MEETING

August 9, 2023

#### **Positive Energy –Site Plan Revision**

Site plan review for after-the-fact additions and alterations to the existing buildings and parking area for Positive Energy. Located at 9939 Jerry Mack Road, Tax Map 26, Parcel 136, Tax District 10, C-2 General Commercial District, Reet Reet, Inc., LLC, owner / Gregory P. Wilkens Surveyor, Inc., surveyor.

**Prepared by:** Stuart White, DRP Specialist

**Contact:** [swhite@co.worcester.md.us](mailto:swhite@co.worcester.md.us) or (410) 632-1200, extension 1139

#### **General Requirements:**

1. In order to obtain a Building Permit, the applicant must submit the following to the Department:
  - a. A complete Building Permit Application along with the initial fee of \$350 made payable to “Worcester County.”
  - b. Four (4) sets of complete construction plans (footing, foundation, framing, floor plan and building elevations (front, rear and sides)). The construction plans must be sealed by an architect and prepared in accordance with the applicable International Building Code, Energy Code, and ADA Code.
  - c. Four (4) site plan sets as approved by the Technical Review Committee.
2. Once the permit is issued, the applicant must coordinate all necessary inspections with the respective Building/Housing/Zoning Inspector. The Department requires 24-hour notice for all inspections. The inspector may require special or additional inspections as needed.
3. In order to obtain a Certificate of Use and Occupancy, all of the necessary inspections must be completed and approved by the various inspections’ agencies (building, zoning, plumbing, electrical, water, sewage, health, roads, etc.). Two (2) sets of As-Builts (illustrating all lighting, landscaping, parking, signs etc.) must be submitted at least one (1) week prior to the anticipated occupancy of the building, structure, or use of land. **Please note that it is unlawful to occupy a structure (employees or patrons) without the benefit of a Certificate of Use and Occupancy.**

**Project Specific Comments:** This project is subject to, but not limited to, the following sections of the Zoning and Subdivision Control Article:

|                 |                                                                                |
|-----------------|--------------------------------------------------------------------------------|
| <b>§ZS1-210</b> | C-2 General Commercial District                                                |
| <b>§ZS1-305</b> | Lot Requirements Generally                                                     |
| <b>§ZS1-306</b> | Access to Structures                                                           |
| <b>§ZS1-319</b> | Access and Traffic Circulation Requirements                                    |
| <b>§ZS1-320</b> | Off-Street Parking Areas                                                       |
| <b>§ZS1-321</b> | Off Street Loading Spaces                                                      |
| <b>§ZS1-322</b> | Landscaping and Buffering Requirements                                         |
| <b>§ZS1-323</b> | Exterior Lighting                                                              |
| <b>§ZS1-324</b> | Signs                                                                          |
| <b>§ZS1-325</b> | Site Plan Review                                                               |
| <b>§ZS1-326</b> | Classification of Highways                                                     |
| <b>§ZS1-327</b> | Additional Setbacks from Drainage Ditches and Stormwater Management Facilities |

1. It appears that the storage accessory building in the rear of the parcel was placed over the property line as indicated on the survey. In 2002, a variance was granted that reduced the setback from six (6) feet to one (1) foot – Case #73741. Please work with staff on possible remedies which could include a lot line adjustment (subdivision).
2. Permits will be required for any new or replacement on-building signage. If only the copy area is to be replaced, you are encouraged to provide the County with drawings for the file.
3. Please illustrate stacking spaces for the drive through on the site plan. A minimum of four (4) should be shown. Recommend the addition of one-way arrow to site plan and on-site for drive through as well if not already provided.
4. Please show a crosswalk from the parking area to the building.
5. In accordance with §ZS 1-321, please designate one (1) loading space and include the dimensions of the loading space on the site plan. Additionally, the proposed bike rack is located in the easement area. Please relocate the rack.
6. Please indicate the width of the sidewalk, unobstructed by bollards, on the northern side of the building. Please also include bollards on the site plan.
7. Since sidewalks are not proposed along the western and southern end of the building, please provide line striping around the perimeter three (3) feet in width as an emergency access pathway.
8. Please indicate height of fencing along the southern property line on the site plan.
9. According to §ZS1-322(f)(1), trees shall be located in islands within the parking lot at intervals of ten contiguous parking spaces or less. It is recommend, but not required, that a landscape island/raised garden beds is added to break-up the parking row with 17 consecutive spaces.

10. An as-constructed survey will be required at completion of all improvements.
11. Please indicate the height and caliper of any vegetation proposed at installation on the landscape legend.
12. In accordance with §ZS 1-322(g), a maintenance and replacement bond for required landscaping is mandatory for a period not to exceed two (2) years in an amount not to exceed one hundred and twenty-five percent (125%) of the installation cost. A landscape estimate from a nursery will be required to be provided at permit stage to accurately determine the bond amount.
13. According to §ZS 1-320(f)(9), the edges of the parking area shall be curbed or buffered and the space between all parking areas, regardless of number of parking spaces. This is applicable to new parking spaces developed. Please include the new parking spaces on the site plan including dimensions.
14. Recommend additional landscaping along the northern property line in front of the building if possible, based on the location of the drainfield and the SHA ROW.
15. In accordance with §ZS1-320(f)(6), please provide at least one (1) litter receptacle per lot.

**Other Agency Approvals:**

1. Information relative to the water and wastewater facilities are required to be provided on the plans per §ZS1-325(e)(3)(O&P). Written confirmation that the water and sewer requirements have been met will be required to be provided from the Department of Environmental Programs and the Department of Public Works prior to the Department granting signature approval.
2. Written confirmation will also be required from the Department of Environmental Programs Natural Resources Division relative to Critical Area and Stormwater Management requirements prior to the Department granting signature approval.
3. Written confirmation of approval from the County Roads Division and State Highway Administration regarding the existing, proposed, or modified commercial entrances on all parcels shall be provided to the Department prior to granting signature approval.




**Worcester County**  
Department of Environmental Programs  
Natural Resources Division

## Memorandum

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**To:** Worcester County Technical Review Committee

**From:** Joy S. Birch, Natural Resources Specialist, III 

**Subject:** August 9, 2023 – Technical Review Committee Meeting

**Date:** August 1, 2023

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**Positive Energy – Site Plan Revision & Minor Site Plan Review** – After the fact additions to marijuana dispensary building and off-site parking lot. Located at 9939 Jerry Mack Road, Tax Map 26, Parcel 136 & 471, Tenth Tax District of Worcester County, Maryland.

**Critical Area:** This project is located in the Atlantic Coastal Bays Critical Area (ACBCA) program boundary designated Intensely Developed Area (IDA) and is non- waterfront. Please see following comments:

1. Provide updated documents that the site will meet the 10 percent pollution reduction requirements.
2. The 15 percent afforestation has been addressed and shown on the site plan. There is currently a Planting Agreement and Bond on file in the amount of \$6,276.87.
3. Please submit the Critical Area review fee of \$100.00 for this Minor Site Plan Review.

**Storm Water Management & Erosion and Sediment Control:**

**This project is subject to the Worcester County Stormwater Ordinance.** SWM Concept Plan approval has been received.

**Citizens and Government Working Together**

General Provisions:

- All Erosion and Sediment controls should comply with the 2011 Maryland Standards and Specifications for Erosion and Sediment Control.
- All Stormwater Management practices shall be designed to meet the requirements of the 2007 Maryland Stormwater Management Act.
- All projects over one (1) acre shall be required to file for a General Permit / Notice of Intent (NOI) for construction activity through Maryland Department of Environment. This is mandated through the Environmental Protection Agency's (EPA) National Pollutant Discharge Elimination System (NPDES). Any permits to be issued by Worcester County for disturbance that exceeds one acre will not be issued without NOI authorization being obtained prior to.

cc: File;  
Jessie T. Long, NR administrator (via email);  
Stuart White, DRP (via email).





## Worcester County

Department of Environmental Programs  
Environmental Programs Division

### Memorandum

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**To:** Technical Review Committee (TRC) for an August 9, 2023 Meeting

**From:** Environmental Programs Staff

**Subject:** **Site Plan Revision: Positive Energy – site plan review for after the fact additions and alterations to the existing buildings and parking area.**  
**Tax Map: 26, Parcel: 136 & 471**

**Date:** August 4, 2023

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Environmental Programs comments are based on the plans submitted. These comments are subject to change every time a change is made to the plans that affect water and/or sewage for this site.

1. Environmental Programs requires a \$150 fee for any Technical Review Committee projects submitted on private water & sewer. This fee will need to be submitted prior to Signature Approval being given on this project.
2. The well location is incorrectly referred to as the water meter on Parcel 136 on Sheet #1 and needs to be changed in the Legend.
3. Note #7 needs to be amended to state that water and sewer are provided by private well and septic system from the Silver Point Shared Sanitary Facility.
4. County reserves the right to inspect water and sewerage facilities under the terms of the original shared sanitary facility agreement.

**Citizens and Government Working Together**



GOVERNMENT CENTER  
ONE WEST MARKET STREET, ROOM 1302  
SNOW HILL, MARYLAND 21863-1294  
TEL: 410-632-5666  
FAD: 410-632-5664

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## TECHNICAL REVIEW COMMITTEE COMMENTS

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**PROJECT: Positive Energy**  
**LOCATION: Tax Map 26; Parcel 136 & 471**  
**CONTACT: Matt Odachowski**  
**MEETING DATE: August 9, 2023**

**TRC #: 2023492**

**COMMENTS BY: Matthew Owens**  
**Fire Marshal**

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As you requested, this office has reviewed plans for the above project. Construction shall be in accordance with applicable Worcester County and State of Maryland fire codes. This review is based upon information contained in the submitted TRC plans only, and does not cover unsatisfactory conditions resulting from errors, omissions or failure to clearly indicate conditions. A full plan review by this office is required prior to the issuance of a building permit. The following comments are noted from a fire protection and life safety standpoint.

### **Scope of Project**

After the fact additions to a marijuana dispensary building and off-site parking lot.

### **Specific Comments**

1. A complete set of building plans shall be submitted and approved prior to the start of construction.
2. No further comments at this time.




**Worcester County**  
Department of Environmental Programs  
Natural Resources Division

## Memorandum

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**To:** Technical Review Committee

**From:** David Mathers, Natural Resources Planner 

**Subject:** Forest Conservation Review

**Date:** July 27, 2023

**Date of Meeting:** August 9, 2023

**Project:** Positive Energy – Site Plan Revision

**Location:** 9939 Jerry Mack Road; Tax Map: 26; Parcel: 136

**Owner/Developer:** Reet Reet, Inc. LLC

**Surveyor:** Gregory P. Wilkins Surveyor, Inc.

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**This project is not required to comply with the Worcester County Forest Conservation Law.** This request is located within the landward limits of the Atlantic Coastal Bays Critical Area and therefore exempt from the Forest Conservation Act. No comment.

## Stuart White

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**From:** Aws Ezzat <AEzzat@mdot.maryland.gov>  
**Sent:** Monday, July 24, 2023 9:32 AM  
**To:** Stuart White  
**Cc:** Daniel Wilson; Jeffrey Fritts  
**Subject:** Re: August TRC & PC draft agendas

Good morning Stu,

After a review of the subject developments, MDOT SHA determined that the proposed Triple Crown (construction of 30 Single Family Units) and Positive Energy (additions and alterations) will have no negative impact to the surrounding State roadway network. However, for the Positive Energy (additions and alterations) Developer/Contractor has to contact our Access Management inspector Jeff Fritts (443-397-5063; [jfritts@mdot.maryland.gov](mailto:jfritts@mdot.maryland.gov)) prior to any work within MDOT SHA Right of Way. Don't hesitate to reach out if you have any further questions or concerns.

Thank you,



Aws Ezzat, P.E.  
Regional Engineer, Access Management  
District 1  
660 West Road  
Salisbury, MD 21801  
[AEzzat@mdot.maryland.gov](mailto:AEzzat@mdot.maryland.gov)  
(410) 677-4048 (office)

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**From:** Stuart White <[swhite@co.worcester.md.us](mailto:swhite@co.worcester.md.us)>  
**Sent:** Wednesday, July 19, 2023 4:39 PM  
**To:** April Payne <[apayne@co.worcester.md.us](mailto:apayne@co.worcester.md.us)>; Aws Ezzat <[AEzzat@mdot.maryland.gov](mailto:AEzzat@mdot.maryland.gov)>; Bill Bradshaw <[bbradshaw@co.worcester.md.us](mailto:bbradshaw@co.worcester.md.us)>; Catherine Zirkle <[czirkle@co.worcester.md.us](mailto:czirkle@co.worcester.md.us)>; Chris Clasing <[cclasing@co.worcester.md.us](mailto:cclasing@co.worcester.md.us)>; Dallas Baker <[dbaker@co.worcester.md.us](mailto:dbaker@co.worcester.md.us)>; David M. Bradford <[dbradford@co.worcester.md.us](mailto:dbradford@co.worcester.md.us)>; David Mathers <[dmathers@co.worcester.md.us](mailto:dmathers@co.worcester.md.us)>; Gary Serman <[gserman@co.worcester.md.us](mailto:gserman@co.worcester.md.us)>; Janet Davis <[jdavis@co.worcester.md.us](mailto:jdavis@co.worcester.md.us)>; Jennifer Keener <[jkkeener@co.worcester.md.us](mailto:jkkeener@co.worcester.md.us)>; Jessica Wilson <[jwilson@co.worcester.md.us](mailto:jwilson@co.worcester.md.us)>; Jessie T. Long <[jlong@co.worcester.md.us](mailto:jlong@co.worcester.md.us)>; Joy Birch <[jbirch@co.worcester.md.us](mailto:jbirch@co.worcester.md.us)>; Katherine Munson <[kmunson@co.worcester.md.us](mailto:kmunson@co.worcester.md.us)>; Kelly Henry <[khenry@co.worcester.md.us](mailto:khenry@co.worcester.md.us)>; Kevin Lynch <[klynch@co.worcester.md.us](mailto:klynch@co.worcester.md.us)>; Kristen Tremblay <[ktremblay@co.worcester.md.us](mailto:ktremblay@co.worcester.md.us)>; Kristi Evans <[kevans@co.worcester.md.us](mailto:kevans@co.worcester.md.us)>; Lisa Lawrence <[llawrence@co.worcester.md.us](mailto:llawrence@co.worcester.md.us)>; Mark Gillis <[MGillis@mdot.maryland.gov](mailto:MGillis@mdot.maryland.gov)>; Matt Owens <[mowens@co.worcester.md.us](mailto:mowens@co.worcester.md.us)>; Matthew Laick <[mllaick@co.worcester.md.us](mailto:mllaick@co.worcester.md.us)>; Paul Miller <[pmiller@co.worcester.md.us](mailto:pmiller@co.worcester.md.us)>; Robert Mitchell <[bmitchell@co.worcester.md.us](mailto:bmitchell@co.worcester.md.us)>; Tony Fascelli <[tfascelli@co.worcester.md.us](mailto:tfascelli@co.worcester.md.us)>; Betty Smith <[judges45@aol.com](mailto:judges45@aol.com)>; Jerry Barbierrri <[jerryba@comcast.net](mailto:jerryba@comcast.net)>; [kenchurch7@aol.com](mailto:kenchurch7@aol.com) <[kenchurch7@aol.com](mailto:kenchurch7@aol.com)>; Marlene Ott <[marlene@marleneott.com](mailto:marlene@marleneott.com)>; Mary Knight <[mmknight@comcast.net](mailto:mmknight@comcast.net)>; Phyllis Wimbrow <[pwimbrow1956@gmail.com](mailto:pwimbrow1956@gmail.com)>; Rick Wells <[dawncircle@outlook.com](mailto:dawncircle@outlook.com)>  
**Subject:** August TRC & PC draft agendas

Good afternoon,

Please see the attached draft agendas for the August 3 Planning Commission and August 9 Technical Review Committee meetings. TRC materials will be distributed tomorrow morning. Feel free to contact me with any questions.

Thank you,

Stu

**WORCESTER COUNTY  
DEPARTMENT OF PUBLIC WORKS  
INTEROFFICE MEMORANDUM**

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**TO:** Stuart White, DRP Specialist  
Development Review and Permitting

**FROM:** Christopher S. Clasing, P.E., Deputy Director

**DATE:** August 4, 2023

**SUBJECT:** TRC Meeting – August 2023 – Roads and Water/Wastewater Comments

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- I Positive Energy – Site Plan Revision
  - a) No comments from DPW at this time.
  
- II Positive Energy – Minor Site Plan Review
  - a) No comments from DPW at this time.
  
- III Triple Crown – Preliminary Plat Review
  - a) Please show the utility easement for the water main connection to MD Route 589.
  - b) No comments from the Roads Division.

cc: Kevin Lynch, Roads Superintendent  
Tony Fascelli, W/WW Superintendent



DEPARTMENT OF  
ENVIRONMENTAL PROGRAMS

**Worcester County**

GOVERNMENT CENTER  
ONE WEST MARKET STREET, ROOM 1306  
SNOW HILL, MARYLAND 21863  
TEL:410.632.1220 / FAX: 410.632.2012

LAND PRESERVATION PROGRAMS  
STORMWATER MANAGEMENT  
SEDIMENT AND EROSION CONTROL  
SHORELINE CONSTRUCTION  
AGRICULTURAL PRESERVATION  
ADVISORY BOARD

WELL & SEPTIC  
WATER & SEWER PLANNING  
PLUMBING & GAS  
CRITICAL AREAS  
FOREST CONSERVATION  
COMMUNITY HYGIENE

## MEMORANDUM

DATE: January 17, 2023  
TO: Applicant  
FROM: David M. Bradford, Deputy Director *DMB*  
SUBJECT: Stormwater/Sediment Erosion Control Plan/Permit

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Please note, if a Stormwater plan is approved by this office and does not include phasing, the corresponding permit can only receive Stormwater Final approval once all improvements are completed and the entire site is stabilized. This includes properties which have multiple Building or Zoning permits associated with the Stormwater plans. If a Stormwater Bond is required per the permit, the bond will only be released once a Stormwater Final approval takes place.

Additionally, if pervious pavement (i.e. asphalt, concrete) is proposed as a Stormwater Best Management Practice (BMP), an engineer will be required to ensure that this BMP is installed per the approved plan and the correct sequence is detailed on approved plans. Furthermore, all site disturbance must be stabilized prior to beginning the BMP installation process to avoid any contamination or performance issues. If components of the BMP become contaminated, excavation may be required. A detail/schematic must be site specific and reflect how associated sub drains are connected to piping and also illustrate all material being used in subgrade when using this BMP.

If you have any questions, please feel free to contact the Deputy Director, David Bradford, at (410) 632-1220, ext. 1143.

**TECHNICAL REVIEW COMMITTEE**

STAFF PERSON: \_\_\_\_\_ DATE OF MEETING:

**PROJECT: Positive Energy – Minor Site Plan Review**

Site plan review for an off-site parking area for Positive Energy. Located at 9939 Jerry Mack Road, Tax Map 26, Parcel 471, Tax District 10, C-2 General Commercial District, Reet O2, LLC, owner / Gregory P. Wilkens Surveyor, Inc., surveyor

APPLICANT(S) IN ATTENDANCE:

\_\_\_\_\_  
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TRC MEMBERS IN ATTENDANCE:

- \_\_\_\_\_ Tremblay, Zoning Administrator
- \_\_\_\_\_ White, DRP Specialist
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- \_\_\_\_\_ Mitchell, Environmental Programs
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- \_\_\_\_\_ Clasing, W & WW, DPW
- \_\_\_\_\_ Knight, Planning Commission Rep.

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DEPARTMENT OF
DEVELOPMENT REVIEW AND PERMITTING

Worcester County

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ZONING DIVISION
BUILDING DIVISION
DATA RESEARCH DIVISION

ADMINISTRATIVE DIVISION
CUSTOMER SERVICE DIVISION
TECHNICAL SERVICES DIVISION

WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE MEETING

August 9, 2023

Positive Energy – Minor Site Plan Review

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Prepared by: Stuart White, DRP Specialist

Contact: swhite@co.worcester.md.us or (410) 632-1200, extension 1139

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 - a. A complete Building Permit Application along with the initial fee of \$350 made payable to “Worcester County.”
 - b. Four (4) sets of complete construction plans (footing, foundation, framing, floor plan and building elevations (front, rear and sides)). The construction plans must be sealed by an architect and prepared in accordance with the applicable International Building Code, Energy Code, and ADA Code.
 - c. Four (4) site plan sets as approved by the Technical Review Committee.
2. Once the permit is issued, the applicant must coordinate all necessary inspections with the respective Building/Housing/Zoning Inspector. The Department requires 24-hour notice for all inspections. The inspector may require special or additional inspections as needed.
3. In order to obtain a Certificate of Use and Occupancy, all of the necessary inspections must be completed and approved by the various inspections’ agencies (building, zoning, plumbing, electrical, water, sewage, health, roads, etc.). Two (2) sets of As-Builts (illustrating all lighting, landscaping, parking, signs etc.) must be submitted at least one (1) week prior to the anticipated occupancy of the building, structure, or use of land. **Please note that it is unlawful to occupy a structure (employees or patrons) without the benefit of a Certificate of Use and Occupancy.**

Project Specific Comments: This project is subject to, but not limited to, the following sections of the Zoning and Subdivision Control Article:

§ZS1-210	C-2 General Commercial District
§ZS1-305	Lot Requirements Generally
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§ZS1-324	Signs
§ZS1-325	Site Plan Review
§ZS1-326	Classification of Highways
§ZS1-327	Additional Setbacks from Drainage Ditches and Stormwater Management Facilities

*This project is also subject to the *Design Guidelines and Standards for Commercial Uses*

1. An off-site easement agreement is required to be recorded in the land records of Worcester County for usage by Positive Energy drive through on this parcel. An updated survey showing the location of the easement will need to be provided once those locations are determined.
2. According to §ZS 1-320(f)(9), the edges of the parking area shall be curbed or buffered and the space between all parking areas, regardless of number of parking spaces. As the parking lot has already been installed, staff has discussed the utilization of raised garden beds with the property owner.
3. According to §ZS 1-322(f)(1), landscaping internal to parking areas shall consist of one (1) tree planted for each six (6) parking spaces. The trees shall be at least ten feet in height and one and one-half inches in caliper and be planted in a minimum eight-foot-by-twenty-foot landscaped area. Impervious surfaces shall be kept at least four (4) feet away from trees trunks.
4. Please indicate the height and caliper of any vegetation proposed at installation on the landscape legend.
5. In accordance with §ZS 1-322(g), a maintenance and replacement bond for required landscaping is mandatory for a period not to exceed two (2) years in an amount not to exceed one hundred and twenty-five percent (125%) of the installation cost. A landscape estimate from a nursery will be required to be provided at permit stage to accurately determine the bond amount.
6. Please show a crosswalk from the parking area to the building.
7. The proposed bike rack is located in the easement area. Please relocate it out of the easement.

8. Please indicate the height and type of light fixtures.
9. In accordance with § 1-319(c)(4), vehicular travelways within commercial and industrial developments shall be designed to provide interparcel connectors to all adjacent properties and to connect to all existing interparcel connectors provided by adjacent properties. An area will need to be designed and located for this purpose.

Other Agency Approvals:


1. Written confirmation will also be required from the Department of Environmental Programs Natural Resources Division relative to Critical Area and Stormwater Management requirements prior to the Department granting signature approval.
2. Written confirmation of approval from the County Roads Division and State Highway Administration regarding the existing, proposed, or modified commercial entrances on all parcels shall be provided to the Department prior to granting signature approval.



Worcester County
Department of Environmental Programs
Natural Resources Division

Memorandum

To: Worcester County Technical Review Committee

From: Joy S. Birch, Natural Resources Specialist, III 

Subject: August 9, 2023 – Technical Review Committee Meeting

Date: August 1, 2023

Positive Energy – Site Plan Revision & Minor Site Plan Review – After the fact additions to marijuana dispensary building and off-site parking lot. Located at 9939 Jerry Mack Road, Tax Map 26, Parcel 136 & 471, Tenth Tax District of Worcester County, Maryland.

Critical Area: This project is located in the Atlantic Coastal Bays Critical Area (ACBCA) program boundary designated Intensely Developed Area (IDA) and is non- waterfront. Please see following comments:

1. Provide updated documents that the site will meet the 10 percent pollution reduction requirements.
2. The 15 percent afforestation has been addressed and shown on the site plan. There is currently a Planting Agreement and Bond on file in the amount of \$6,276.87.
3. Please submit the Critical Area review fee of \$100.00 for this Minor Site Plan Review.

Storm Water Management & Erosion and Sediment Control:

This project is subject to the Worcester County Stormwater Ordinance. SWM Concept Plan approval has been received.

Citizens and Government Working Together

General Provisions:

- All Erosion and Sediment controls should comply with the 2011 Maryland Standards and Specifications for Erosion and Sediment Control.
- All Stormwater Management practices shall be designed to meet the requirements of the 2007 Maryland Stormwater Management Act.
- All projects over one (1) acre shall be required to file for a General Permit / Notice of Intent (NOI) for construction activity through Maryland Department of Environment. This is mandated through the Environmental Protection Agency's (EPA) National Pollutant Discharge Elimination System (NPDES). Any permits to be issued by Worcester County for disturbance that exceeds one acre will not be issued without NOI authorization being obtained prior to.

cc: File;
Jessie T. Long, NR administrator (via email);
Stuart White, DRP (via email).



Worcester County

Department of Environmental Programs
Environmental Programs Division

Memorandum

To: Technical Review Committee (TRC) for an August 9, 2023 Meeting

From: Environmental Programs Staff

Subject: **Minor Site Plan Review: Positive Energy – site plan review for an off-site parking area.**
Tax Map: 26, Parcel: 136 & 471

Date: August 4, 2023

Environmental Programs comments are based on the plans submitted. These comments are subject to change every time a change is made to the plans that affect water and/or sewage for this site.

1. Environmental Programs requires a \$150 fee for any Technical Review Committee projects submitted on private water & sewer. This fee will need to be submitted prior to Signature Approval being given on this project.
2. The well location is incorrectly referred to as the water meter on Parcel 136 on Sheet #1 and needs to be changed in the Legend.
3. Note #7 needs to be amended to state that water and sewer are provided by private well and septic system from the Silver Point Shared Sanitary Facility.
4. County reserves the right to inspect water and sewerage facilities under the terms of the original shared sanitary facility agreement.

Citizens and Government Working Together



GOVERNMENT CENTER
ONE WEST MARKET STREET, ROOM 1302
SNOW HILL, MARYLAND 21863-1294
TEL: 410-632-5666
FAD: 410-632-5664

TECHNICAL REVIEW COMMITTEE COMMENTS

PROJECT: Positive Energy
LOCATION: Tax Map 26; Parcel 136 & 471
CONTACT: Matt Odachowski
MEETING DATE: August 9, 2023

TRC #: 2023492

COMMENTS BY: Matthew Owens
Fire Marshal

As you requested, this office has reviewed plans for the above project. Construction shall be in accordance with applicable Worcester County and State of Maryland fire codes. This review is based upon information contained in the submitted TRC plans only, and does not cover unsatisfactory conditions resulting from errors, omissions or failure to clearly indicate conditions. A full plan review by this office is required prior to the issuance of a building permit. The following comments are noted from a fire protection and life safety standpoint.

Scope of Project

After the fact additions to a marijuana dispensary building and off-site parking lot.

Specific Comments


1. A complete set of building plans shall be submitted and approved prior to the start of construction.
2. No further comments at this time.



Worcester County
Department of Environmental Programs
Natural Resources Division

Memorandum

To: Technical Review Committee

From: David Mathers, Natural Resources Planner 

Subject: Forest Conservation Review

Date: July 27, 2023

Date of Meeting: August 9, 2023

Project: Positive Energy – Minor Site Plan Review

Location: 9939 Jerry Mack Road; Tax Map: 26; Parcel: 471

Owner/Developer: Reet O2, LLC

Surveyor: Gregory P. Wilkins Surveyor, Inc.

This project is not required to comply with the Worcester County Forest Conservation Law. This request is located within the landward limits of the Atlantic Coastal Bays Critical Area and therefore exempt from the Forest Conservation Act. No comment.

Citizens and Government Working Together

Stuart White

From: Aws Ezzat <AEzzat@mdot.maryland.gov>
Sent: Monday, July 24, 2023 9:32 AM
To: Stuart White
Cc: Daniel Wilson; Jeffrey Fritts
Subject: Re: August TRC & PC draft agendas

Good morning Stu,

After a review of the subject developments, MDOT SHA determined that the proposed Triple Crown (construction of 30 Single Family Units) and Positive Energy (additions and alterations) will have no negative impact to the surrounding State roadway network. However, for the Positive Energy (additions and alterations) Developer/Contractor has to contact our Access Management inspector Jeff Fritts (443-397-5063; jfritts@mdot.maryland.gov) prior to any work within MDOT SHA Right of Way. Don't hesitate to reach out if you have any further questions or concerns.

Thank you,



Aws Ezzat, P.E.
Regional Engineer, Access Management
District 1
660 West Road
Salisbury, MD 21801
AEzzat@mdot.maryland.gov
(410) 677-4048 (office)

From: Stuart White <swhite@co.worcester.md.us>
Sent: Wednesday, July 19, 2023 4:39 PM
To: April Payne <apayne@co.worcester.md.us>; Aws Ezzat <AEzzat@mdot.maryland.gov>; Bill Bradshaw <bbradshaw@co.worcester.md.us>; Catherine Zirkle <czirkle@co.worcester.md.us>; Chris Clasing <cclasing@co.worcester.md.us>; Dallas Baker <dbaker@co.worcester.md.us>; David M. Bradford <dbradford@co.worcester.md.us>; David Mathers <dmathers@co.worcester.md.us>; Gary Serman <gserman@co.worcester.md.us>; Janet Davis <jdavis@co.worcester.md.us>; Jennifer Keener <jkkeener@co.worcester.md.us>; Jessica Wilson <jwilson@co.worcester.md.us>; Jessie T. Long <jlong@co.worcester.md.us>; Joy Birch <jbirch@co.worcester.md.us>; Katherine Munson <kmunson@co.worcester.md.us>; Kelly Henry <khenry@co.worcester.md.us>; Kevin Lynch <klynch@co.worcester.md.us>; Kristen Tremblay <ktremblay@co.worcester.md.us>; Kristi Evans <kevans@co.worcester.md.us>; Lisa Lawrence <llawrence@co.worcester.md.us>; Mark Gillis <MGillis@mdot.maryland.gov>; Matt Owens <mowens@co.worcester.md.us>; Matthew Laick <mllaick@co.worcester.md.us>; Paul Miller <pmiller@co.worcester.md.us>; Robert Mitchell <bmitchell@co.worcester.md.us>; Tony Fascelli <tfascelli@co.worcester.md.us>; Betty Smith <judges45@aol.com>; Jerry Barbierrri <jerryba@comcast.net>; kenchurch7@aol.com <kenchurch7@aol.com>; Marlene Ott <marlene@marleneott.com>; Mary Knight <mmknight@comcast.net>; Phyllis Wimbrow <pwimbrow1956@gmail.com>; Rick Wells <dawncircle@outlook.com>
Subject: August TRC & PC draft agendas

Good afternoon,

Please see the attached draft agendas for the August 3 Planning Commission and August 9 Technical Review Committee meetings. TRC materials will be distributed tomorrow morning. Feel free to contact me with any questions.

Thank you,

Stu

**WORCESTER COUNTY
DEPARTMENT OF PUBLIC WORKS
INTEROFFICE MEMORANDUM**

TO: Stuart White, DRP Specialist
Development Review and Permitting

FROM: Christopher S. Clasing, P.E., Deputy Director

DATE: August 4, 2023

SUBJECT: TRC Meeting – August 2023 – Roads and Water/Wastewater Comments

- I Positive Energy – Site Plan Revision
 - a) No comments from DPW at this time.

- II Positive Energy – Minor Site Plan Review
 - a) No comments from DPW at this time.

- III Triple Crown – Preliminary Plat Review
 - a) Please show the utility easement for the water main connection to MD Route 589.
 - b) No comments from the Roads Division.

cc: Kevin Lynch, Roads Superintendent
Tony Fascelli, W/WW Superintendent



DEPARTMENT OF
ENVIRONMENTAL PROGRAMS

Worcester County

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LAND PRESERVATION PROGRAMS
STORMWATER MANAGEMENT
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ADVISORY BOARD

WELL & SEPTIC
WATER & SEWER PLANNING
PLUMBING & GAS
CRITICAL AREAS
FOREST CONSERVATION
COMMUNITY HYGIENE

MEMORANDUM

DATE: January 17, 2023
TO: Applicant
FROM: David M. Bradford, Deputy Director *DMB*
SUBJECT: Stormwater/Sediment Erosion Control Plan/Permit

Please note, if a Stormwater plan is approved by this office and does not include phasing, the corresponding permit can only receive Stormwater Final approval once all improvements are completed and the entire site is stabilized. This includes properties which have multiple Building or Zoning permits associated with the Stormwater plans. If a Stormwater Bond is required per the permit, the bond will only be released once a Stormwater Final approval takes place.

Additionally, if pervious pavement (i.e. asphalt, concrete) is proposed as a Stormwater Best Management Practice (BMP), an engineer will be required to ensure that this BMP is installed per the approved plan and the correct sequence is detailed on approved plans. Furthermore, all site disturbance must be stabilized prior to beginning the BMP installation process to avoid any contamination or performance issues. If components of the BMP become contaminated, excavation may be required. A detail/schematic must be site specific and reflect how associated sub drains are connected to piping and also illustrate all material being used in subgrade when using this BMP.

If you have any questions, please feel free to contact the Deputy Director, David Bradford, at (410) 632-1220, ext. 1143.

TECHNICAL REVIEW COMMITTEE

STAFF PERSON: _____ DATE OF MEETING:

PROJECT: Triple Crown – Preliminary plat review

Preliminary plat review for Phase II of Triple Crown Residential Planned Community (RPC). Proposed construction of 30 Single Family Units. Located on the northerly side of Gum Point Road east of Preakness Drive, Tax Map 21, Parcels 67 & 74, Tax District 3, R-1 Rural Residential District, Triple Crown Estates, LLC, owner / Vista Design, Inc., architect.

APPLICANT(S) IN ATTENDANCE:

TRC MEMBERS IN ATTENDANCE:

- _____ Tremblay, Zoning Administrator
- _____ White, DRP Specialist
- _____ Miller, Building Plans Reviewer III
- _____ Mitchell, Environmental Programs
- _____ Evans, Environmental Programs
- _____ Bradford, Environmental Programs
- _____ Birch, Environmental Programs
- _____ Long, Environmental Programs
- _____ Mathers, Environmental Programs
- _____ Owens, Fire Marshal
- _____ Lynch, County Roads
- _____ Berdan, County Roads
- _____ Wilson, State Highway Admin.
- _____ Ezzat, State Highway Admin.
- _____ Clasing, W & WW, DPW
- _____ Knight, Planning Commission Rep.

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DEPARTMENT OF  
DEVELOPMENT REVIEW AND PERMITTING

## Worcester County

GOVERNMENT CENTER  
ONE WEST MARKET STREET, ROOM 1201  
SNOW HILL, MARYLAND 21863  
TEL: 410.632.1200 / FAX: 410.632.3008

<http://www.co.worcester.md.us/departments/drp>

ZONING DIVISION  
BUILDING DIVISION  
DATA RESEARCH DIVISION

ADMINISTRATIVE DIVISION  
CUSTOMER SERVICE DIVISION  
TECHNICAL SERVICES DIVISION

### WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE

August 9, 2023

Cathy Zirkle, DRP Specialist III (ext. 1136)

\*\*\*\*\*

Project: Preliminary plat review for Phase II of Triple Crown Residential Planned Community (RPC). Proposed construction of 30 Single Family Units. Located on the northerly side of Gum Point Road east of Preakness Drive, Tax Map 21, Parcel 322, Tax District 3, R-1 RPC Rural Residential District.

#### SPECIFIC COMMENTS:

1. Remove the road dedication statement from planning commission signature box.
2. Please add RPC to zoning note.
3. Bonding is required if the plat is recorded prior to the construction of improvements including but not limited to: lot and road monumentation, landscaping, and active open recreational space.



## Worcester County

Department of Environmental Programs  
Natural Resources Division

### Memorandum

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**To:** Technical Review Committee

**From:** Joy S. Birch, Natural Resources Specialist III JS

**Subject:** August 9, 2023 – Technical Review Committee Meeting

**Date:** August 1, 2023

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**Triple Crown Estates – Preliminary plat review for Phase II of Triple Crown Residential Planned Community (RPC).** Proposed construction of 30 Single Family Units. Located on the northerly side of Gum Point Road, Tax Map 21, Parcels 67 & 74, Third Tax District of Worcester County, Maryland.

**Critical Area:** This site is located in the Atlantic Coastal Bays Critical Area (ACBCA) program and is designated Limited Development Area (LDA) with an associated 100' and 300' buffer. In 2012 this site received a growth allocation award which modified the RCA designation to LDA. There is currently a Planting Agreement and Bond on file for the mitigation that was required for the RPC and growth allocation.

#### **Storm Water Management & Erosion and Sediment Control:**

##### **Storm Water Management & Erosion and Sediment Control:**

Final Storm Water Approval has been obtained.

##### **General Provisions:**

- All Erosion and Sediment controls should comply with the 2011 Maryland Standards and Specifications for Erosion and Sediment Control.
- All Storm water Management practices shall be designed to meet the requirements of the 2007 Maryland Storm water Management Act.

**Citizens and Government Working Together**

- All projects over one (1) acre shall be required to file for a General Permit / Notice of Intent (NOI) for construction activity through Maryland Department of Environment. This is mandated through the Environmental Protection Agency's (EPA) National Pollutant Discharge Elimination System (NPDES). Any permits to be issued by Worcester County for disturbance that exceeds one acre will not be issued without NOI authorization being obtained prior to.

cc: File;  
Jessie T. Long, NR Administrator (via email);  
Stuart White, DRP (via email).

**Citizens and Government Working Together**

WORCESTER COUNTY GOVERNMENT CENTER 1 WEST MARKET STREET, ROOM 1306 SNOW HILL, MARYLAND 21863  
TEL: 410-632-1220 FAX: 410-632-2012





## Worcester County

Department of Environmental Programs  
Environmental Programs Division

### Memorandum

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**To:** Technical Review Committee (TRC) for an August 9, 2023 Meeting

**From:** Environmental Programs Staff

**Subject:** **Preliminary Plat Review – Triple Crown; preliminary plat for Phase II of Triple Crown Residential Planned Community (RPC). Proposed construction of 30 single family units.**

**Date:** August 4, 2023

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Environmental Programs comments are based on the plans submitted. These comments are subject to change every time a change is made to the plans that affect water and/or sewage for this site.

1. Environmental Programs requires a \$60 fee for any Technical Review Committee projects submitted on public water & sewer. This fee will need to be submitted prior to Signature Approval being given on this project.
2. The Enterprise Fund Controller will assign the EDUs to each individual property tax account when assigned.
3. Plumbing permits and potentially, gas permits, will be required. As part of the site utility work, a plumbing permit will also need to be obtained.
4. There is a \$6,500 payment due at closing time for each residence that needs to be made to the Ocean Pines Association (OPA) for each sewer tap. Even though we are not a party to the developer's agreement with OPA, County staff are getting calls on these payments. The lot owners need to be informed about these payments earlier in the development process.
5. Water and sewer infrastructure needs to be built to DPW standards and installed in the proper location(s).

**Citizens and Government Working Together**



GOVERNMENT CENTER

ONE WEST MARKET STREET, ROOM 1302

SNOW HILL, MARYLAND 21863-1294

TEL: 410-632-5666

FAX: 410-632-5664

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## TECHNICAL REVIEW COMMITTEE COMMENTS

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**PROJECT: Triple Crown Estates – Phase II**  
**LOCATION: Tax Map 21; Parcel 67 & 74**  
**CONTACT: Triple Crown Estates LLC**  
**MEETING DATE: August 9, 2023**

**TRC #: 2023493**

**COMMENTS BY: Matthew Owens**  
**Fire Marshal**

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As you requested, this office has reviewed plans for the above project. Construction shall be in accordance with applicable Worcester County and State of Maryland fire codes. This review is based upon information contained in the submitted TRC plans only, and does not cover unsatisfactory conditions resulting from errors, omissions or failure to clearly indicate conditions. A full plan review by this office is required prior to the issuance of a building permit. The following comments are noted from a fire protection and life safety standpoint.

### Scope of Project

Preliminary plat for Phase II of Triple Crown Residential Planned Community, proposed construction of 30 single family units.

### General Comments

1. A water supply for fire protection shall be identified indicating the following:
  - a. Water Source
  - b. Engineering study for reliability of water source
  - c. Size (in gallons) of water source
  - d. Replenishment of water supply
  - e. Diameter of in ground pipe
  - f. Number of hydrants
  - g. Location of hydrants
  - h. Roadway width and surface types
  - i. Distance from hydrant to roadway
2. If public water source, approved plans by the public works department.
3. Water source plans must be approved prior to recording of plat.

4. Fire hydrants shall be located within 3 ft. of curb line. Placement of fire hydrants shall be coordinated with this office prior to installation.
5. Obstructions shall not be placed or kept near fire hydrants, fire department inlet connections, or fire protection system control valves in a manner that would prevent such equipment or fire hydrants from being immediately visible and accessible.
6. All underground water mains and hydrants **shall be installed, completed, and in service** prior to construction work or as soon as combustible material accumulates, whichever comes first. A stop work order will be issued if fire hydrants are not in service prior to construction work start.
7. Adequate emergency turn-a-round shall be provided for all streets in excess of 150 ft with cul-de-sacs. Cul-de-sacs shall have a minimum centerline radius of 50 ft.
8. Roadways shall meet current county roadway standards.
9. Fire Lanes shall be provided at the start of a project and shall be maintained throughout construction. Fire lanes shall be not less than 20 ft. in unobstructed width, able to withstand live loads of fire apparatus, and have a minimum of 13 ft. 6 in. of vertical clearance. Fire lane access roadways must be established prior to construction start of any structure in the project. Failure to maintain roadways throughout the project will be grounds to issue stop work orders until the roadway access is corrected.
10. Coordinate 9-1-1 addressing with Worcester County Department of Emergency Services (410) 632-1311.

### Specific Comments

1. Single family and duplex units shall be protected by an automatic sprinkler system in accordance with NFPA 13D, *Standard for the Installation of Sprinkler Systems in One- and Two-Family Dwelling and Manufactured Homes*. Plans shall be submitted and approved by this office prior to the installation of such system.
2. A complete set of building plans shall be submitted and approved prior to start of construction.
3. No further comments at this time.




## Worcester County

Department of Environmental Programs  
Natural Resources Division

### Memorandum

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**To:** Technical Review Committee

**From:** David Mathers, Natural Resources Planner 

**Subject:** Forest Conservation & Stormwater Management Review

**Date:** July 27, 2023

**Date of Meeting:** August 9, 2023

**Project:** Triple Crown Estates Phase II

**Location:** King Richard Road; Tax Map: 21; Parcels: 67 & 74

**Owner/Developer:** Triple Crown Estates, LLC

**Architect:** Vista Design, Inc.

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**This project is subject to the Worcester County Forest Conservation Law.** This property is subject to Forest Conservation Plan #15-021. This property has met compliance with the Worcester County Forest Conservation Law through the establishment of on-site Forest Conservation Easements. Forest Conservation Easement areas are to be kept as a natural habitat area, no clearing or grading within these Conservation Easement areas is permitted, and any new structures and improvements must not encroach into the Forest Conservation Easement. Furthermore, all Forest Conservation signs must be in place around the Conservation Easements.

**This project is subject to the Worcester County Stormwater Ordinance.** The project has obtained Stormwater Final Plan approval. All projects over one acre shall be required to file for a General Permit/Notice of Intent (NOI) for construction activity through Maryland Department of Environment. This is mandated through the Environmental Protection Agency's (EPA) National Pollutant Discharge Elimination System (NPDES). Any permits to be issued by Worcester County for disturbance that exceeds one acre will not be issued without NOI authorization being obtained prior to.

**Citizens and Government Working Together**



DEPARTMENT OF  
ENVIRONMENTAL PROGRAMS

**Worcester County**

GOVERNMENT CENTER  
ONE WEST MARKET STREET, ROOM 1306  
SNOW HILL, MARYLAND 21863  
TEL: 410.632.1220 / FAX: 410.632.2012

LAND PRESERVATION PROGRAMS  
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WATER & SEWER PLANNING  
PLUMBING & GAS  
CRITICAL AREAS  
FOREST CONSERVATION  
COMMUNITY HYGIENE

## MEMORANDUM

**DATE:** January 17, 2023  
**TO:** Applicant  
**FROM:** David M. Bradford, Deputy Director *DMS*  
**SUBJECT:** Stormwater/Sediment Erosion Control Plan/Permit

---

Please note, if a Stormwater plan is approved by this office and does not include phasing, the corresponding permit can only receive Stormwater Final approval once all improvements are completed and the entire site is stabilized. This includes properties which have multiple Building or Zoning permits associated with the Stormwater plans. If a Stormwater Bond is required per the permit, the bond will only be released once a Stormwater Final approval takes place.

Additionally, if pervious pavement (i.e. asphalt, concrete) is proposed as a Stormwater Best Management Practice (BMP), an engineer will be required to ensure that this BMP is installed per the approved plan and the correct sequence is detailed on approved plans. Furthermore, all site disturbance must be stabilized prior to beginning the BMP installation process to avoid any contamination or performance issues. If components of the BMP become contaminated, excavation may be required. A detail/schematic must be site specific and reflect how associated sub drains are connected to piping and also illustrate all material being used in subgrade when using this BMP.

If you have any questions, please feel free to contact the Deputy Director, David Bradford, at (410) 632-1220, ext. 1143.

## Stuart White

---

**From:** Aws Ezzat <AEzzat@mdot.maryland.gov>  
**Sent:** Monday, July 24, 2023 9:32 AM  
**To:** Stuart White  
**Cc:** Daniel Wilson; Jeffrey Fritts  
**Subject:** Re: August TRC & PC draft agendas

Good morning Stu,

After a review of the subject developments, MDOT SHA determined that the proposed Triple Crown (construction of 30 Single Family Units) and Positive Energy (additions and alterations) will have no negative impact to the surrounding State roadway network. However, for the Positive Energy (additions and alterations) Developer/Contractor has to contact our Access Management inspector Jeff Fritts (443-397-5063; [jfritts@mdot.maryland.gov](mailto:jfritts@mdot.maryland.gov)) prior to any work within MDOT SHA Right of Way. Don't hesitate to reach out if you have any further questions or concerns.

Thank you,



Aws Ezzat, P.E.  
Regional Engineer, Access Management  
District 1  
660 West Road  
Salisbury, MD 21801  
[AEzzat@mdot.maryland.gov](mailto:AEzzat@mdot.maryland.gov)  
(410) 677-4048 (office)

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**From:** Stuart White <[swhite@co.worcester.md.us](mailto:swhite@co.worcester.md.us)>  
**Sent:** Wednesday, July 19, 2023 4:39 PM  
**To:** April Payne <[apayne@co.worcester.md.us](mailto:apayne@co.worcester.md.us)>; Aws Ezzat <[AEzzat@mdot.maryland.gov](mailto:AEzzat@mdot.maryland.gov)>; Bill Bradshaw <[bbradshaw@co.worcester.md.us](mailto:bbradshaw@co.worcester.md.us)>; Catherine Zirkle <[czirkle@co.worcester.md.us](mailto:czirkle@co.worcester.md.us)>; Chris Clasing <[cclasing@co.worcester.md.us](mailto:cclasing@co.worcester.md.us)>; Dallas Baker <[dbaker@co.worcester.md.us](mailto:dbaker@co.worcester.md.us)>; David M. Bradford <[dbradford@co.worcester.md.us](mailto:dbradford@co.worcester.md.us)>; David Mathers <[dmathers@co.worcester.md.us](mailto:dmathers@co.worcester.md.us)>; Gary Serman <[gserman@co.worcester.md.us](mailto:gserman@co.worcester.md.us)>; Janet Davis <[jdavis@co.worcester.md.us](mailto:jdavis@co.worcester.md.us)>; Jennifer Keener <[jkkeener@co.worcester.md.us](mailto:jkkeener@co.worcester.md.us)>; Jessica Wilson <[jwilson@co.worcester.md.us](mailto:jwilson@co.worcester.md.us)>; Jessie T. Long <[jlong@co.worcester.md.us](mailto:jlong@co.worcester.md.us)>; Joy Birch <[jbirch@co.worcester.md.us](mailto:jbirch@co.worcester.md.us)>; Katherine Munson <[kmunson@co.worcester.md.us](mailto:kmunson@co.worcester.md.us)>; Kelly Henry <[khenry@co.worcester.md.us](mailto:khenry@co.worcester.md.us)>; Kevin Lynch <[klynch@co.worcester.md.us](mailto:klynch@co.worcester.md.us)>; Kristen Tremblay <[ktremblay@co.worcester.md.us](mailto:ktremblay@co.worcester.md.us)>; Kristi Evans <[kevans@co.worcester.md.us](mailto:kevans@co.worcester.md.us)>; Lisa Lawrence <[llawrence@co.worcester.md.us](mailto:llawrence@co.worcester.md.us)>; Mark Gillis <[MGillis@mdot.maryland.gov](mailto:MGillis@mdot.maryland.gov)>; Matt Owens <[mowens@co.worcester.md.us](mailto:mowens@co.worcester.md.us)>; Matthew Laick <[mllaick@co.worcester.md.us](mailto:mllaick@co.worcester.md.us)>; Paul Miller <[pmiller@co.worcester.md.us](mailto:pmiller@co.worcester.md.us)>; Robert Mitchell <[bmitchell@co.worcester.md.us](mailto:bmitchell@co.worcester.md.us)>; Tony Fascelli <[tfascelli@co.worcester.md.us](mailto:tfascelli@co.worcester.md.us)>; Betty Smith <[judges45@aol.com](mailto:judges45@aol.com)>; Jerry Barbierrri <[jerryba@comcast.net](mailto:jerryba@comcast.net)>; [kenchurch7@aol.com](mailto:kenchurch7@aol.com) <[kenchurch7@aol.com](mailto:kenchurch7@aol.com)>; Marlene Ott <[marlene@marleneott.com](mailto:marlene@marleneott.com)>; Mary Knight <[mmknight@comcast.net](mailto:mmknight@comcast.net)>; Phyllis Wimbrow <[pwimbrow1956@gmail.com](mailto:pwimbrow1956@gmail.com)>; Rick Wells <[dawncircle@outlook.com](mailto:dawncircle@outlook.com)>  
**Subject:** August TRC & PC draft agendas

Good afternoon,

Please see the attached draft agendas for the August 3 Planning Commission and August 9 Technical Review Committee meetings. TRC materials will be distributed tomorrow morning. Feel free to contact me with any questions.

Thank you,

Stu

**WORCESTER COUNTY  
DEPARTMENT OF PUBLIC WORKS  
INTEROFFICE MEMORANDUM**

---

**TO:** Stuart White, DRP Specialist  
Development Review and Permitting

**FROM:** Christopher S. Clasing, P.E., Deputy Director

**DATE:** August 4, 2023

**SUBJECT:** TRC Meeting – August 2023 – Roads and Water/Wastewater Comments

---

- I Positive Energy – Site Plan Revision
  - a) No comments from DPW at this time.
  
- II Positive Energy – Minor Site Plan Review
  - a) No comments from DPW at this time.
  
- III Triple Crown – Preliminary Plat Review
  - a) Please show the utility easement for the water main connection to MD Route 589.
  - b) No comments from the Roads Division.

cc: Kevin Lynch, Roads Superintendent  
Tony Fascelli, W/WW Superintendent