

**WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE  
AGENDA**

**Wednesday, January 10, 2024 at 1:00 p.m.**

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

- I. Call to Order
  
- II. Site Plan Review (§ ZS 1-325)
  - a. **Assateague Farm Brewery** – Minor site plan review  
Proposed Agritourism facility / farm brewery operation consisting of commercial kitchen, bathroom, and tasting room additions to the existing 1500 sq. ft. tasting room/roadside stand building, a 2400 sq. ft. brewery building, and a 4,400 sq. ft. storage building. Located at 8816 Stephen Decatur Highway, Tax Map 33, Parcel 29, Block 10, Tax District 03, A-2 Agricultural District, Assateague Island Farm, LLC, owner / Russell Hammond, surveyor.
  
  - b. **Arcola Towers – Onley Road** – Minor site plan review  
Proposed 170 ft. tall telecommunications monopole and 50 ft. x 50 ft. fenced compound. Located at 5614 Onley Road, Tax Map 79, Parcel 91, Tax District 08, A-1 Agricultural District, Parker Sharpley & Patricia Merrick, owners / Arcola Towers, LLC, applicant.
  
  - c. **Fisherman’s Marina** – Minor site plan review  
Remove and replace two marina buildings and add a bait pavilion. Three locations, on the southeast corner of Sunset Avenue and Golf Course Road, on the northeast corner of Harbor Road and Golf Course Road, and located on Harbor Road, approximately 291 feet east of Golf Course Road. Tax Map 27, Parcel 447, Lots 78-93, Parcel 655, Lot 94, & Parcel 372, Lots 196-197, Tax District 10, CM Commercial Marine District, Martha’s Landing, LLC, owner / Vista Design, Inc., engineer.
  
- III. Residential Planned Community (§ ZS 1-315)
  - a. **The Elms** – Preliminary Plat review  
Proposed construction of 20 townhome units, formerly a 44 unit proposal named 4 Seasons. Located on the eastern side of MD Route 611 (Stephen Decatur Highway) approximately 450 feet south from the intersection with Sunset Avenue, Tax Map 26, Parcel 445, Lot 1B, Parcel 445, Lot 2A, & Parcel 443, Lot E1, Tax District 10, R-4 General Residential District, Ocean 8 Group, LLC, owner / Vista Design, Inc. engineer.
  
- IV. Adjourn

**TECHNICAL REVIEW COMMITTEE**

DATE OF MEETING: January 10, 2024

PROJECT: Assateague Island Farm

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.

~~~~~



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

January 10, 2024

#### **Assateague Farm Brewery – Minor Site Plan Review (Possible Major)**

Proposed Agritourism facility / farm brewery operation consisting of commercial kitchen, bathroom, and tasting room additions to the existing 1,500 sq. ft. tasting room building, a 2,400 sq. ft. brewery building, and a 4,400 sq. ft. storage building. Located at 8816 Stephen Decatur Highway, Tax Map 33, Parcel 29, Block 10, Tax District 03, A-2 Agricultural District, Assateague Island Farm, LLC, owner / Russell Hammond, 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 \$275 made payable to “Worcester County.”
  - b. Four (4) sets of complete construction plans containing footing, foundation, framing, floor plans, 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. Two (2) 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/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:

|          |                                                                                |
|----------|--------------------------------------------------------------------------------|
| §ZS1-202 | A-2 Agricultural District                                                      |
| §ZS1-305 | Lot Requirements Generally                                                     |
| §ZS1-306 | Access to Structures                                                           |
| §ZS1-319 | Access and Traffic Circulation Requirements                                    |
| §ZS1-320 | Off-Street Parking Areas                                                       |
| §ZS1-321 | Off Street Loading Spaces                                                      |
| §ZS1-322 | Landscaping and Buffering Requirements                                         |
| §ZS1-323 | Exterior Lighting                                                              |
| §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 **may be** subject to the Design Guidelines and Standards for Commercial Uses (please see below for more information).*

1. It appears that the total square footage for all the buildings combined exceeds 10,000 square feet and may require **Major Site Plan Review** by the Planning Commission.
  - a. If the combined square footage of the structures to be used for Agritourism/Agricultural Alcohol Production exceeds the threshold for a minor site plan review, review by the Planning Commission as a Major would be necessary. Please note that the project would be subject to the *Design Guidelines and Standards for Commercial Uses*.
  - b. Under Section 2(b) of the *Design Guidelines and Standards for Commercial Uses*, the Planning Commission is able to grant a waiver to the requirements contained within where it finds that the proposed alternative building or site design features generally achieves the overall objectives of the guidelines or standards that apply to the waiver being requested. Please keep in mind that if a similar standard is listed in the Zoning Code and does *not* allow for a waiver, that standard cannot be waived.
  - c. Please provide the proposed uses for the 4,400 square foot storage building and the 2,355 square foot existing building storage area.
2. ‘Restaurants’ are not a permitted land use in the A-2 Agricultural District. A ‘Processing or Preparation’ area for the sale of incidental processed agricultural products under the

'Roadside Stand' would be acceptable in lieu of a 'kitchen;' so named suggests the development of a 'restaurant.'

- a. "[RESTAURANT](#) - Any establishment where food and drink are prepared, served and consumed and whose design or principal method of operation is characterized by customers being provided with an individual menu and being served their food and drink by a restaurant employee at the same table or counter at which said items are consumed."
  - b. "[ROADSIDE STAND](#) - A stand, vehicle or structure used or designed to be used for the display or sale of agricultural products."
  - c. <https://ecode360.com/14018289>
3. Please verify the parking numbers are calculated to the proposed Agritourism/Agricultural Alcohol Production and Roadside stand as applicable. Please update the parking calculations table as needed.
  4. Please relocate the proposed ADA parking spaces to the closest, most direct route to the building (parking spaces 1 and 2) and verify that they will be located on a hard, durable, and smooth surface.
  5. The 44'x100' storage building on the site plan does not match the 36'x100' storage building on the permit application currently on file for review by this Department. Please align either the site plan or the building permit application as applicable.
  6. Freestanding and on-building signage meeting the requirements of §ZS 1-324 shall be reviewed and approved during the permitting process.
  7. Please provide a landscaping plan in accordance with §ZS 1-322 if new vegetation is proposed.
  8. 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.
  9. According to §ZS 1-322(b)(7), all landscaped areas are required to be readily accessible to a water supply and provided with an automatic irrigation system with rain sensors unless waived by the Planning Commission. Please note the method of maintenance for landscaped areas.

**Other Agency Approvals:**

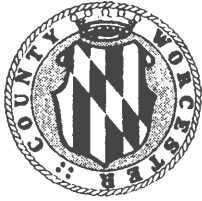
1. Information relative to the water and wastewater facilities are required to be provided on the plans per §ZS 1-325(e)(3)(O&P). Written confirmation that the water and sewer requirements have been met will be required to be provided from the Department of Environmental Programs and the Department of 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 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.

**NEXT STEPS:** For a Major Site Plan, please address all comments provided by the TRC and resubmit any changes as needed for the Planning Commission. If approved by the Planning Commission, final approval of the site plan will not be granted until all comments provided to the applicant by the TRC have been addressed on the site plan and any associated documents. Once the site plan and other documents have been adjusted, it will need to be resubmitted to the TRC for 'final signature approval' before building/zoning permits will be issued.

**\*Please provide a detailed listing of all site plan changes along with any resubmission.**



WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE

Department of Development Review & Permitting  
Worcester County Government Center  
1 W. Market St., Room 1201  
Snow Hill, Maryland 21863  
410-632-1200, Ext. 1151  
pmiller@co.worcester.md.us

\*\*\*\*\*

Project: Assateague Island Farm LLC

Date: 1/10/2024

Tax Map: 33 Parcel: 29 Section:        Lot:        Block:       

STANDARD COMMENTS

1. Items listed in this review are not required for Technical Review Committee approval.
2. Provide complete code review. List type of construction, use groups, height and area, occupant loads, live, dead and other structural loads.
3. Soils report required at time of building permit application.
4. Compaction reports due at all footings and slab inspections as well as any site work and structural fill.
5. Complete sealed architectural, structural, mechanical, plumbing and electrical plans are required.
6. Provide information for wind, snow and seismic loads.
7. Special inspections (Third party) required per IBC Chapter 17 for steel, concrete, masonry, wood, prepared fill, foundations and structural observations.
8. Provide plan for owner's special inspection program, list inspections and inspection agencies.
9. A Maryland Registered Architect must seal plans. This architect or architectural firm will be considered the architect of record.
10. A pre-construction meeting will be required before any work starts.
11. Provide complete accessibility code requirements and details.
12. List on construction documents all deferred submittals.
13. Truss and other shop drawings will be required prior to installation.
14. **Architect / Engineer to provide verification construction is in accordance with approved plans and specifications prior to final inspection.**
15. **Please provide your design professional with a copy of these comments.**

## SITE SPECIFIC COMMENTS

1. Current Codes: 2018 International Building Code  
2018 International Energy Conservation Code  
2018 International Mechanical Code  
2017 NEC  
Maryland Accessibility Code  
2010 ADA Standards for Accessible Designs

**Maryland Codes Administration has adopted the 2021 edition of the International Codes. Local jurisdictions will have until 5/29/2024 to adopt the 2021 I-codes.**

2. Worcester County Department of Development, Review and Permitting has no permits in our records for a tasting room at this location. Permit 16-0702 was issued 8/23/2016 for a roadside stand.  
In accordance with the “Declaration of Land Restriction for certain Structures Non-Conversion Agreement recorded on 9/21/2016, the 1500 square foot roadside stand will have to be brought into compliance with the 2018 I-codes (See attached document).
3. Complete sealed architectural, structural, mechanical, plumbing, and electrical plans are required.
4. ADA: Provide all details and specifications per 2010 ADA design standards.
5. Provide all information per section C103.2: **“Information on construction documents of 2018 IECC”**.
6. Provide an Energy Compliance Report and lighting plan (wattage report).
7. Wind Design: 128 MPH (assumed); Risk category II; Exposure “C”.
8. All footings to be designed per John D. Hynes report dated 6/14/2023. Design information to be indicated on the submitted construction documents.
9. Existing fire separation assembly between proposed tasting area and storage area may require modifications based on use group designation.
10. Provide occupant load calculations for interior and exterior seating per Table 1004.5 of the IBC.



11. Designated tasting area 1703 sq. (tables & chairs 15 sq. ft.) = 113 occupants.  
Designated tasting area 1703 sq. (standing 7 sq. ft.) = 243 occupants.  
An A-2 occupancy (consumption of food or drinks) of 100 occupants would require an automatic sprinkler system.
12. The current permit application for the Storage building 36' x 100' does not reflect the size of the building 44' x 100' submitted for TRC review.

There is not enough information provided at this time to provide additional comments.



Worcester County  
 Development Review and Permitting  
 1 W. Market Street, Room 1201  
 Snow Hill, Maryland 21863  
 410-632-1200  
 410-632-3008 (fax)

**INSTRUMENT OF DECLARATION ENCUMBERING AND AFFECTING PROPERTY  
 DECLARATION OF LAND RESTRICTION FOR CERTAIN STRUCTURES  
 NON-CONVERSION AGREEMENT**

THIS DECLARATION, made this 7<sup>th</sup> day of September, 2016, by Garufi Revocable Trust, having a mailing address of 37795 New Road, hereinafter referred to as "Owner".

WHEREAS, the Owner is the record owner of all that real property consisting of approximately 17.38 acres, located at 8816 Stephen Decatur Hwy, Berlin, MD 21811 currently designated in the Assessment records as Tax Map 33, Parcel 29, Section [redacted], Block [redacted], Lot [redacted], and shown as Lot [redacted] on plat entitled "Boundary Survey, lands of Raymond J. Chandler, Sr, Al Chandler & Tiffanie H. Chandler" which is recorded among the Land Records of Worcester County, Maryland in Plat Book 170, Folio 65; and being that same or part of the property acquired by the Owner by deed dated 11/8/2007 and recorded among the aforesaid Land Records in Liber 5083 Folio 345; and

WHEREAS, the Owner has applied for a permit to build or alter a structure on that property that may be made non-compliant by later conversion, to the requirements of the International Building Code, under the permit number 16-0702 (PERMIT).

WHEREAS, the Owner agrees to record this Declaration and certifies and declares that the following conditions and restrictions are placed on the affected property as a condition of granting the Permit, and affects rights and obligations of the Owner and shall be binding on the Owner, his heirs, personal representatives, successors and assigns.

WHEREAS, the Department of Development, Review and Permitting (Department) has made determination and decisions based upon the information presented on the site plan and construction plans submitted by the property owner and/or representatives.

**FILED**

2016 SEP 21 PM 2: 24

SUSAN R. BRANIECKI  
 CLK. CT. CT.  
 WOR. CO.

R  
E  
T  
U  
R  
N  
  
T  
O  
  
D  
R  
P

UPON THE TERMS AND SUBJECT TO THE CONDITIONS, as follows:

1. The structure or part thereof to which these conditions apply is:
2. Building for Roadside Stand is limited to 1500 square foot gross floor area. Future conversion, if desired, will require an additional permit and compliance to the Code in effect at the time of conversion.
3. Any alterations or changes from these conditions from the permitted use shall constitute a violation of the Building Code and Permit.
4. This agreement also grants irrevocable right of entry to the Worcester County Department of Development Review and Permitting Department, with reasonable notice to the owner(s), for verification of compliance with the terms of this agreement.
5. Other conditions: \_\_\_\_\_

WITNESS:

[Signature]

[Signature]

Owner's Signature  
Garufi Revocable Trust

(Seal)

[Signature]

[Signature]

Owner's Signature

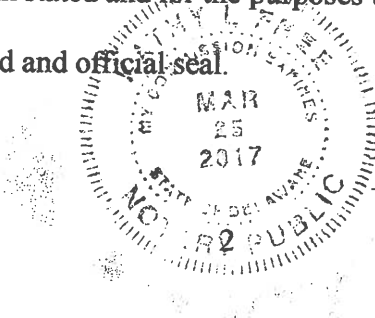
(Seal)

Russell Leigh Garufi  
Print Owner's Name/Title

STATE OF Delaware, Sussex COUNTY TO WIT:

I hereby certify that on this 7 day of Sept, 2016, before me the subscriber, a Notary Public in and for the State and Country aforesaid, personally appeared Russell Leigh Garufi and \_\_\_\_\_ known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same in the capacity therein stated and for the purposes therein contained.

AS WITNESS my hand and official seal.



[Signature]



## Worcester County

Department of Environmental Programs  
Natural Resources Division

### Memorandum

---

**To:** Worcester County Technical Review Committee  
**From:** Joy S. Birch, Natural Resources Planner, III JB  
**Subject:** January 10, 2024 - Technical Review Committee Meeting  
**Date:** December 29, 2023

---

Assateague Farm Brewery – Minor Site Plan Review – Proposed Agritourism facility/farm brewery operation consisting of commercial kitchen, bathroom and tasting room additions to the existing 1500 sq. ft. tasting room/roadside stand building, a 2400 sq. ft. brewery building, and a 4,400 sq. ft. storage building. Located at 8816 Stephen Decatur Highway, Tax Map 33, Parcel 29, Block 10, Tax District 03, A-2 Agricultural District, Assateague Island Farm, LLC, owner / Russell Hammond, surveyor.

**Critical Area:** This project is located in the Atlantic Coastal Bays Critical Area (ACBCA) program boundary designated Resource Conversation Area (RCA) and is non- waterfront. The proposed work and Limits of Disturbance is located outside the Critical Area; therefore, we have no further comments.

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

Stormwater Management Concept Plan 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 Stormwater Management practices shall be designed to meet the requirements of the 2007 Maryland Stormwater 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;  
David Bradford, Deputy Director (via email);  
Stuart White, DRP (via email).

**Citizens and Government Working Together**



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

## Memorandum

---

**To:** Technical Review Committee (TRC) for a January 10, 2024 Meeting

**From:** Environmental Programs Staff

**Subject: Major Site Plan: Assateague Island Farm, LLC**  
**Tax Map: 33, Parcel: 29**

**Date:** January 5, 2024

---

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. An EDU chart will be needed to itemize the proposed uses and provide the appropriate flow figures. This property has been allocated six (6) sewer and water EDUs from the Mystic Sanitary Service Area. That limits the public flow from this facility to 1,800 gallons. The proposed uses need to fit within that flow footprint.
2. Please note that public water & sewer serves this property from the Mystic Harbour Sanitary Service Area.
3. An appropriately sized grease trap will need to be approved and inspected by this office and included in the plumbing permit fixture counts.
4. Where are the sanitary facilities proposed for the new brewery building?
5. Will there be seating for the food customers? Where will that be and what area will those tables occupy?
6. Commercial plumbing plans will need to be submitted for plan review with the building permit and \$125 review fee submitted. A plumbing permit will also need to be obtained for the interior work and a separate one for the site utility work. Gas permits will be needed as well, if utilized for this project.
7. Plumbing Code is the 2018 International Plumbing Code (IPC).

**Citizens and Government Working Together**

8. The Gas Code is the International Fuel Gas Code, 2018 Edition.

**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



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: Assateague Island Farm**  
**LOCATION: Tax Map 33; Parcel 29**  
**CONTACT: Assateague Island Farm, LLC**  
**MEETING DATE: January 10, 2024**

**TRC #: 2023911**

**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**

The proposed construction of an Agritourism facility/farm brewery operation consisting of the commercial kitchen, bathroom, and tasting room additions to the existing 1500 square foot tasting room/roadside stand building, a 2400 square foot brewery building, and a 4400 square foot storage building. The address is 8816 Stephen Decatur Highway, Berlin, Maryland.

### **General Comments**

1. 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.
2. Coordinate 9-1-1 addressing with Worcester County Department of Emergency Services (410) 632-1311.



### Specific Comments

1. A complete set of building plans shall be submitted and approved prior to the start of construction.
2. Any building containing an assembly occupancy where the aggregate occupant load of the assembly occupancy exceeds 300 shall be protected by an approved, supervised automatic sprinkler system in accordance with NFPA 13, *The Standard for the Installation of Sprinkler Systems*. Any place of assembly (50 or more occupants) shall be protected by an approved, supervised automatic sprinkler system in accordance with NFPA 13 if they are considered a dance hall, discotheque, nightclub, or an assembly with festival seating.
3. A code compliant fire alarm system shall be installed in an assembly occupancy with an occupant load of more than 300 persons.
4. Plans shall be submitted and reviewed for the proposed commercial kitchen.
5. Brewery equipment shall be installed and inspected per the manufacturer's recommendations.
6. 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 & Stormwater Management Review

**Date:** December 29, 2023

**Date of Meeting:** January 10, 2024

**Project:** Assateague Farm Brewery

**Location:** 8816 Stephen Decatur Hwy; Tax Map: 33, Parcel: 29

**Owner/Developer:** Assateague Island Farm, LLC

**Surveyor:** Russell Hammond

---

**This project is subject to the Worcester County Forest Conservation Law.** A Forest Conservation Application and review fee have been submitted. A Simplified Forest Stand Delineation (FSD) & Forest Conservation Plan (FCP) must be approved and forestry recording documents submitted prior to permitting.

The net tract area is 0.46 acres, none of which is forested. With an afforestation threshold of 20 percent and conservation threshold of 50 percent, there is a planting requirement of 0.09 acres. If the obligation is to be met via off-site forest retention or via mitigation bank, the obligation will increase to a ratio of 2:1 which will bring the total of forest retention to be provided to 0.18 acres.

**This project is subject to the Worcester County Stormwater Ordinance.** The project has obtained Stormwater Concept Plan approval. Stormwater Final Plan approval must be received prior to permitting.

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

**Citizens and Government Working Together**

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**

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



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 1, 2024  
TO: Applicant  
FROM: David M. Bradford, Deputy Director  
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.

**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:** January 4, 2024

**SUBJECT:** TRC Meeting – January 2024 – Roads and Water/Wastewater Comments

---

I Assateague Farm Brewery

- a) Brewery waste is not to be discharged to Worcester County Sewer.
- b) Please show existing water and sewer mains along Rt. 611.
- c) Please verify with Environmental Programs that EDU's are available for the proposed project.

II Arcola Towers – Onley Road

- a) No comments from the Water/Wastewater Division.
- b) A \$5,000 commercial entrance bond will be required by the Roads Division.
- c) Please include the construction entrance detail on the plan.

III Fisherman's Marina

- a) Please provide a utility plan showing all existing and proposed water and sewer lines.
- b) Please verify with Environmental Programs that EDU's are available for the proposed project.

IV The Elms

- a) Please submit a water and sewer utility plan for review by the Water/Wastewater Division.

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

## Stuart White

---

**From:** Aws Ezzat <AEzzat@mdot.maryland.gov>  
**Sent:** Friday, December 29, 2023 7:11 AM  
**To:** Stuart White  
**Cc:** Jeffrey Fritts  
**Subject:** Re: January PC and TRC draft agendas

Good morning Stu,

After a review of the subject developments, MDOT SHA determined that the proposed Assateague Farm Brewery, Arcola Towers (Onley Road) and Fisherman's Marina will have no negative impact to the surrounding State roadway network.

We previously commented on the Elms fka 4 Seasons Townhome Community and it will require a commercial access permit.

Thank you,



[roads.maryland.gov](http://roads.maryland.gov)

**Aws Ezzat, P.E.**  
Regional Engineer  
Access Management  
410.677.4048 office  
443.430.7462 mobile  
AEzzat@mdot.maryland.gov  
**Maryland Department of  
Transportation**  
660 West Road, Salisbury, MD  
21801

---

**From:** Stuart White <swhite@co.worcester.md.us>  
**Sent:** Wednesday, December 20, 2023 4:15 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>; 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 <mlaick@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 Barbierri <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:** January PC and TRC draft agendas

Good afternoon,

Please see the attached draft agendas for the January 4 Planning Commission and January 10 Technical Review Committee meetings. TRC materials will be distributed this afternoon. Additional electronic TRC site plans to follow in an additional email. Feel free to contact me with any questions.

Thanks,

Stu

Stu White  
DRP Specialist II  
Department of Development, Review, & Permitting  
One West Market Street, Rm. 1201  
Snow Hill, MD 21863  
410-632-1200 x1139  
[swhite@co.worcester.md.us](mailto:swhite@co.worcester.md.us)





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

---

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**

DATE OF MEETING: January 10, 2024

PROJECT: Arcola Onley Road

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.

~~~~~



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

January 10, 2024

#### **Arcola Towers – Onley Road – Minor Site Plan Review**

Proposed 170 ft. tall telecommunications monopole and 50 ft. x 50 ft. fenced compound. Located at 5614 Onley Road, Tax Map 79, Parcel 91, Tax District 08, A-1 Agricultural District, Parker Sharpley & Patricia Merrick, owners / Arcola Towers, LLC, applicant.

**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:

§ZS1-201	A-1 Agricultural District
§ZS1-305	Lot Requirements Generally
§ZS1-306	Access to Structures
§ZS1-319	Access and Traffic Circulation Requirements
§ZS1-320	Off-Street Parking Areas
§ZS1-321	Off Street Loading Spaces
§ZS1-322	Landscaping and Buffering Requirements
§ZS1-323	Exterior Lighting
§ZS1-324	Signs
§ZS1-325	Site Plan Review
§ZS1-326	Classification of Highways
§ZS1-327	Additional Setbacks from Drainage Ditches and Stormwater Management Facilities
§ZS 1-343	Antennas, towers, and telecommunications uses

1. According to §ZS 1-201(c)(28), a Special Exception from the Board of Zoning Appeals is required for monopoles in excess of 150 feet in height. Case #24-4 Scheduled for January 11, 2024.
2. Please provide a landscape plan in accordance with §ZS 1-322(d).
3. A 25-foot-wide landscape buffer is required in accordance with §ZS 1-343(b)(2)(E).
4. Please include fence height and details.
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. According to §ZS 1-322(b)(7), all landscaped areas are required to be readily accessible to a water supply and provided with an automatic irrigation system with rain sensors unless waived by the Planning Commission. Please note methods of maintenance for landscaped areas.
7. Please show all building setback lines as well as the Onley Road right-of-way width.
8. Please show monopole setback radius.
9. Please show separation distances to any adjacent residential structures.
10. According to §ZS 1-343B)(2)(F), all telecommunications facilities and accessory structures shall be sighted in such a way as to have the least possible adverse effect on the visual environment. All non-concealed or -camouflaged facilities shall be of a galvanized finish or painted light gray or pale blue above any surrounding tree line while any portion

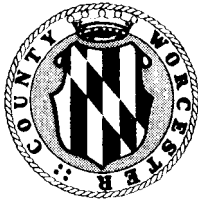
below the tree line shall be painted gray, green, black or similar color and designed to blend into the natural environment or surrounding structures, unless otherwise required by the FAA.

**Other Agency Approvals:**

1. Information relative to the water and wastewater facilities are required to be provided on the plans per §ZS 1-325(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.

**NEXT STEPS:** Final approval of the site plan will not be granted until all comments provided to the applicant by the TRC have been addressed on the site plan and associated documents. Once the site plan and other documents have been adjusted, it will need to be resubmitted to the TRC for final signature approval before building/zoning permits will be issued.

**\*Please provide a detailed listing of all site plan changes along with any resubmission.**



Department of Development Review & Permitting  
Worcester County Government Center  
1 W. Market St., Room 1201  
Snow Hill, Maryland 21863  
410-632-1200, Ext. 1151  
pmiller@co.worcester.md.us

\*\*\*\*\*

Project: Arcola Telecommunications Tower, 5614 Only Road

Date: 1/10/2024

Tax Map: 79 Parcel: 91 Section: \_\_\_\_\_ Lot: \_\_\_\_\_ Block: \_\_\_\_\_

### **SITE SPECIFIC COMMENTS**

1. Current Codes:       2018 International Building Code  
                              2018 International Energy Conservation Code  
                              2018 International Mechanical Code  
                              2017 National Electric Code (Currently)

Maryland Codes Administration has adopted the 2021 edition of the International Codes. Local jurisdictions will have until 5/29/2024 to adopt the 2021 I-codes.

2. Permit application for tower along with 3 sets sealed drawings for tower design and construction documents.
- 3 Structural analysis will be required for all future carriers.
4. Third party inspector (special inspector/ engineering firm) information for tower erection, height verification and foundation.
5. Soils report required at the time of building permit application.
6. A pre-construction meeting will be required before any work starts.
7. Worcester County inspections required for all construction. Third party inspection will not be accepted without a Worcester County inspection.

**Please provide your design professional with a copy of these comments.**




# Worcester County

Department of Environmental Programs  
Natural Resources Division

## Memorandum

---

**To:** Worcester County Technical Review Committee

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

**Subject:** January 10, 2024 - Technical Review Committee Meeting

**Date:** December 29, 2023

---

- **Arcola Towers – Onley Road – Minor Site Plan Review**  
Proposed 1470 ft. tall telecommunications monopole and 50 ft. x 50 ft. fenced compound. Located at 5614 Onley Road, Tax Map 79, Parcel 91, Tax District 08, A-1 Agricultural District, Parker Sharpley & Patricia Merrick, owners / Arcola Towers, LLC, applicant. This is located outside of the Atlantic Coastal and Chesapeake Bay Critical Area Program. No Comment.

**Citizens and Government Working Together**



# Worcester County

Department of Environmental Programs  
Environmental Programs Division

## Memorandum

---

**To:** Technical Review Committee (TRC) for a January 10, 2024 Meeting

**From:** Environmental Programs Staff

**Subject:** Arcola Towers – Tax Map: 79, Parcel: 91

**Date:** January 4, 2024

---

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. There is a platted 10,000 square foot sewage area near this proposed monopole & compound. We will need that located on the site plan to ensure proper separation is met between these two.

**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: Arcola Tower Telecommunications Tower**  
**LOCATION: Tax Map 79; Parcel 91**  
**CONTACT: Ryan Foltz**  
**MEETING DATE: January 10, 2024**

**TRC #: 2023912**

**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**

Proposed construction of a 170 ft. tall telecommunications monopole and 50 ft. by 50 ft. fenced compound. Location is 5614 Onley Road.

1. Coordinate 9-1-1 addressing with Worcester County Department of Emergency Services (410) 632-1311.
2. Provide adequate access for emergency response equipment.
3. No further comments.






# Worcester County

Department of Environmental Programs  
Natural Resources Division

## Memorandum

---

**To:** Technical Review Committee

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

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

**Date:** December 29, 2023

**Date of Meeting:** January 10, 2024

**Project:** Arcola Towers – Onley Road

**Location:** 5614 Onley Road; Tax Map: 79, Parcel: 91

**Owner/Developer:** Parker Sharpley & Patricia Merrick

**Applicant:** Arcola Towers, LLC

---

**This project is subject to the Worcester County Forest Conservation Law.** A Forest Conservation Application, review fee and a Simplified Forest Stand Delineation (FSD) & Forest Conservation Plan (FCP) have been submitted. The FSD/FCP must be approved and forestry recording documents submitted prior to permitting.

The net tract area is 0.30 acres, none of which is forested. With an afforestation threshold of 20 percent and conservation threshold of 50 percent, there is a planting requirement of 0.06 acres. According to the plan provided, the obligation will be met via off-site forest retention. This will increase the obligation to a ratio of 2:1 so that the total of forest retention to be provided will be 0.12 acres.

**This project is subject to the Worcester County Stormwater Ordinance.** The project has obtained Stormwater Concept Plan approval. Stormwater Final Plan approval must be received prior to permitting.

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

**Citizens and Government Working Together**

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**

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



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 1, 2024  
TO: Applicant  
FROM: David M. Bradford, Deputy Director  
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.

**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:** January 4, 2024

**SUBJECT:** TRC Meeting – January 2024 – Roads and Water/Wastewater Comments

---

I Assateague Farm Brewery

- a) Brewery waste is not to be discharged to Worcester County Sewer.
- b) Please show existing water and sewer mains along Rt. 611.
- c) Please verify with Environmental Programs that EDU's are available for the proposed project.

II Arcola Towers – Onley Road

- a) No comments from the Water/Wastewater Division.
- b) A \$5,000 commercial entrance bond will be required by the Roads Division.
- c) Please include the construction entrance detail on the plan.

III Fisherman's Marina

- a) Please provide a utility plan showing all existing and proposed water and sewer lines.
- b) Please verify with Environmental Programs that EDU's are available for the proposed project.

IV The Elms

- a) Please submit a water and sewer utility plan for review by the Water/Wastewater Division.

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

## Stuart White

---

**From:** Aws Ezzat <AEzzat@mdot.maryland.gov>  
**Sent:** Friday, December 29, 2023 7:11 AM  
**To:** Stuart White  
**Cc:** Jeffrey Fritts  
**Subject:** Re: January PC and TRC draft agendas

Good morning Stu,

After a review of the subject developments, MDOT SHA determined that the proposed Assateague Farm Brewery, Arcola Towers (Onley Road) and Fisherman's Marina will have no negative impact to the surrounding State roadway network.

We previously commented on the Elms fka 4 Seasons Townhome Community and it will require a commercial access permit.

Thank you,



[roads.maryland.gov](http://roads.maryland.gov)

**Aws Ezzat, P.E.**  
Regional Engineer  
Access Management  
410.677.4048 office  
443.430.7462 mobile  
AEzzat@mdot.maryland.gov  
**Maryland Department of  
Transportation**  
660 West Road, Salisbury, MD  
21801

---

**From:** Stuart White <swhite@co.worcester.md.us>  
**Sent:** Wednesday, December 20, 2023 4:15 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>; 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 <mlaick@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 Barbierri <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:** January PC and TRC draft agendas

Good afternoon,

Please see the attached draft agendas for the January 4 Planning Commission and January 10 Technical Review Committee meetings. TRC materials will be distributed this afternoon. Additional electronic TRC site plans to follow in an additional email. Feel free to contact me with any questions.

Thanks,

Stu

Stu White  
DRP Specialist II  
Department of Development, Review, & Permitting  
One West Market Street, Rm. 1201  
Snow Hill, MD 21863  
410-632-1200 x1139  
[swhite@co.worcester.md.us](mailto:swhite@co.worcester.md.us)





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

---

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**

DATE OF MEETING: January 10, 2024

PROJECT: Fisherman's Marina

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.

~~~~~





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 January 10, 2024

#### **Fisherman's Marina – Minor Site Plan Review**

Remove and replace two (2) marina buildings and add a bait pavilion. Three (3) locations, on the southeast corner of Sunset Avenue and Golf Course Road, on the northeast corner of Harbor Road and Golf Course Road, and located on Harbor Road, approximately 291 feet east of Golf Course Road. Tax Map 27, Parcel 447, Lots 78-93, Parcel 655, Lot 94, & Parcel 372, Lots 196-197, Tax District 10, CM Commercial Marine District, Martha's Landing, LLC, owner / Vista Design, Inc., engineer.

**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>ZS1-214</b> | CM Commercial Marine 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 |

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

1. Please provide one (1) ADA space and associated access aisle for the bait pavilion and provide plan details for accessible parking in accordance with §ZS-1-320(d).
2. It is recommended that the travel distance for handicapped persons parking at the North building be reviewed due to the location of the access ramp on the opposing side of the parking space provided.
3. Please provide parking calculations in accordance with §ZS 1-320(a).
4. In accordance with §ZS 1-320(f)(1), all parking spaces and associated vehicular travelways provided above the minimum parking requirements shall be constructed with a pervious paving system.
5. Please label all parking space dimensions in accordance with §ZS 1-320(b).
6. In accordance with §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, and the road or lot line shall be landscaped and maintained in an appropriate and appealing condition.
7. Please include parking bumpers in accordance with §ZS 1-320(f)(5).
8. Please illustrate vehicular travelway directions and provide/illustrate widths in accordance with §ZS 1-320(c).
9. Please provide an off-street loading space in accordance with §ZS 1-321.
10. Please provide the appropriate number of bike racks in accordance with §ZS 1-302(a).
11. Please include dumpster screening details in accordance with §ZS 1-325(e)(3)(L).

12. In accordance with §ZS 1-319(c)(4), an interparcel connector is required to be provided to all adjacent commercially zoned properties, or connect to any existing interparcel connectors on those adjacent properties.
13. Please provide a lighting plan in accordance with §ZS 1-323(b).
14. Freestanding and on-building signage meeting the requirements of §ZS 1-324 shall be reviewed and approved during the permitting process.
15. The plan must bear the original signature of the property owner, applicant if different, and the person who prepared the site plan. Please add the following statement with a signature block for the property owner to sign prior to final signature approval: *“As the property owner/developer, I am in full agreement with this site plan submitted herewith, and I am responsible for the completion of the improvements as shown on the approved site plan, and I understand that I cannot allow the property or buildings to be occupied until a Certificate of Use and Occupancy has been issued by the Department of Development, Review and Permitting.”*
16. Please provide a landscape plan in accordance with §ZS 1-322(d).
17. According to Section 17(b)(5) of the Design Guidelines and Standards for Commercial Use, a thirty-five-foot-deep landscaped buffer shall be provided in the front yard setback of all properties fronting on an arterial or major collector highway. A waiver may be requested of the Planning Commission if necessary.
18. 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.
19. According to §ZS 1-322(b)(7), all landscaped areas are required to be readily accessible to a water supply and provided with an automatic irrigation system with rain sensors unless waived by the Planning Commission. Please note method of maintenance for landscaped areas.
20. Landscaping shall be provided within the parking area in accordance with the provisions of § ZS 1-322 hereof and any plan adopted by the County Commissioners pursuant to §§ ZS 1-118(b)(9) and (b)(11) hereof.
21. This property is located within the Seaside Architectural Tradition. **Building plans printed to-scale and with more detail need to be provided (specific dimensions, all roof pitches, all façades, color of the building materials, etc.) prior to review by the Planning Commission. Until such time, a full review of the plans in relation to the requirements of the *Design Guidelines and Standards* is unable to be performed.**
22. According to the *Design Guidelines and Standards for Commercial Uses* Section 16(b)(2), sidewalks at least five (5) feet in width shall be provided along all sides of the lot that abut a public or private right-of-way. Sidewalks shall be provided with human-scale lighting to create a safe and attractive pedestrian atmosphere.
23. Additional details shall be provided on the lighting to meet the requirements of §ZS 1-323 and Section 18 of the *Design Guidelines and Standards for Commercial Uses*.

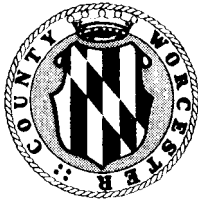
24. In accordance with Section 19(b)(1) of the *Design Guidelines and Standards for Commercial Use*, please provide a community space that is centrally located, connected to the pedestrian walkway and placed in areas with the highest pedestrian traffic.
25. Under Section 2(b) of the *Design Guidelines and Standards for Commercial Uses*, the Planning Commission is able to grant a waiver to the requirements contained within where it finds that the proposed alternative building or site design features generally achieves the overall objectives of the guidelines or standards that apply to the waiver being requested. Please keep in mind that if a similar standard is listed in the Zoning Code and does *not* allow for a waiver, that standard cannot be waived.

**Other Agency Approvals:**

1. Information relative to the water and wastewater facilities are required to be provided on the plans per §ZS 1-325(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.

**NEXT STEPS:** For a Major Site Plan, please address all comments provided by the TRC and resubmit any changes as needed for the Planning Commission. If approved by the Planning Commission, final approval of the site plan will not be granted until all comments provided to the applicant by the TRC have been addressed on the site plan and any associated documents. Once the site plan and other documents have been adjusted, it will need to be resubmitted to the TRC for ‘final signature approval’ before building/zoning permits will be issued.

**\*Please provide a detailed listing of all site plan changes along with any resubmission.**



WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE

Department of Development Review & Permitting  
Worcester County Government Center  
1 W. Market St., Room 1201  
Snow Hill, Maryland 21863  
410-632-1200, Ext. 1151  
pmiller@co.worcester.md.us

\*\*\*\*\*

Project: Fisherman's Marina

Date: 1/10/2024

Tax Map: 27 Parcel: 447; 655 & 372 Lot: 78 - 93; 94; 196 - 197 Block:           

STANDARD COMMENTS

1. Items listed in this review are not required for Technical Review Committee approval.
2. Provide complete code review. List type of construction, use groups, height and area, occupant loads, live, dead, and other structural loads.
3. Soils report required at time of building permit application.
4. Compaction reports due at all footings and slab inspections as well as any site work and structural fill.
5. Complete sealed architectural, structural, mechanical, plumbing, and electrical plans are required.
6. Provide information for wind, snow, and seismic loads.
7. Special inspections (Third party) required for steel, concrete, masonry, wood, prepared fill, foundations, and structural observations. **These are required in addition to the required Worcester County inspections.**
8. Provide plan for owner's special inspection program, list inspections and inspection agencies.
9. A Maryland Registered Architect must seal plans. This architect or architectural firm will be considered the architect of record.
10. A pre-construction meeting will be required before any work starts.
11. Provide complete accessibility code requirements and details.
12. List on construction documents all deferred submittals.
13. Truss and other shop drawings will be required prior to installation.
14. Architect / Engineer to provide verification construction is in accordance with approved plans and specifications prior to final inspection.
15. Provide your design professional with a copy of these comments.

## SITE SPECIFIC COMMENTS

1. Current Codes: 2018 International Building Code  
2018 International Energy Conservation Code  
2018 International Mechanical Code  
2017 NEC  
Maryland Accessibility Code (MAC)  
2010 ADA Standards for Accessible Design

**Maryland Codes Administration has adopted the 2021 edition of the International Codes. Local jurisdictions will have until 5/29/2024 to adopt the 2021 I-codes.**

1. Wind Design: 127 MPH (assumed); Risk category II; Exposure "C"
2. Complete sealed architectural, structural, mechanical, plumbing, and electrical plans are required.
3. Soils report submittal with permit application.
4. Provide an Energy Compliance Report and lighting plan.
5. Provide all details and specifications per 2010 ADA design standards and MAC (Maryland Accessibility Code).
6. Provide an accessible route from the parking lot to the building entry.
7. Exterior walls to be rated per Table 602 for Fire Separation Distance.
8. Elevate finished floors to at or above Base Flood Elevation (BFE).
9. Flood resistant materials to be used if located below the BFE.
10. Proposed gas tank: MDE and Worcester County permit required. Provide tank and anchoring specifications. Close out report requested from MDE for tank.

**There is not enough information provided at this time to provide additional comments.**






## Worcester County

Department of Environmental Programs  
Natural Resources Division

### Memorandum

---

**TO:** Worcester County Technical Review Committee  
**FROM:** Joy S. Birch, Natural Resources Planner III   
**SUBJECT:** January 10, 2024, Technical Review Committee Meeting  
**DATE:** January 3, 2024

---

**Fisherman's Marina – Minor Site Plan - Remove and replace two marina buildings and add a bait pavilion., Tax Map 27, Parcel 447, Lots 78-93, Parcel 655, Lot 94 & Parcel 372, Lot 196-197.**

**Critical Area:** This project is located in the Atlantic Coastal Bays Critical Area (ACBCA) program boundary designated Intensely Developed Area (IDA) and within Buffer Management Area C-25. Please see following comments:

1. Please provide us with a landscape plan showing what is being planted and the quantity so we can then determine if that will satisfy the 15% afforestation requirement.
2. Add Atlantic Coastal Bays Critical Area note to read: **Worcester County Atlantic Coastal Bays Critical Area Law:** *This property lies within the Worcester County Atlantic Coastal Bays Critical Area. Any and all proposed development activities must meet the requirements of Title 3 (Land and Water Resources), Subtitle I (Atlantic Coastal Bays Critical Area) of the Worcester County Code of Public Local Laws, as from time to time amended, in effect at the time of the proposed development activities.*
3. Under the “Worcester County Atlantic Coastal Bays Critical Area Law”, please add that this property is in buffer management area of C-25.
4. Please include and breakdown the lot coverage that is within the buffer to the existing and proposed lot coverage numbers under the “Proposed Land Use” note.

**Citizens and Government Working Together**



5. Please provide a Critical Area Review Fee of \$ 100.00 for the Minor Site Plan.

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

Stormwater Management Concept Plan 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 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.  
David Bradford, Deputy Director (via email);  
Stuart White, DRP (via email).



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

## Memorandum

---

**To:** Technical Review Committee (TRC) for a January 10, 2024 Meeting

**From:** Environmental Programs Staff

**Subject:** **RPC Preliminary Plat Submission – Fisherman’s Marina**  
**Tax Map: 27, Parcels: 447, 655, & 372**

**Date:** January 5, 2024

---

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. An EDU chart will need to be shown reflecting the existing & proposed uses.
2. Please note the source of public sewer.
3. These properties are served by an on-site well(s). We recommend the existing well(s) be abandoned & a connection to public water be made.
4. Commercial plumbing plans will need to be submitted for plan review with the building permit and \$125 review fee submitted. A plumbing permit will also need to be obtained for the interior work and a separate one for the site utility work. Gas permits will be needed as well, if utilized for this project.
5. Plumbing Code is the 2018 International Plumbing Code (IPC).
6. The Gas Code is the International Fuel Gas Code, 2018 Edition.

**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

---

---

## TECHNICAL REVIEW COMMITTEE COMMENTS

---

---

**PROJECT: Fisherman's Marina**

**TRC #: 2023914**

**LOCATION: Tax Map 27; Parcel 477, Lots 78-93, Parcel 655, Lot 94, Parcel 372, Lots 196-197**

**CONTACT: Martha's Landing Resort LLC C/O Brian Tinkler**

**MEETING DATE: January 10, 2024**

**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**

The proposed removal and replacement of two marina buildings and add a bait pavilion. Located near Sunset Avenue.

### **General Comments**

1. Coordinate 9-1-1 addressing with Worcester County Department of Emergency Services (410) 632-1311.

### **Specific Comments**

1. A complete set of building plans shall be submitted and approved prior to the start of construction.
2. Sprinkler and fire alarm plans shall be submitted to our office for review and approval prior to installation.
3. The fuel dispensing system shall be installed in accordance with NFPA 30A, *The Code for Motor Fuel Dispensing Facilities*.

4. Class I standpipe systems shall be provided for piers, bulkheads, and buildings where the hose lay distance from the fire apparatus exceeds 150 feet.
5. 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:** December 29, 2023

**Date of Meeting:** January 10, 2024

**Project:** Fisherman's Marina

**Location:** Harbor Road; Tax Map: 27, Parcel: 447 Lots 78-93, Parcel 655, Lot 94 & Parcel 372, Lots 196-197

**Owner/Developer:** Martha's Landing, LLC

**Engineer:** Vista Design, 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.



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 1, 2024  
TO: Applicant  
FROM: David M. Bradford, Deputy Director  
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.

**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:** January 4, 2024

**SUBJECT:** TRC Meeting – January 2024 – Roads and Water/Wastewater Comments

---

I Assateague Farm Brewery

- a) Brewery waste is not to be discharged to Worcester County Sewer.
- b) Please show existing water and sewer mains along Rt. 611.
- c) Please verify with Environmental Programs that EDU's are available for the proposed project.

II Arcola Towers – Onley Road

- a) No comments from the Water/Wastewater Division.
- b) A \$5,000 commercial entrance bond will be required by the Roads Division.
- c) Please include the construction entrance detail on the plan.

III Fisherman's Marina

- a) Please provide a utility plan showing all existing and proposed water and sewer lines.
- b) Please verify with Environmental Programs that EDU's are available for the proposed project.

IV The Elms

- a) Please submit a water and sewer utility plan for review by the Water/Wastewater Division.

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

## Stuart White

---

**From:** Aws Ezzat <AEzzat@mdot.maryland.gov>  
**Sent:** Friday, December 29, 2023 7:11 AM  
**To:** Stuart White  
**Cc:** Jeffrey Fritts  
**Subject:** Re: January PC and TRC draft agendas

Good morning Stu,

After a review of the subject developments, MDOT SHA determined that the proposed Assateague Farm Brewery, Arcola Towers (Onley Road) and Fisherman's Marina will have no negative impact to the surrounding State roadway network.

We previously commented on the Elms fka 4 Seasons Townhome Community and it will require a commercial access permit.

Thank you,



[roads.maryland.gov](https://roads.maryland.gov)

**Aws Ezzat, P.E.**  
Regional Engineer  
Access Management  
410.677.4048 office  
443.430.7462 mobile  
AEzzat@mdot.maryland.gov  
**Maryland Department of  
Transportation**  
660 West Road, Salisbury, MD  
21801

---

**From:** Stuart White <swhite@co.worcester.md.us>  
**Sent:** Wednesday, December 20, 2023 4:15 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>; 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 <mlaick@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 Barbierri <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:** January PC and TRC draft agendas

Good afternoon,

Please see the attached draft agendas for the January 4 Planning Commission and January 10 Technical Review Committee meetings. TRC materials will be distributed this afternoon. Additional electronic TRC site plans to follow in an additional email. Feel free to contact me with any questions.

Thanks,

Stu

Stu White  
DRP Specialist II  
Department of Development, Review, & Permitting  
One West Market Street, Rm. 1201  
Snow Hill, MD 21863  
410-632-1200 x1139  
[swhite@co.worcester.md.us](mailto:swhite@co.worcester.md.us)





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

---

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**

DATE OF MEETING: January 10, 2024

PROJECT: The Elms

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.

~~~~~



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

January 10, 2024

Cathy Zirkle, DRP Specialist III (ext. 1136)

\*\*\*\*\*

Project: **The Elms Townhome Community – Minor Residential Planned Community – Preliminary Plat Review.** Proposed construction of 44 townhouse units reduced to 20 townhouse units. Located on the eastern side of MD Route 611 (Stephen Decatur Highway) approximately 450 feet south from the intersection with Sunset Avenue, Tax Map 26, Parcel 445, Lot 1B, Parcel 445, Lot 2A and Parcel 443, Lot E1, Tax District 10, R-4 General Residential District.

\*Preliminary Plat requirements may be found at §ZS 2-403 – <https://ecode360.com/14027498>

#### **SPECIFIC COMMENTS:**

1. **The words "Preliminary Plat -- Not To Be Recorded" shall be shown on the plat immediately above the Title.**
2. Please correct the flood map number.
3. Please add RPC to the zoning note.
4. Please provide written approval for connection to Fisherman’s Drive.
5. Please add owner(s), Environmental Programs and Planning Commission signature lines.
6. Please correct the off-street parking calculations to reflect 20 units.
7. Please include 0’ (zero) side yard setbacks for interior units.
8. A third parking space will be required for any unit allowing short-term rentals.
  - a. *“One additional off-street parking space beyond that required by the provisions of § ZS 1-320(a) shall be provided for all short-term rental structures for which a building permit application is received after the effective date of this section.”* <https://ecode360.com/35278745>
9. Please consider adding guest parking.
10. The boundary line of the subdivision shall be designated and shown as a solid, heavy line.
11. Add if applicable - a general layout showing any proposed phase lines or partial platting of the subdivision.

12. Add the general location, names and width of roads, the general location of adjoining property lines, and the names of owners, the tax map, parcel and tax account identification numbers, the zoning and the use of all adjoining properties shown in the appropriate areas.
13. Include the layout of proposed roads, including their names and widths.
14. Include the layout, dimensions, gross area and **buildable area** of each proposed lot.
15. Include a listing of any deed restrictions and covenants which would apply to the development.
16. Include the statement – “Worcester County does not guarantee the development or construction of any amenities shown on this plat. All such amenities shall be the responsibility of the owner and applicant of this subdivision.”

*\*Please note that these are preliminary comments based upon the submitted plat and additional changes may be required.*

**ZS 2-403(c)(4) - After the Technical Review Committee has reviewed and commented on the preliminary plat, the applicant shall revise the preliminary plat accordingly. Once revised, the applicant shall resubmit to the Department fifteen paper copies of the plat, along with fifteen copies of a written description of how each of the comments of the Technical Review Committee has been addressed. At least one copy of the revised preliminary plat shall have all revisions highlighted. The Department may then forward copies of the revised preliminary plat and written description to the Technical Review Committee for its review and comment. In addition, the preliminary plat application will then be scheduled for review and final action by the Planning Commission.**

**In addition to other pertinent required approvals, an approved forest conservation plan must be obtained prior to the preliminary plat review by the Planning Commission.**



## Worcester County

Department of Environmental Programs  
Natural Resources Division

### Memorandum

---

**To:** Technical Review Committee

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

**Subject:** January 10, 2024 – Technical Review Committee Meeting

**Date:** January 3, 2024

---

**The Elm's Townhome Community (formally 4 Seasons) – Residential Planned Community – Preliminary Plat Review** - Proposed construction of 44 townhome units reduced to 20 Units. Located on the eastern side of MD Route 611 (Stephen Decatur Highway) approximately 450 feet south from the intersection with Sunset Avenue, Tax Map 26 Parcel 445 Lot 1B & 2A and Parcel 443, Lot E1, Tax District 10, R-4 General Residential District, Ocean 8 Group, LLC, owner / Vista Design, inc., engineer.

#### **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. Ensure all items required within a Critical Area site plan NR 3-109(d)(1) have been provided. This includes, but is not limited to, identifying Habitat Protection areas, locating (or stating the lack there of) tributary streams and associated buffers, tidal wetlands, soils, lot coverage calculations, limits of disturbance, proposed clearing, etc.
2. Provide us with a Critical Area Report as defined within NR 3-109(d)(2).

**Citizens and Government Working Together**

3. Illustrate and/or provide documentation that the 15 percent afforestation requirement will be accomplished. If plantings are to be completed to achieve the 15 percent afforestation requirement, a Critical Area planting bond (and calculations) will be required.
4. This project meets the requirement for the Maryland Critical Area Commission Project Notification parameters, therefore provide additional copies of the plan, Critical Area Report, 10 percent rule compliance details, and all other pertinent documents when submitted, will be forwarded to Commission Staff for review and comment.

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

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

Stormwater Management Concept Plan approval has been received.

**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.
- 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;  
David Bradford, Deputy Director (via email);  
Stuart White, DRP (via email).



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

---

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.





## Worcester County

Department of Environmental Programs  
Environmental Programs Division

### Memorandum

---

**To:** Technical Review Committee (TRC) for a January 10, 2024 Meeting

**From:** Environmental Programs Staff

**Subject: Preliminary Plat Review: The Elms Townhome Community – proposed construction of 44 townhome units reduced to 20 units.**

**Date:** January 4, 2024

---

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. All fees associated with water & sewer EDUs must be paid prior to building permits & stormwater permits being signed.
3. Plumbing permits will also need to be obtained for the interior work for each residence and a separate one for the site utility work will also be required.
4. Plumbing Code is the 2018 International Plumbing Code (IPC) Illustrated (National). The Gas Code is the 2018 International Fuel Gas Code (IFGC), for natural gas.

**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: The Elms Townhome Community      TRC #: 2023913**  
**LOCATION: Tax Map 26; Parcel 445; Lot 1B & 2A; Parcel 443; Lot E1**  
**CONTACT: Ocean 8 Group LLC c/o Tauhid Islam**  
**MEETING DATE: January 10, 2024                      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

Preliminary Plat review. The proposed construction of 44 townhouse units, reduced to 20 units. Located on Stephen Decatur Highway, near Sunset Avenue.

### 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. 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.
8. Coordinate 9-1-1 addressing with Worcester County Department of Emergency Services (410) 632-1311.

### **Specific Comments**

1. The proposed townhomes shall be protected by an automatic sprinkler system. Plans shall be submitted and approved by this office prior to the installation of such system.
2. The turning radius shall meet the most restrictive fire apparatus turning radius which is 33 feet inside and 55 feet outside. Approved turnarounds or cul-de-sacs shall be provided on roadways exceeding 150 ft. in length.
3. All fire hydrant locations shall be approved by this office.
4. A complete set of building plans shall be submitted and approved prior to the start of construction.
5. 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:** December 29, 2023

**Date of Meeting:** January 10, 2024

**Project:** The Elms – RPC Step II

**Location:** Stephen Decatur Hwy; Tax Map: 26, Parcel: 445, Lot 1B, Parcel 445, Lot 2A & Parcel 443, Lot E1

**Owner/Developer:** Ocean 8 Group, LLC

**Engineer:** Vista Design, Inc.

---

**This project is subject to the Worcester County Forest Conservation Law.** This property is subject to Forest Conservation Plan (FCP) #97-20. This property has met compliance with the Worcester County Forest Conservation Law through the establishment of on-site Forest Conservation easement, however, according to the plan provided the FCP will require an amendment. This amended FCP must be approved prior to the project being reviewed by the Planning Commission. A review fee of \$150.00 will be charged at each RPC step review.

**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  
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 1, 2024  
TO: Applicant  
FROM: David M. Bradford, Deputy Director  
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.

**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:** January 4, 2024

**SUBJECT:** TRC Meeting – January 2024 – Roads and Water/Wastewater Comments

---

I Assateague Farm Brewery

- a) Brewery waste is not to be discharged to Worcester County Sewer.
- b) Please show existing water and sewer mains along Rt. 611.
- c) Please verify with Environmental Programs that EDU's are available for the proposed project.

II Arcola Towers – Onley Road

- a) No comments from the Water/Wastewater Division.
- b) A \$5,000 commercial entrance bond will be required by the Roads Division.
- c) Please include the construction entrance detail on the plan.

III Fisherman's Marina

- a) Please provide a utility plan showing all existing and proposed water and sewer lines.
- b) Please verify with Environmental Programs that EDU's are available for the proposed project.

IV The Elms

- a) Please submit a water and sewer utility plan for review by the Water/Wastewater Division.

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

## Stuart White

---

**From:** Aws Ezzat <AEzzat@mdot.maryland.gov>  
**Sent:** Friday, December 29, 2023 7:11 AM  
**To:** Stuart White  
**Cc:** Jeffrey Fritts  
**Subject:** Re: January PC and TRC draft agendas

Good morning Stu,

After a review of the subject developments, MDOT SHA determined that the proposed Assateague Farm Brewery, Arcola Towers (Onley Road) and Fisherman's Marina will have no negative impact to the surrounding State roadway network.

We previously commented on the Elms fka 4 Seasons Townhome Community and it will require a commercial access permit.

Thank you,



[roads.maryland.gov](https://roads.maryland.gov)

**Aws Ezzat, P.E.**  
Regional Engineer  
Access Management  
410.677.4048 office  
443.430.7462 mobile  
AEzzat@mdot.maryland.gov  
**Maryland Department of  
Transportation**  
660 West Road, Salisbury, MD  
21801

---

**From:** Stuart White <swhite@co.worcester.md.us>  
**Sent:** Wednesday, December 20, 2023 4:15 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>; 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 <mlaick@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 Barbierri <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:** January PC and TRC draft agendas

Good afternoon,

Please see the attached draft agendas for the January 4 Planning Commission and January 10 Technical Review Committee meetings. TRC materials will be distributed this afternoon. Additional electronic TRC site plans to follow in an additional email. Feel free to contact me with any questions.

Thanks,

Stu

Stu White  
DRP Specialist II  
Department of Development, Review, & Permitting  
One West Market Street, Rm. 1201  
Snow Hill, MD 21863  
410-632-1200 x1139  
[swhite@co.worcester.md.us](mailto:swhite@co.worcester.md.us)

