

NORTH EAST PLANNING COMMISSION
106 South Main Street, North East, Maryland 21901
Tuesday, April 4, 2023
7:00 P.M.

Chairman Mark Dobbins called the meeting to order at 7:00 p.m. Present included Commissioner Hilary Crothers, Judy Duffy and Calvin Wilson. Also present were Betsy Vennell, Director of Planning, Lisa Rhoades, Planning and Zoning Assistant and Chris Mink, Town Engineer. Melissa Cook-Mackenzie, Town Administrator, was present via Zoom.

-MINUTES-

March 7, 2023

Ms. Duffy made a motion to approve the March 7, 2023 Planning Commission minutes, as presented. Mr. Wilson seconded the motion and the motion was approved by all.

-OLD BUSINESS-

None.

-NEW BUSINESS-

Rolling Mill Water Treatment Plant, 39 Rolling Mill Road, North East, Maryland. Property Owner: Mayor and Commissioners of the Town of North East, 106 South Main Street, North East, Maryland. Concept-Preliminary-Final Site Plan for a proposed 970 square foot Finished Water Pumping Station. Also Found on Tax Map 31B; Parcel 217. Zoning District: "LI" Light Industrial.

Ms. Cook-Mackenzie gave a brief history of the current water plant site at 39 Rolling Mill Road. In 1996 and 2019 a 20 year study was done by Entech Engineering. There were a series of capital projects which were completed over the years but this project was not necessary at that time. However, the replacement of the water pumping station is now necessary as the pump in the current building is too small. Mrs. Cook-Mackenzie explained that after the raw water comes into the plant from the stream, the water goes thru the treatment process and then is pumped out through the distribution system. The current building has several deficiencies. The pumps in the current building are too small for the volume of water which needs to be pumped through the distribution system. Therefore, due to the recent growth within the water service area and the proposed growth south of Town, the Town needs to invest in new infrastructure. The current building is 520 square feet and is located within the 100 year floodplain, however the proposed building would be 450 square feet larger and would not be located within the 100 year floodplain. The current building contains a clear well which holds the finished processed water. The new system will process and be able to pump a higher volume of water and will use cans which will be located under the pumps instead of the clear well. Mrs. Cook-Mackenzie stated this is a better method in the event that one of the pumps were being repaired as there would still be a water supply able to be pumped through other pumps utilizing the stored water in the cans. The proposed building is a 1.4 million dollar project and the Town plans to use ARPA money to fund the project.

Mrs. Cook-Mackenzie stated that the architectural appearance of the new building will be more modern brick and block building with colors that will match the current treatment plant. Mrs. Cook-Mackenzie

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reported that she had heard from one resident who had questions about the new proposed facility which she addressed and no other comments had been received.

Mrs. Cook-Mackenzie added that the benefit is that the current system can continue to operate while the new pumping station is constructed and there will be a seamless transition when the old pumps are turned off and the new pumps are turned on.

Mrs. Vennell inquired what the construction time line is. Mrs. Cook-Mackenzie reported that funding is in place and she is currently waiting on the Maryland Department of Environment (MDE) permit. As soon as the MDE permit is received an ad will be placed for bids for the project. Mrs. Cook-Mackenzie also stated that the storm water management on the site will be tying water back to the raw water pond. In 2009 a swale was proposed, however, by sending the water to the pond, it will eliminate the need and maintenance for the storm water management pond. The plan is to remove the existing building once the new pump station is up and running.

Chairman Dobbins commented on the fast track of the project. Mrs. Cook-Mackenzie replied that the planning of this project has taken place for many years and the Town has already taken the project before the Cecil County Technical Advisory Committee (TAC) and received all agency approvals, prior to coming before the Planning Commission. Chairman Dobbins inquired what permits are still needed. Mrs. Cook-Mackenzie responded the construction permit from MDE, the Town Construction Authorization and Cecil County Building Permit.

Ms. Duffy made a motion to approve the Concept, Preliminary, Final Site Plan for the proposed Town of North East water pumping station with the following condition:

- Maryland Department of Environment (MDE) permit.

Mr. Wilson seconded the motion and the motion was approved by all.

-MISCELLANEOUS-

None.

-REPORTS-

North East Preserve

Mrs. Vennell reported the North East Preserve Master Site Plan presentation was held on April 3, 2023 at the North East Library at 7:00 p.m. There were two presentation times 5:30 p.m. and 6:30 p.m and approximately 60 people attended. Mrs. Vennell reported that there will be an online version of the presentation on the Town website. Mrs. Vennell stated there will be a reconvene meeting to review any comments received from the presentation and there may be one or two meetings after that in preparation for the Concept Plan.

North East Commerce Center, Lot 3 &4

Mrs. Vennell reported that the North East Commerce Center, Lot 3 & 4 did not receive all of the agency letters in time for this meeting and therefore was rescheduled until the May 2, 2023 Planning Commission Agenda.

-COMMENTS FROM THE PUBLIC-

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There were no further comments from the public.

-NEXT MEETING-

The next Planning Commission meeting is scheduled for May 2, 2023 at 7:00 p.m.

-ADJOURNMENT-

With no further business, Ms. Duffy made a motion to adjourn at 7:23 p.m. Mr. Wilson seconded the motion and the motion was approved by all.

Respectfully submitted:

Attest:

Lisa Rhoades
Director of Planning

Mark Dobbins
Chairman

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