



Commissioners of Leonardtown

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LASCHELLE E. McKAY
Town Administrator

DANIEL W. BURRIS
Mayor

Commissioners of Leonardtown Leonardtown Planning and Zoning Commission Meeting May 20, 2013 ~ 4:00 p.m.

Attendees: Jean Moulds, Chairperson
Jack Candela, Member
Laura Schultz, Member
Christy Sterling, Member
Tom Collier, Alternate

Absent: Heather Earhart, Member

Also in attendance were town staff members: Teri Dimsey, Recording Secretary, DeAnn Adler, Plans Reviewer, Jackie Post, Fiscal Clerk, Laschelle McKay, Town Administrator; also Dr. Michael Martirano, Mr. Larry Hartwick, and Mr. Brad Clements, from the SMCPS, Mr. Patrick Gessleman, engineer for the new school, Mike Lahowin, architect for the new school, and Dick Meyers from the Baynet. A complete list of other attendees is available on file at the Leonardtown Town Office.

Member Moulds called the meeting to order at 4:00 p.m. The minutes for the April 15, 2013 meeting were presented for approval.

Member Candela moved to approve the April 15, 2013 minutes as submitted; seconded by Member Sterling, no further discussion; motion passed unanimously.

Town Administrator's Report:

Ms. McKay discussed items that were on the Town Council agenda for the month of May (see the May 13th Town Council meeting minutes for more detail).

Old Business:

Case #64-12 – The Captain Walter Francis Duke Elementary School – 23595 Hayden Farm Lane – Tax Map 032, Parcel 339, Lot 1 - Request for final site plan approval.

Ms. Adler introduced the project, stating that the Hayden Farm site was approved for annexation into the Town of Leonardtown on March 12, 2012. The applicant and owner of this property, the St. Mary's County Board of Education, received approval for a subdivision request for this

property back on June 18, 2012. The elementary school project received **concept** plan approval on August 20, 2012. The minutes from that meeting were enclosed in the packets.

A final site plan and landscape plan were also included in your packets. As you may recall this school will be very similar to Evergreen Elementary School, located in Wildewood, and open for a few years now. The building has many ‘green’ features built into it, including a ‘green’ roof, a cistern water collection system, energy efficient window awnings, etc.

The School Board staff is present to answer questions and give a brief presentation today. They have final elevations of the new building to show you and there is a full sized set of the construction drawings on the table during the meeting, if they are needed for your review.

The buffer and landscape screening are shown on page L1.01. The School Board obtained permission from Quality Built Homes to plant 30 evergreen trees and 20 evergreen shrubs to supplement the existing evergreen hedge between the homes in Leonard’s Grant and the new school.

All necessary permitting requirements have been obtained, or are very close to being obtained at this time, except for Fire Marshal, which has one outstanding issue to be resolved. No building permits/grading permits will be issued until final agency sign-offs are completed.

Ms. Adler then introduced the school board staff, the engineer and the architect, and Dr. Martirano gave a brief statement regarding the exciting qualities of this new elementary school. The “theme” and architectural concept for the new school will be “where children will soar to higher heights of learning,” tying into the contributions and namesake of the school - Captain Walter Francis Duke.

Mike Lahowin, from TCA Architect’s gave a brief presentation on the architectural features, the colors, the energy efficient features and design of the building.

Next, Patrick Gessleman from Whitman, Requardt & Associates, LLP gave a presentation on the site plan to refresh everyone’s memories. He explained the stormwater management and explained the few changes that were made since concept approval.

Member Candela asked about the locations of the water cisterns. He was concerned about them being so visible from Hollywood Road. Mr. Gessleman explained that they were attractive, clad in wood siding and they were purposefully showing them off. They were an educational feature for the recycling of water.

Member Shultz asked what the fence would look like along Leonard’s Grant. Mr. Gessleman stated that it would be chain link with a black vinyl coating. She also asked about the landscaping behind the last two lots near the Alvey’s home. Mr. Gessleman explained that the openings in the fences were not gates, just openings. They could be closed off if it becomes an issue. Member Shultz asked if more bike racks could be added and moved so that the kids wouldn’t have to ride their bikes up on the sidewalks. The architects agreed that that could be done. The school board would encourage bike riders from the Leonard’s Grant neighborhood.

Member Shultz asked about the timing of the school opening and when the stop light would be put in on Route 235. Ms. McKay stated that the school is still slated to be open in 2015, the stop light question is up to State Highway, not the Town, and we can keep petitioning them, but until the traffic counts are high enough it will not be installed. Ms. McKay also stated that the emergency access road connection to Cemetery Road, to upgrade the road, is being worked on at this time by the school board and DPW.

Member Sterling asked if the water treatment plant had the capacity for the new school. The answer was yes the water and sewer needs of the school have been reserved and allocated.

Alternate Collier asked if the cisterns would definitely look like a silo with the conical cap. The answer was yes. He suggested the steeper the cone the better it would look.

There were no further questions or comments.

Member Shultz made a motion to approve the request for final site plan approval for Case #64-12, pending final sign-offs from fire marshal and other permitting agencies before issuance of building permit. Member Candela seconded the motion. No further discussion. Motion passed unanimously.

Review of Monthly In-House Permits – No comments

Review of Approved Town Council Meeting Minutes – No comments

Member Moulds entertained a motion to close the meeting. Member Candela made the motion, and it was seconded by Member Sterling, no further discussion, motion passed unanimously. Meeting ended at 4:45 pm.

Respectfully Submitted:

DeAnn Adler

Approved:

Jean Moulds, Chairperson

Jack Candela, Member

Christy Sterling, Member

Laura Shultz, Member

Thomas Collier, Alternate

Heather Earhart, Member