

**MINUTES OF THE ST. MARY'S COUNTY PLANNING COMMISSION  
MEETING  
ROOM 14 \* GOVERNMENTAL CENTER \* LEONARDTOWN, MARYLAND  
Monday, November 10, 2003**

Members present were John F. Taylor, Sr., Chairperson; Lawrence Chase, Julie King, Jim Raley, and Steve Reeves. Mr. Greenwell and Mr. St. Clair were excused. LUGM staff present were Denis Canavan, Director; Jeffrey Jackman, Senior Planner; Phil Shire, Planner IV; Sue Veith, Environmental Planner; Bob Bowles, Planning Specialist; and Peggy Childs, Recording Secretary.

A list of attendees is on file in DPZ. The Chair called the meeting to order at 6:30 p.m.

**APPROVAL OF MINUTES**

The minutes of October 27 2003 were approved as recorded.

**DEVELOPMENT REVIEW**

**PSUB #03-120-016 – GREENS REST FARM, Section 5**

Requesting preliminary approval of a 27-lot major subdivision. The property contains 59.60 acres, is zoned RPD, and is located on the east side of Flat Iron Road, approximately 2.2 miles south of MD Route 5; Tax Map 589, Block 14, Parcel 1.

Owner: Arrowhead LCC c/o Dean Beck

Present: Mr. Beck

Billy Mehaffey, of Mehaffey & Associates, Agent

Sections 1 thru 4 of this subdivision have been approved and recorded. This plan for a 27-lot major subdivision was reviewed by the TEC in June 2003 and there are no outstanding issues. Having an approved phasing plan, the developer has until March 2005 to record this section - the final section in the subdivision.

**Mr. Reeves moved that, having made a finding of adequate facilities, except for stormwater management, and noting that the project must meet all TEC agency requirements and return to the Planning Commission for final approval, the preliminary subdivision plan for Section 5 be approved as requested. The motion was seconded by Mr. Raley and passed by all 5 members present.**

**BRETON BAY WATERSHED RESTORATION PLAN**

Ms. Veith presented the Breton Bay Watershed Restoration Action Strategy, a Plan prepared for St. Mary's County and the Town of Leonardtown by the Center for Watershed Protection in cooperation with the Maryland Department of Natural Resources (DNR). In 2001 the County received a \$40,000 grant to write a plan for the Breton Bay Watershed, with approximately \$100,000 worth of technical services provided by DNR.

The Breton Bay Watershed contains 38,500 acres of land and water. About half of the land area is forested, 25% is in agriculture, and the remainder is developed land. Approximately 3.5% is covered by impervious surface. Ms. Veith said they found the watershed to be in pretty good shape as to water quality, with a lot of habitat worth preserving. The Cherry Cove – Combs Creek watershed (Society Hill), has the highest impervious surface, with 10.5%, and we are starting to see some degradation in that area. The McIntosh Run area, which makes up more than half of the overall watershed, has extremely high water quality and is over 80% forested – one of the best forest blocks left in the State of Maryland. One of the principal outcomes of the project was the recommendation for the protection of McIntosh Run, principally through voluntary programs.

Four tasks were accomplished under the WRAS grant by the work group pulled from the community:

- 1) Watershed Characterization and Stream Corridor Assessment
- 2) Synoptic Survey of nutrients and insects within the watershed.
- 3) Strategy for the Protection of McIntosh Run.
- 4) Develop the Plan.

The group found that there are not a lot of problems in our streams but there is some erosion that started from agriculture and is continuing, although the streams are trying to reach equilibrium. Evidence shows that Breton Bay has a fecal coliform problem and high sediment and nutrient content problem, but that the problems are not associated with the Leonardtown Wastewater Treatment Plant. The group thinks the problems are coming from the Potomac River, in through the tidal waters, and not from the land. It was found that people have a great impact on streams, and that outreach and education of the public should be a major focus.

Ms. Veith said, because of the high water quality, there is a whole shelf of studies about McIntosh Run, and one of the WRAS recommendations was that a coordinated effort be made for the protection of McIntosh Run. The McIntosh Group was formed to work on a lot of fronts for citizen involvement and for money to help in this effort. A number of trash dumps were found and the WRAS recommends public education and making it easier for people to bring waste to the transfer stations. There are some riparian areas principally on agricultural lands that could use buffer plantings, and the group would like to

encourage landowners to avail themselves of money that is available to do the buffer plantings. The group would also like to see preservation of the land in the McIntosh watershed. There are several streams, most of them in the Town of Leonardtown, that are totally eroded and the group will be working with the Town to see what can be done to repair them.

Issues to be addressed:

- 1) Erosion of stream banks;
- 2) Huge sandbar being formed in the mouth of Town Run – hazard to navigation;
- 3) Streams behind Governmental Center inadequate to handle drainage from Govt. Ctr.;
- 4) Minor problems in Moll Dyer Run; hope to get school children involved in cleanup;
- 5) Involve Cherry Cove-Combs Creek area citizens in education and plantings;
- 6) Oyster restoration with St. Mary's College and Corps of Engineers.

Ms. Veith said all these programs have representative things that could be used elsewhere in the County and could be transferred to other areas. The group recommends five strategies:

- 1) Reduce current sediment nutrient input into Breton Bay by addressing point and non-point sources;
- 2) Encourage sound agricultural and forestry practices and maintain the rural landscape;
- 3) Increase the understanding and awareness of watershed issues generally;
- 4) Enhance our programs for development and development review;
- 5) Make the watershed protection plan attractive to draw more citizen involvement.

Next steps will be a presentation to the Leonardtown Town Council and the Board of County Commissioners for adoption of the Plan.

**Following discussion, Mr. Reeves moved to forward the Plan to the Board of County Commissioners with a recommendation for approval as presented. The motion was seconded by Ms. King and passed by a vote of 5-0.**

#### **LAND PRESERVATION AND RECREATION PLAN**

Present: Phil Rollins, Director, Department of Recreation & Parks

Mr. Rollins presented a status report on the Land Preservation and Recreation Plan, which was adopted in January 2000. He delineated the projects that have been accomplished in the past three years and said the Plan will be updated in 2004-2005.

**ADJOURNMENT** – 7:32 p.m.

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Approved in open  
session: December 8, 2003

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Peggy Childs  
Recording Secretary

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John F. Taylor  
Chairperson