

The Dorchester County Board of Appeals met in regular session on Thursday, March 20, 2014 in Room 110 of the County Office Building at 7:00 PM. Present were Ed Howard, Vice-Chairman, Dwight Cromwell, Wendell Foxwell, Catherine McCulley, Chairperson, Walt Gunby, Attorney, Steve Dodd, Director of Planning, with Merris Hurley recording.

An introduction was made by Chairperson McCulley, explaining the procedures of this meeting to the audience. She then asked Mr. Dodd to read the first case.

Case #2449 – Gregory and Debra Webster

To request a variance from the setback requirement for a poultry house to a property line. Property located at 3720 Linkwood Road and contains 15.3 acres. AC, Agricultural Conservation Zoning District.

Mr. Webster, and any other person who would be testifying in this case, were sworn in.

Mr. Dodd read the case and all pertinent information into the record.

Roland Webster, 5102 Bucktown Road, Cambridge, Maryland explained to the Board that he would rely on his written responses to the criteria, but also explained that he is planning on a solar energy system utility scale project and wanted to move the property line so that the trees would be on his property to be used for screening.

Mr. Dodd read agency comments into the record. The Department of Public Works had no comments. The Health Department had no objection. The Planning Commission, based on information presented, gave a favorable recommendation.

No one spoke in favor of this request and no one was opposed.

Ms. McCulley announced the end of testimony and the Board began their deliberations.

At this time, each Board member explained his decisions regarding the criteria.

After all testimony, Ms. McCulley called for a motion regarding this case. Mr. Foxwell made a motion “to approve this request.” Seconded by Mr. Cromwell and unanimously carried.

Case #2450 – Verizon Wireless, Applicant
Michael Banning, Owner

To request, as a special exception, a communications tower. Property located on the north side of Maiden Forest Road (Dorchester County Tax Map 55, Parcel 16) and contains 401 acres. AC, Agricultural Conservation Zoning District.

Mr. Bernadzikowski, Mr. Strohmer, and any other person who would be testifying in this case, were sworn in.

Mr. Dodd read the case and all pertinent information into the record.

Harold Bernadzikowski, 7380 Coca Cola Drive, Suite 16, Hanover, Maryland, explained to the Board that they would rely on their written responses to the criteria. He also explained that there would be an 8' fence surrounding the compound. Owen Strohmer, 5939 Horn Point Road, Cambridge, Maryland told the Board that the closest towers were in Linkwood (3 miles away) and Vienna (4 miles away).

Mr. Dodd read agency comments into the record. The Department of Public Works had no objection to the special exception but does have comments. Since the disturbed area is greater than 5,000 square feet, an approved stormwater management plan and erosion and sediment control plan will be required. Both stormwater management and grading permits will need to be obtained from the Department of Public Works, and a sediment control approval from the Soil Conservation District. The Health Department had no objection. The Planning Commission, based on information presented, gave a favorable recommendation. The Public Safety Director was also notified, but provided no comments to the Board.

No one spoke in favor of this request and no one was opposed.

Ms. McCulley announced the end of testimony and the Board began their deliberations.

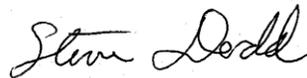
At this time, each Board member explained his decisions regarding the criteria.

After all testimony, Ms. McCulley called for a motion regarding this case. Mr. Foxwell made a motion "to approve this request." Seconded by Mr. Howard and unanimously carried.

A motion was made by Mr. Howard to approve the minutes of the February 20, 2014 meeting. Seconded by Mr. Foxwell and unanimously carried.

With no further business, a motion was made by Mr. Howard to adjourn. Seconded by Mr. Cromwell and unanimously carried. Time of adjournment: 8:05 PM.

Respectfully submitted,

A handwritten signature in cursive script that reads "Steve Dodd".

Steve Dodd
Executive Secretary