



**MINUTES OF THE
PLANNING AND ZONING COMMISSION DECEMBER 11, 2013**

- I. Jeff LaBar called the meeting to order at 7:05 p.m. In attendance were, David Coull, Nancy Feuerle, Commission Members, Christopher Jakubiak, Planning and Zoning Administrator, and Fran Addicott, Secretary. Commission Members Jerry Phillips, Megan Reiser, and Tim Stafford were absent.

II. **Approval of the December 11, 2013 Agenda.**

MOTION: Mr. Coull moved to approve the agenda of the December 11, 2013 Planning and Zoning meeting. Seconded by Mrs. Feuerle, all in favor.

III. **Approval of the amended Minutes of the October 9, 2013 Planning and Zoning Meeting.**

MOTION: Mrs. Feuerle moved to approve the minutes of the October 9, 2013 Planning and Zoning meeting. Seconded by Mr. Coull, all in favor.

IV. **CRITICAL AREA MITIGATION, SHA MD 261 FISHING CREEK BRIDGE REPLACEMENT.**

Mr. Jakubiak referred the Planning Commission members to the staff report he prepared which provided the background on the Fishing Creek bridge design project, the required Town zoning related to Critical Area Mitigation, a description of the Critical Area impacts, and the fee-in-lieu amounts that would be required. The State Highway Administration is nearing the completion of the bridge design. This would have some impacts to the Critical Area. The State Highway Administration and the Critical Area Commission have worked together on a mitigation approach and have presented it to Mr. Jakubiak for review and he supports what they intend to do.

After deliberating on the proposal, the Planning Commission determined that in fact insufficient space existed in the project study area to meet the mitigation requirements through tree planting or through use of best management practices and that fees-in-lieu would therefore be required. They also approved the fee-in-lieu amounts as set forth in Mr. Jakubiak's staff report: \$46,900.00 for pollutant removal requirements, \$8,059.00 for buffer impacts, and \$750.00 for impacted trees in the buffer. The fees-in-lieu would be payable by the SHA to the Town's Critical Area fee-in-lieu program.

MOTION: Mrs. Feuerle made a motion to approve the Critical Area mitigation for the State Highway MD 261 Fishing Creek Bridge Replacement. Seconded by Mr. Coull, all in favor.

There being no further business, the meeting adjourned at 7:33 pm on a motion by Mr. Coull, seconded by Mrs. Feuerle, all in favor.

Fran Addicott

A handwritten signature in cursive script that reads "Fran Addicott". The signature is written in dark ink and is positioned below the printed name.

Secretary of Planning and Zoning