



Meeting Summary October 21, 2020

Attendance

Panel Members: Fred Marino, Chair - excused
Bob Gorman, Vice Chair - excused
Dan Lovette
Ethan Marchant
Sujit Mishra - excused
Larry Quarrick
Vivian Stone

DPZ Staff: Anthony Cataldo, Nick Haines and Kaitlyn Harvey

Applicants and Presenters: Justin Ottensmeyer, Rickey McElroy, James Walls

1. **Call to Order** – DAP member Ethan Marchant opened the meeting at 7:07 p.m.
2. **Review of Plan No. 20-09:** 8375 Patuxent Range Road, Jessup, MD

Owner/Developer: Honey Mountain LLC/Aurora Energy
Engineer: GWS

Background

The proposed solar panels will be constructed on the 4.97-acre lot and the property is Zoned CE-CLI. The proposed solar panels will be an accessory use supporting the existing food distribution warehouse. The CE Zoning district permits accessory solar collectors as an accessory use.

Applicant Presentation

The applicant proposes 8375 Patuxent Range Road project consists of a new free standing solar panel array and roof mounted solar panels on the existing building. The proposal also includes vegetated buffer areas and landscaping along Route 1 and protective chain link fencing around the freestanding solar arrays.

Staff Presentation

The project is within the Route 1 corridor and subject to the requirements of the *Route 1 Design Manual*. Staff requested the DAP evaluate the following: site design, orientation and layout of the proposed site plan elements; provide recommendations for the Route 1 streetscape design regarding the landscaping and screening, as it relates to Route 1 road frontage; edge treatments and transitions along the front of the building and site perimeter; and any recommendations or elements that could contribute to the site design. No public comments were received prior to the meeting.

DAP Questions and Comments

Site Design

DAP and the Applicant discussed differences in the DAP Route 1 manual design guidelines and code requirement for fencing around a solar array. DAP suggested the Applicant visually screen the chain link fence surrounding the solar array with plantings to obscure the fence and any weeds that may grow around the fence.

DAP recommended using black vinyl clad fencing if possible since the solar array hardware would be black and help the fence blend with the solar array. Additionally, DAP suggested having the fencing go around the stormwater management pond to eliminate any access concerns.

DAP advised that the access route to the stormwater management pond be expanded from 6 feet to 10 feet to allow for truck and back hoe access for maintenance.

Landscape

DAP suggested using evergreen trees or evergreen bushes around the fencing such as American Holly, Leatherleaf Viburnum or Glossy Abelia.

DAP recommended using native plants in the Pollinator Meadow seeding area such as ornamental grasses like Little Bluestem or New York Ironweed and native flowering plants like Black Eyed Susans and Sunflowers.

DAP Motions for Recommendations

DAP Member Larry Quarrick made the following motion:

For the applicant to include a black clad vinyl chain link fencing as the perimeter fencing.

DAP Member Vivian Stone seconded.

Vote: 4-0

DAP Member Larry Quarrick made the following motion:

That the applicant use evergreen and flowering shrubs for evergreen screening such as leatherleaf viburnum or glossy abelia. The pollinator meadow should include native grasses and perennial flowers such as sunflowers and Black Eyed Susan.

DAP Member Vivian Stone seconded the motion:

Vote 4-0

DAP Member Dan Lovette made the following motion:

That the applicants move the fencing to include the stormwater management pond as it would allow for easier access to the pond.

DAP Member Vivian Stone seconded the motion:

Vote 4-0

3. Other Business

There will be a regularly scheduled meeting on 11/4/2020 that would include two agenda items.

4. Call to Adjourn

DAP Member Ethan Marchant adjourned the meeting at 7:37 p.m.