
GREATER FALLSTON ASSOCIATION

SUBJECT: 2009 ANNUAL MEETING MINUTES

MEETING DATE: DECEMBER 3, 2009, 7:00 P.M.

MEETING LOCATION: GRANDVIEW CHRISTIAN CHURCH

ATTENDEES: FALLSTON COMMUNITY (OPEN TO GENERAL PUBLIC)

ADMINISTRATIVE:

Call to Order: Dr. Roman Ratych (President, GFA) called the meeting to order at 7:00pm. Dr. Ratych gave a brief description of the meeting agenda.

Beth Scheir (Vice-President, GFA) explained that GFA officers are elected by the board and that there is room for 5 additional officers. She asked speakers to stay within allotted time due to the length of the agenda.

Review and Approval of Minutes: Beth Solak (Secretary, GFA) reviewed the 2008 meeting minutes. Minutes were unanimously approved by the quorum of members.

Treasurer's Report: Morita Bruce (Member, GFA) announced the Treasurer's Report. The opening balance as of 01/01/2009 was \$ 2,246.47. Total funds collected were \$ 459.00. Total disbursements were \$ 763.93. Balance as of 12/03/2009 is \$ 1,941.54.

NEW BUSINESS:

MTBE Contamination and Remediation Fallston Update:

Dr. Ratych introduced Christopher Ralston, Chief Remediation Division-Land, MDE and Susan Bull, Regional Manager, MDE. Their presentation included updates on MTBE contamination and remediation for the following sites:

Upper crossroads Exxon Mobil – Overall reduction of MTBE levels in the area. The remediation system at the site will be reviewed and may be shut down within the next year. In the future, water samples will be taken from the regional monitoring well network in place of domestic wells.

Fallston 7-11 – In the Fall 2008 two new double-walled fiberglass gasoline underground storage tanks were installed. Following the installation, the older tanks were removed and approximately 622 tons of contact soils were excavated from the site. In October 2009 MDE received a proposed Corrective Action Plan (CAP) for continued bio-augmentation at the location. The CAP is currently under review by MDE.

Fallston Service Center - In March 2007, the Department entered in to a *Consent Agreement* with the Fallston Service Center, which requires for continued semi-annual groundwater monitoring of the on-site monitoring well network and the operation and maintenance responsibility for the GAC treatment unit retro-fitted to the Fallston Pre-k/Church. In January 2009 additional MTBE was at another property in the vicinity.

*The MDE PowerPoint presentation and handout are available at www.greaterfallston.com

Harford County MTBE Task Force:

Dr. Ratych introduced Deborah Wrobel, Dean for Science, Technology, Engineering & Mathematics, Harford Community College.

Ms. Wrobel's presentation summarized the findings of the Harford County MTBE Task Force regarding recommendations on new gas stations in high-risk groundwater areas. Their findings:

- 1) MTBE is NOT currently used as fuel additive in Harford County.
- 2) The current county law prohibiting new gas stations in areas not served by public water should remain in place.

MD General Assembly Senate Update:

Dr. Ratych introduced Senator Barry Glassman. Senator Glassman spoke about the need to cut another \$1.2 billion from the state budget, expected changes in tax assessments for homeowners, and efforts to promote agricultural marketing (including a possible Ag Expo Center in the future).

New Zoning Code Update:

Dr. Ratych presented an update on the new zoning code changes regarding:

Citizen Rights - Any citizen may request final determination and citizens have the right to Appeal before the Board.

TDR - The TDR program was established to promote the preservation of AG land. The TDR receiving areas are the rural residential/village areas.

Signs – should conform to the building, not the community. Electronic message boards may not be used in residential districts.

Commercial Vehicles on Agricultural Land - Use of commercial/construction farming vehicles requires prior approval of the Planning Director. Need to have 20 acre minimum, buffer, etc. (Same applies to storage of School Buses.) Storage of commercial vehicles not used for farming requires approval of the Board of Appeals.

Natural Resources District – The nontidal wetlands buffer was maintained at 75 feet. Allows certain housing types of the next most dense residential district to apply, if 30% of the parcel is NRD.

Water Source Protection - New gas/service stations are allowed if all adjacent properties have public water.

Split Zoning – Septic reserves may be placed in another district if ownership is the same. Stormwater may be placed in another zoning district.

*Full presentation is available online at www.greaterfallston.com

Outcome for the 2009 Comprehensive Rezoning for Fallston

Beth Scheir offered a brief explanation of the Harford County Master Plan and zoning code. She reported that in Fallston, there were 244 acres of AG land requested to change to RR. Of the 244 acres, 189 were approved to RR.

*Full presentation for this topic can be found at www.greaterfallston.com

The Future of Development in Fallston, Preparing for the 2012 Master Plan

Dr. Ratych introduced Pete Gutwald, Harford County Planning & Zoning. Mr. Gutwald gave a report on the future of development in Fallston in preparation for the 2012 Master Plan. In the Fallston Community Area, there are approximately 11,579 acres of improved and unimproved agriculturally zoned (AG) land that is not protected under the AG preservation program. This acreage has an estimated 600 development rights remaining. The number of development rights includes 52 approved but unbuilt family conveyances. Of the 11,579 acres, 3,994 AG zoned acres occur within the RR area designed on the 2004 Land Use Element Map. There are an estimated 193 development rights associated with this acreage. In addition there are 155 platted, unimproved lots that are zoned RR. These lots total 221 acres.

Keeping Fallston Safe – An update from the Harford County Sheriff's Office:

Three representatives from the Harford County Sheriff's Office were introduced: Colonel G. Carlevaro, Captain Douglas Verzi and Monica Worrell, Public Information Specialist.

Captain Verzi presented information regarding crime statistics in Fallston. His summary: Fallston is a safe place to live.

Monica Worrell demonstrated some of the tools available to the community via the Harford County Sheriff's office website, including crime reports, safety tips and constant contact email.

*Sheriff's Office presentation is available at www.greaterfallston.com

Meet and Greet Councilman Joseph Woods

Dr. Ratych introduced Joseph Woods, Harford County Council Member, District B. Mr. Woods spoke of his commitment to the community and thanked those who have given their assistance and input.

Development at Amur Village, Fallston

Steve Nolan, CNA Engineer, was introduced. Mr. Nolan presented future plans for the development of Amur Village. Mr. Nolan shared the plans for a McDonald's restaurant to be built at the site, as well as other potential business establishments (pharmacy, bank, grocery store, etc.) Mr. Nolan announced that an upcoming community input meeting would be held at the Fallston Library on Dec. 21, 2009 at 6:30pm.

Update of the Fallston Class Action Lawsuit

Dr. Ratych introduced David Palmer of the Peter Angelos Law Firm. Mr. Nolan stated that a ruling on the class action status of the lawsuit is expected shortly. He also listed the reasons for the lawsuit and stated that the community will be notified if the ruling is for a class action lawsuit.

Harford County Delegation in Annapolis Update

Dr. Ratych introduced Delegate J.B. Jennings of District 7. Mr. Jennings mentioned the need for money for school construction. He mentioned that he is working with the state regarding changes to two intersections on route 152 to alleviate traffic issues.

9:25 pm Dr. Ratych made closing remarks and adjourned the meeting.

