

**HAMPSTEAD PLANNING & ZONING COMMISSION**  
**MINUTES**  
**February 25, 2026**

The Hampstead Planning & Zoning Commission met on February 25, 2026.

Commission Chair Sharon Callahan called the meeting to order at 7:00 p.m. The following Commission Members were present: Sharon Callahan, Lou Konior, Barb Yeager, Deborah Painter and Charlie Obermayer.

Staff Members present were: Town Manager/Zoning Administrator Jim Roark, and Assistant Zoning Administrator Christina Swisher.

Guests present: Bill Swanick, Alex Ororbia, Marlene Duff and Nora Obermayer.

**Minutes Approval**

Mrs. Painter made **a motion to approve the January 28, 2026 Public Hearing minutes**. Mr. Konior seconded the motion. The motion passed with five votes for, no votes against, and no abstentions.

Mrs. Yeager made **a motion to approve the January 28, 2026 Regular Commission Meeting minutes**. Mr. Obermayer seconded the motion. The motion passed with five votes for, no votes against, and no abstentions.

**Business:**

Mr. Roark began the Zoning Administrator Update by providing an update on the Water System Modernization and Centralization Project. He stated that the preconstruction meeting for the Water Treatment Plants was held on January 29, 2026 and that Town Staff, Conewago Enterprises, HDR, GMB, RK&K Engineering, and MDE were all in attendance. He added that many of the parties involved have worked together before, which will benefit the project. Mr. Roark also stated that the groundbreaking will be sometime in April, beginning with the North Carroll Farms Plant. On the pipeline side of the project, he stated that three of the five new pipelines are complete. He added that Mid Atlantic Utilities was unable to work for several days due to snow, but had started working on Task Four, Wellesley Court, last week. Mr. Roark explained that they will soon be bringing in a second crew to construct Task Five, which is a short run on Lower Beckleysville Road. He stated that Mid Atlantic's latest schedule update has a substantial completion date of May 18, 2026. He added that Conewago's preliminary schedule has a Water Treatment Plant Construction completion date of July 6, 2027.

Mr. Roark next described an email the Town received from Hall and Bauer Solutions. He stated that the email was to notify the Town of their intent to apply for a Certificate of Public Convenience and Necessity (CPCN) with the Maryland Public Service Commission (PSC) for a Community Solar Project. He stated there are currently a half dozen similar projects going through this process to build solar facilities in Carroll County. Mr. Roark explained that applying for a CPCN is also the process PSEG (Public Service Enterprise Group) is currently going through with the PSC regarding the MPRP (Maryland Piedmont Reliability Project) power line project. Mr. Roark described the Patmos property at the south end of Town, where the project will be located. He stated the land is zoned Restricted Industrial, and a solar field is not a permitted or conditional use in that Zoning District; however, the PSC has the authority to preempt local zoning ordinances related to the location, construction, and operation of solar facilities. Mrs. Yeager questioned what public need the solar facility would fulfill. Mr. Roark explained that facility would feed power into the grid. He also stated that the facility would increase property taxes paid to the Town because any improvements on the land would increase the value of the land. Mr. Roark stated that Town Staff has compiled numerous questions and comments and will send them to Hall and Bauer this week after they are reviewed by the Town Attorney. He said that Town Staff hopes to meet with Hall and Bauer and Porpoise Solar by the end of the month. He added that any plan will have to go through the site plan process. Mrs. Swisher commented that there is no water or sewer service to the property. Mr. Roark stated that the lack of services has been a drawback for the marketability of the property, as was the cost that any developer would incur to bring water and sewer service to the property. Mr. Konior questioned if solar had been

constructed on the rooftop at the former North Carroll High School. Mr. Roark responded that it had and that roof-mounted solar panels were allowed in residential, commercial, and industrial zoning areas, but that ground-mounted equipment was not.

Finally, Mr. Roark gave a brief update on the Tractor Supply Project, noting that there were more comments from Stormwater Management and the Town and that TSC was in the process of resubmitting their plan.

The first item on the agenda was the **Approval of the Concept Site Plan for Weis Gas N' Go – 721 Hanover Pike**. Bill Swanick from HRG approached the podium and explained that it took some time for the plan to be approved by Carroll County's Stormwater Management. He stated that the Concept Plan had approval from Carroll County and the Final Plan had been submitted the first week of February. Mr. Roark explained that in the Town's last set of comments, a valve had been requested to prevent a leak between the store and the gas station, and that the valve had been added to the plans. He added that the only thing missing was color elevations and they will need to be included in the Final Plan. Mrs. Painter questioned the timeline for construction of the project. Mr. Swanick replied that they were hoping to complete construction by the end of the year. Mr. Obermayer questioned if there would be any access to the project site from Route 30. Mr. Swanick explained that the only access would be from the shopping center entrance.

Mr. Konior made a **motion to approve the Concept Site Plan for Weis Gas N' Go located at 721 Hanover Pike**. Mr. Obermayer seconded the motion. The motion passed with five votes for, no votes against, and no abstentions.

#### **Carroll County Department of Planning Update:**

Mrs. Swisher explained that Carroll County had submitted a planning update for the meeting that was included in the meeting packet. She stated that the County was compiling the information from the public hearings held regarding the Water Resources Element, including Hampstead's portion. They will then recommend any revisions to the Carroll County Planning and Zoning Commission. She added that the Town's portion of the Annual Report was also submitted to the County and that it would be added to the draft which would be available for review in May.

#### **Other Business:**

None.

#### **Public Comment:**

There was no public comment.

Mrs. Yeager made a **motion to adjourn**. Mr. Konior seconded the motion. The motion passed with five votes for, no votes against and no abstentions.

---

**ZONING ADMINISTRATOR, James Roark**

---

**CHAIR, Sharon Callahan**