

HAMPSTEAD PLANNING & ZONING COMMISSION
MINUTES
January 22, 2025

The Hampstead Planning & Zoning Commission met on January 22, 2025 at 7:00pm.

Commission Chair Sharon Callahan called the hearing 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. Andrew Gray, the Carroll County Department of Planning liaison to Hampstead, was also present.

Guests present: None.

Minutes Approval

Mr. Konior made a **motion to approve November 20, 2024 Regular Commission Meeting minutes**. Mrs. Painter seconded the motion. The motion passed with five votes for, no votes against, and no abstentions.

Business:

Mr. Roark gave the Zoning Administrator Update. He began by giving an update on some of the projects going on in Town. Antietam Broadband is in the process of pulling fiber through the conduits that were installed over the summer and a couple neighborhoods have service. Antietam Broadband hopes to have the service available to everyone by late February or early March. The bid opening for the pipeline portion of the Water System Centralization and Modernization starts tomorrow afternoon. Contractors have been reaching out to request the RFB. Once Town Staff is comfortable with the contractor then they will make a recommendation to Town Council for them to approve. Then Staff will then put together a bid package to go to MDE, which will demonstrate that the Town did its due diligence to make disadvantaged businesses and minority businesses aware. Once MDE gives their approval then it has to go to the Board of Public Works for their approval to allocate the money to the Town of Hampstead to cover the contract. Mr. Roark continued to discuss the status of other bid awards related to the project, of which there are six involved in the project. Mr. Roark explained that MDE has encouraged the Town to ask for more money for the project as the scope of the project has increased from an estimated \$20 million a year ago to close to \$30.1 million. The Town submitted an updated application to MDE for additional funding last Friday. Mr. Roark continued by saying that the concept plan for the water treatment plants is in review with the county and pending stormwater management review approval, and he would hope that the Town receives approval soon, and that the concept plan would be back to the Commission for approval in February. After that, the Town would move to the final plan stage. The commercial development projects (WashX, Tractor Supply Company, and Weis Gas N' Go) are with the county for site plan review. Mr. Roark anticipates some of those projects may start moving forward in February.

Mr. Konior asked if the project for the water treatment plants would still be moving forward even if the Town does not receive the additional funding. Mr. Roark confirmed that yes, they would be. He said he was confident based on the Town's application additional funding would be awarded. Preliminary word on the funding would come out in May, and the official notification will be in November 2025. Mr. Roark said if the Town doesn't get all the funding, there are other alternatives, such as a bond, if necessary. The project will be moving forward regardless of funding, because the new regulations regarding the PFAS levels of 4 parts per trillion become law in July of 2026. Mr. Roark thus concluded the Zoning Administrator Update.

The first item on the agenda was **Review of Hampstead Information for the 2024 Carroll County Department of Planning Annual Report**. Mr. Roark explained that Town Staff had compiled the information for Hampstead portion of the Carroll County 2024 Annual Report, which will be sent to Maryland Department of Planning. He asked the Commission to review and certify the information in February if accurate, so the county can submit it to the state with other county data. The Commission and

Mr. Roark discussed current projects, including Melanie Acres, which is still in progress, but was part of the 2023 Annual Report.

Carroll County Department of Planning Update:

Andrew Gray gave his Carroll County Department of Planning Update with an update on the Water and Sewer Master Plan. The Board of County Commissioners voted on January 2nd to hold a public hearing for the Fall 2024 Amendment to the 2023 Water and Sewer Master Plan. The Amendment includes the two properties in Hampstead north of Greenmount Station that will be changing from future to priority designation. The hearing will be on January 30, 2025. The housing study will be posted on the Carroll County housing study and the Carroll County Master Plan websites soon. Comprehensive Planning staff will be working with a work group on ways to implement the recommended strategies. Regarding the Master Plan update, the Planning Commission has been discussing different aspects of the Master Plan, including background information and the work program, at each of their regularly scheduled meetings. Public outreach meetings will be held in different parts of the County. You can go to www.Carroll2035.org to stay apprised of all the latest updates for the Master Plan.

Other Business:

Mrs. Callahan thanked the Town of Hampstead Public Works staff for their work during the recent snow and ice storms. She also thanked Hughes Trash Removal for their good work for the Town during the winter weather.

Public Comment:

None.

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.

ATTEST _____ CHAIR _____