

**HAMPSTEAD PLANNING & ZONING COMMISSION**  
**MINUTES**  
**August 28, 2024**

The Hampstead Planning & Zoning Commission met on August 28, 2024, at 7:00 p.m.

Commission Member Lou Konior called the hearing to order at 7:00 p.m. The following Commission Members were present: Lou Konior, Barb Yeager, Deborah Painter and Charlie Obermayer. Sharon Callahan was absent. Staff Members present were: Town Manager/Zoning Administrator Jim Roark, Assistant Zoning Administrator Elizabeth Dietrich, and Hampstead Police Officer William Wilt. Andrew Gray, the Carroll County Department of Planning liaison to Hampstead, was also present.

Guests present: Jason Lytle, Marlene Duff, Doug Harrell

**Minutes Approval**

Mrs. Painter made **a motion to approve the July 24, 2024 Public Hearing minutes.** Mr. Obermayer seconded the motion. The motion passed with four votes for, no votes against, and no abstentions.

Mrs. Yeager made **a motion to approve the July 24, 2024 Commission Meeting minutes.** Mrs. Painter seconded the motion. The motion passed with four votes for, no votes against, and no abstentions.

**Business:**

Mr. Roark began the Zoning Administrator Update discussing the Antietam Broadband project. The project is finishing up underground fiber line installation in the Robert's Field community. When that is complete, they will move to Main Street and the streets off Main Street. Most of that work is aerial. Main Street is the final of seven sectors in the Antietam project. Quality control from Antietam will be coming through the community in the fall to ensure restoration of disturbed areas. The traffic study has been completed for WashX and it's being reviewed by State Highway and the County's Bureau of Engineering. For the Tractor Supply Company store project, the sewer line will be connecting to a line in the IDA property across the street. The IDA gave TSC the approval to move forward with that connection. The Maryland Piedmont Reliability Project has been a hot topic of conversation. The Town has made it clear that they are opposed to the project. Mr. Roark said there is an email address set up by the PSC to accept public comments on the proposed project.

The first item on the agenda was the **Approval of a Sign Application - F. Douglas Harrel Agency – 1413 N. Main Street.** The property is zoned Residential Office. The sign will be 20"x 24" on a post on the northbound lane side of Main Street.

Mr. Obermayer made a motion for **Approval of a Sign Application - F. Douglas Harrel Agency – 1413 N. Main Street.** Mrs. Yeager seconded the motion. The motion passed with four votes for, no votes against, and no abstentions.

The next item on the agenda was the **Introduction of the Town of Hampstead Water Treatment Plants Concept Site Plan.** Mr. Roark began by saying that this will be the biggest project that the Town of Hampstead has taken on, and the Town is the owner and developer for the project. He discussed the specifics of the project and the four proposed water treatment facilities. The project will be centralizing the water system of Hampstead, bringing water from several existing wells to the updated treatment facilities. The water pipelines for the project will be a separate project and they do not need Planning and Zoning Commission approval. The Town is in the process of obtaining grading permits from Carroll County for the pipelines. The Town hopes to start the pipelines in the spring of 2025. Jason Lytle, from GMB Engineering, discussed specifics of the size and design of the proposed facilities and pipelines. Mr. Roark discussed the schedule of the site plan review.

The next item on the agenda was **Discussion of Chapter 4 of the Community Comprehensive Plan, Demographics and Projections**. Mrs. Dietrich requested feedback on the chapter from the Commission. Mr. Konior asked if the chapter was intended to analyze the data in terms of making plans for the future of Hampstead, and the group confirmed that the main point of the chapter was to summarize the Census data in order to draw from it in other chapters of the Community Comprehensive Plan.

**Carroll County Department of Planning Update:**

Andrew Gray began his update sharing information about County text amendments- The Housing Expansion and Affordability Act, which is in response to 2024 state legislation, and the Solar Site Design requirements, which would establish site design requirements in the agricultural zone of the County. There will be a joint conference of the Maryland chapter of the American Planning Association and the Maryland Planning Commissioners Association at Turf Valley Resort on October 20-22, 2024.

**Other Business:**

None.

**Public Comment:**

Mrs. Marlene Duff asked about the security for the proposed PFAS treatment facilities. Mr. Roark said all of the facilities will be surrounded by locked chain link fence.

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

ATTEST \_\_\_\_\_ CHAIR \_\_\_\_\_