

HAMPSTEAD PLANNING & ZONING COMMISSION
PUBLIC HEARING
October 23, 2024
7:00 P.M.

The public hearings for the **Discussion of Concept Site Plan Weis Gas N' Go – 721 Hanover Pike** and the **Discussion of Concept Site Plan - Town of Hampstead PFAS Treatment/ Centralization Project** were held on Wednesday, October 23, 2024 at 7:00 p.m.

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, and Assistant Zoning Administrator Elizabeth Dietrich. Andrew Gray, the Carroll County Department of Planning liaison to Hampstead, was also present.

Guests present: William R. Swanick, Jason Lytle, Marlene Duff, and Tasha Della Vecchia.

Commission Chair Sharon Callahan called the meeting to order at 7:00pm, and a roll call was conducted. Mrs. Callahan introduced **the Discussion of Concept Site Plan for Weis Gas N' Go – 721 Hanover Pike**. Civil Engineer Mr. William Swanick from Herbert, Rowland & Grubic, Inc. spoke in representation of Weis Markets, Inc. He discussed the status of the concept site plan which was in review with Carroll County and pending approval of the Town. Mr. Swanick and Mr. Roark recently met with Carroll County to discuss stormwater management for the project. Mr. Swanick said he added color elevations, including a landscape plan in the most recent submission. Mr. Swanick said they have worked on the final site plan checklist, and Mr. Roark added that the plan should hopefully be ready to go to final site plan process once stormwater is signed off on. The Commission inquired about the schedule and Mr. Swanick said they would like to get all approvals by the holidays and finish the site plan process in the winter months and have Weis Markets start construction early spring. Mr. Roark indicated that might be a bit of an aggressive timeline, indicating that November or Dember might be more reasonable for concept plan approval, in January introduce the final plan, then have a public hearing. March is likely best-case scenario for approval, then maybe a month or so for legal work, and potentially breaking ground for construction in late May.

Mrs. Dietrich read the Adequate Public Facilities Report to the Commission stating that the proposed project should not create an inadequacy of public facilities. There were no public comments and no additional discussion. Commission Chair Sharon Callahan ended Discussion of Concept Site Plan for Weis Gas N' Go – 721 Hanover Pike.

Second on the agenda was **Discussion of Town of Hampstead PFAS Treatment/Centralization Project Concept Site Plans**. Mr. Jason Lytle from GMB Engineering spoke in representation of the project as one of the project engineers. Mr. Lytle gave a brief update on the treatment facilities and showed the Commission architectural renderings of the proposed buildings which will house GAC equipment for water treatment. Mrs. Yeager asked some questions to clarify the location of the access road to the Dairy Well facility, which will be on the south side of the Hampstead welcome sign. Mr. Roark said the County reviews are moving along, and stormwater management is the big review item that needs to be approved for the concept plan to finalize with the County and the Town. Mr. Obermayer asked the total cost of the project and Mr. Roark said it's currently around \$28 Million but that number might change/firm up next month. The Town received \$19.5 Million in grants and may be able to receive more from the state. Currently Hampstead is the municipality that is the furthest along with PFAS remediation.

Mr. Roark read the Adequate Public Facilities Report to the Commission stating that the proposed project should not create an inadequacy of public facilities. There were no public comments and no additional discussion.

Commission Chair Sharon Callahan adjourned the Public Hearing at 7:20 p.m.

ATTEST

CHAIR