



County Commissioners Hearing Room

400 High Street
Chestertown, Maryland

AGENDA

Monday, January 22, 2024

5:00 p.m.

Members of the public are welcome to attend meetings in person or listen to the meeting via the audio-only phone number and conference identification number listed below.

1. Dial **1-872-239-8359**
2. Enter Conference ID: **136 392 517#**

Members of the public are asked to mute their phones/devices, until the Commission Chair opens the floor for comment.

MINUTES

October 16, 2023

APPLICATIONS FOR REVIEW:

23-64 Kyle Lindstrom on behalf of Greg Watson – Appeal of Zoning Administrator’s Decision
Map 11, Parcel 52, Lot 82, Third Election District – Critical Area Residential (CAR)

GENERAL DISCUSSION

ADJOURN

APPLICANT OR REPRESENTATIVE MUST BE PRESENT

**APPLICANTS ARRIVING MORE THAN 10 MINUTES AFTER THE SCHEDULED HEARING WILL NOT BE HEARD
AND WILL BE RESCHEDULED AT THE APPLICANT’S EXPENSE.**

Meetings are conducted in Open Session unless otherwise indicated. All or part of the Board of Appeals meetings can be held in closed session under the authority of the MD Open Meetings Law by vote of the members. Breaks are at the call of the Chairman. Meetings are subject to audio and video recordings.

All applications will be given the time necessary to assure full public participation and a fair and complete review of all projects. Agenda items are subject to change due to cancellations. Other business without assigned times may be discussed during the meeting.



Board of Zoning Appeals
Department of Planning, Housing, and Zoning

MINUTES

Meeting: Kent County Board of Zoning Appeals
 Date: October 16, 2023
 Time: 5:00 P.M.
 Location: County Commissioners Hearing Room, 400 High Street, Chestertown, Maryland

Agenda Item	Sitting for the Board	Action Taken	Vote
<p>23-41 Lawrence and Donna Miller – Variance – Buffer</p> <p>The applicants are requesting a variance to construct a 468 sq. ft. addition to an existing single-family dwelling that is partially located within the Critical Area 100-foot buffer. The property is located at 10129 Cove Road, Chestertown.</p> <p>The Kent County Planning Commission forwarded a favorable recommendation to the Board of Appeals in regard to this application.</p> <p><u>Applicant/Representative</u> Lawrence Miller, property owner, and Lance Young, Esquire, MacLeod Law Group, LLC, were sworn in and presented a summary of the case.</p> <p><u>Public Comment</u> Correspondence was received in support of the application from Steven and Mindy Weinstein; Lisa Marley; and Robert and Lynn Cassady.</p> <p><u>Planning Staff</u> Mark Carper, Associate Planner, was sworn in.</p>	<p>Dr. Albert Townshend, Chairman</p> <p>Joan Horsey, Member</p> <p>John Massey, Member</p> <p>Mr. Christopher Drummond, Attorney for the Board</p> <p>Campbell Safian, Clerk</p>	<p>Mr. Massey moved to approve the variance to construct a 468 sq. ft. addition to the existing single-family dwelling. The address is 10129 Cove Road. The approval is subject to the following conditions: 1) the approval of the buffer management plan and 2) the variance will lapse after the expiration of one year if no substantial construction in accordance with the plans herein presented occurs.</p> <p>The motion was seconded by Ms. Horsey; the motion passed with all in favor.</p>	<p>Unanimous Approval</p>

DRAFT

Agenda Item	Sitting for the Board	Action Taken	Vote
<p>23-46 Little Neck Farm Homeowners Association Inc. – Variance – Pier Length</p> <p>The applicant is requesting a variance to remove, replace, and further extend a nonconforming community pier. The community pier is located off Burris Road and is identified as Map 45, Parcel 49, Lot OS, which is commonly owned by the LNFHOA.</p> <p>The Kent County Planning Commission forwarded a favorable recommendation to the Board of Appeals in regard to this application.</p> <p><u>Applicant/Representative</u> George Barnett, Secretary, Little Neck Farm Homeowners Association Inc., was sworn in and presented a summary of the case.</p> <p><u>Public Comment</u> No correspondence was received on this application.</p> <p><u>Planning Staff</u> Mark Carper, Associate Planner</p>	<p>Dr. Albert Townshend, Chairman</p> <p>Joan Horsey, Member</p> <p>John Massey, Member</p> <p>Mr. Christopher Drummond, Attorney for the Board</p> <p>Campbell Safian, Clerk</p> <p style="text-align: center; color: blue; font-weight: bold; font-size: 1.2em;">DRAFT</p>	<p>Ms. Horsey moved to approve the variance for Little Neck Farm Homeowners Association, requesting a variance from the 150-foot pier length limit in order to construct a replacement pier. The existing 224-foot pier will be replaced with a 239-foot pier located off Burris Road in the Fifth Election District, identified as Map 45, Parcel 49, for use by the lot owners subject to a “good standing” status, which has been established, and the installation of a standpipe system, at the applicant’s expense, in accordance with the NFPA 303 and that plans be submitted to the Fire Marshall for review and approval prior to any action being taken. The variance will lapse after the expiration of one year if no substantial construction in accordance with the plans herein presented occurs.</p> <p>The motion was seconded by Mr. Massey; the motion passed with all in favor.</p>	<p>Unanimous Approval</p>

Agenda Item	Sitting for the Board	Action Taken	Vote
<p>23-56 Cacaway Farm Cooperative Housing Corporation – Appeal of Zoning Administrator’s Decision</p> <p>The applicant is requesting a determination by the Board of Appeals, pursuant to Article V, Section 2, of the Kent County Land Use Ordinance, regarding the Zoning Administrator’s decision written on September 15, 2023. The Zoning Administrator’s decision is in response to the applicant’s request for an exception to the density requirement of the Resource Conservation District (RCD) in order to create three separate lots on Reduced Part 3.</p> <p><u>Applicant/Representative</u> Katy Lightburn, Treasurer; Marcy Brown, Shareholder; and Michael Macielag, Shareholder, Cacaway Farm Cooperative Housing Corporation, were sworn in and presented a summary of the case.</p> <p><u>Public Comment</u> No correspondence was received on this application.</p> <p><u>Planning Staff</u> William Mackey, AICP, Director of Planning</p>	<p>Dr. Albert Townshend, Chairman</p> <p>Joan Horsey, Member</p> <p>John Massey, Member</p> <p>Mr. Christopher Drummond, Attorney for the Board</p> <p>Campbell Safian, Clerk</p>	<p>Mr. Massey moved to support the decision of the Zoning Administrator, Mr. Mackey.</p> <p>The motion was seconded by Ms. Horsey; the motion passed with all in favor.</p>	<p>Unanimous Approval</p>
<p>MINUTES: August 21, 2023</p>		<p>Ms. Horsey moved to approve the minutes. Mr. Massey seconded the motion; the motion passed with all in favor.</p>	<p>Approved</p>
<p>Adjourn</p>	<p>DRAFT</p>	<p>Mr. Massey made a motion to adjourn the meeting, and Ms. Horsey seconded the motion; the motion passed with all in favor. The meeting adjourned at 6:24 p.m.</p>	<p>Unanimous Approval</p>

Dr. Albert Townshend, Chairman

/s/ Campbell Safian
Campbell Safian, Planning Specialist

BOARD OF APPEALS APPLICATION

Kent County Department of Planning, Housing and Zoning

Kent County Government Center
400 High Street • Chestertown, MD 21620
410-778-7423 (phone) • 410-810-2932 (fax)

IN THE MATTER OF THE APPLICATION OF:

(Name, Address and Telephone Number of Applicant)

Kyle Lindstrom

25820 Still Pond Neck Road

Worton, MD 21678

Email: Kyle@Lindexc.com

For Office Use Only:

Case Number/Date Filed: 23-64
Filed by: Kyle Lindstrom
Applicant: Greg Watson (property owner)
Planning Commission:
Date of Hearing:
Parties Notified:
Notice in Paper:
Property Posted:

Please provide the email of the one person who will be responsible for responding to comments. Only this person will be contacted by staff and will be the person responsible for forwarding the comments or requests for additional information to any other interested parties. EMAIL: Kyle@Lindexc.com

TO THE KENT COUNTY BOARD OF APPEALS: In accordance with Article Section

of the Kent County Zoning Ordinance, as amended, request is hereby made for:

[X] Appealing Decision of Kent County Zoning Administrator Variance
Special Exception Nonconforming Use

DESCRIPTION OF PROPERTY INVOLVED:

Located on: (Name of Road, etc.) 12544 Coopers Ln, Worton, MD 21678

In the Election District of Kent County.

Size of lot or parcel of Land: 5.74

Map: 0011 Parcel: 0052 Lot #: 82 Deed Ref: 00781/00326

List buildings already on property: House + Shed

If subdivision, indicate lot and block number: Lot 52

If there is a homeowner's association, give name and address of association: Kinnards Point

Property owners Association 24089 Kinnards Point Dr. Worton, MD 21678

PRESENT ZONING OF PROPERTY: Residential

DESCRIPTION OF RELIEF REQUESTED: (List here in detail what you wish to do with property that requires the Appeal Hearing.)

100 foot buffer disturbance with stone above mean high water on moved land

If appealing decision of Zoning Administrator, list date of their decision: 10/4/2023

Present owner(s) of property: Greg Watson Telephone:

DEPARTMENT OF PLANNING, HOUSING & ZONING RECEIVED 10/30/23

If Applicant is not owner, please indicate your interest in this property: Contractor For Owner

Has property involved ever been subject to a previous application? YES

If so, please give Application Number and Date: P+2 29225 7/13/2023

PLEASE FILL IN BELOW, OR ATTACH HERETO, A SKETCH OF THIS PROPERTY.

List all property measurements and dimensions of any buildings already on the property.

Put distances between present buildings or proposed buildings and property lines.

NAMES OF ADJOINING PROPERTY OWNERS:

Owner(s) on the North: Kinnards Point Property Owners Association Inc.


Owner(s) on the South: Lot 2 Isely John C + Elizabeth G Clark

Owner(s) to the East: Coopers Lane

Owner(s) to the West: Churn Creek

Homeowners Association, name and address, if applicable: Kinnards Point Property Owners Association 24089 Kinnards Point Dr. Worton, MD 21678

BY SIGNING THIS APPLICATION, I GRANT MEMBERS AND ALTERNATE OF THE BOARD OF ZONING APPEALS THE RIGHT TO ENTER ONTO THE PROPERTY FOR THE PURPOSE OF VIEWING THE SITE OF THE APPLICATION OR APPEAL.


Signature of Owner/Applicant/Agent or Attorney

10/30/2023
Date

Please file this form at 400 High Street, Chestertown, MD 21620 accompanied by **\$350.00** filing fee made payable to the **County Commissioners of Kent County**. The filing fee for appeals of a Zoning Administrator's decision is \$250.00. If you have any questions, please contact the Clerk at 410-778-7467.

NOTICE: Neither the Board of Appeals nor the Planning Department is required to make out this Application. If the Planning Department assists you, it cannot be held responsible for its contents.

Applicants arriving more than 10 minutes after the scheduled hearing will not be heard and will be re-scheduled at the applicant's expense.



Department of Planning, Housing, and Zoning

October 4, 2023

Alex G. Dolgos
Consulting Services
8214 Whispering Pines Lane
Chestertown MD 21620

Re: Submitted materials for an application related to sediment control permit at 12594 Coopers Lane in Worton MD

Dear Mr. Dolgos,

Thank you for your inquiry regarding your application for a sediment control permit at the property noted above.

I appreciate you taking the time to explain your requested changes to your application. It's my understanding that you would like to install an additional 45 linear feet of stone revetment along the shoreline beyond what was approved by MDE. It's also my understanding that representatives from both MDE and DNR from the Critical Area Commission visited the subject property. Please find the attached email thread from MDE summarizing the situation at the property. Per the email, the Critical Aea Commission would not be amendable to more stone.

Per Article V *District Regulations, Section 2 Resource Conservation District, §2.7 Resource Conservation District Environmental Standards, Part A. Resource Conservation District General Environmental Standards* of the Kent County Land Use Ordinance, the following regulations apply to all projects in the Resource Conservation District:

1. Development shall minimize adverse impacts to non-tidal or tidal wetlands, estuaries, the Chesapeake Bay, tributary streams, and the natural course and riparian habitat of these streams, habitat protection areas, or other significant habitat identified by the Department of Planning and Zoning.

It's my determination that in applying these local standards to meet State goals for the protection of the Chesapeake Bay, the County is well advised to accept the input of the Critical Area Commission staff as to the best implementation of State guidelines and COMAR via local regulations. In this regard, your proposed application for 85 linear feet of stone revetment cannot be approved. If you were to submit additional information that provided for a living shoreline along 45 linear feet of the shoreline in conjunction with the 40 feet of stone revetment approved by MDE, this application would be approvable, following submittal of details on how to create the living shoreline.

Please note this letter represents an administrative determination. If you wish to appeal this determination, you may do so by filing an appeal within thirty (30) days from the date of the determination. Please note that such an appeal may be sent directly to planning@kentgov.org. Appeals are reviewed by the Kent County Board of Appeals.

Please note that in addition to the General Environmental Standards for the Resource Conservation District, the 2018 Kent County Comprehensive Plan sets forth on page 64 that the preferred solution for shoreline stabilization is a living shoreline.

Strategy: Encourage shore erosion control and promote living shorelines as the preferred method of shoreline stabilization.

The County will encourage stabilization of eroding shoreline. Kent County, working with [the] State, will encourage waterfront property owners to consider living shorelines as the preferred treatment to restore eroding shorelines. While not all sites are appropriate for living shorelines, the County will continue to work with property owners, watershed organizations, and State agencies to promote opportunities to implement living shoreline projects.

On many sites, living shorelines have proven effective at stabilizing shorelines while providing vital shoreline fish and other wildlife habitat. For higher energy wave action sites, rip rap and stone revetments protect shorelines by reflecting wave energy. Such structural solutions provide erosion protection, but little habitat.

To assist you in your application, I've included a copy of the form to apply for an appeal to the Zoning Board of Appeals.

If you have any questions, please let me know.

Sincerely,



William A. Mackey, AICP
Director

Attachments

- Email thread with MDE and DNR
- Application to Board of Appeals

c: Shelley L. Heller, Kent County Administrator
Carla Gerber, AICP, Deputy Director
Mark Carper, LEED Green Associate, Associate Planner

ATTACHMENT – EMAIL THREAD WITH MDE AND DNR

From: Matt Godbey -MDE- <matt.godbey@maryland.gov>
Sent: Thursday, July 20, 2023 12:23 PM
To: Mark Carper <mcarper@kentgov.org>
Cc: Tay Harris -DNR- <tay.harris@maryland.gov>;
Bryan Foreman <bforeman@kentgov.org>;
Nick Kelly -DNR- <nick.kelly@maryland.gov>
Subject: Re: Watson Revetment @ 12594 Coopers Lane in Worton

Mark,

12594 Coopers Ln, Worton, MD 21678 is mapped as suitable for a Living Shoreline. The pre-application meeting determined that a partial waiver for 40 feet could be authorized to protect the pier and a mature tree. When the application was submitted, the project requested 85 feet of revetment that transitioned from the pier to the uplands above the jurisdiction of the Tidal Department. At our meeting on 2/10/2023, it was decided the Department would be not issuing a waiver for the additional 45 feet since it was suitable for a Living Shoreline as discussed with the agent at the pre-app meeting. Critical Area would not authorize revetment to be placed within the upland buffer as Tidal deemed a Living Shoreline was more suitable for that length of shoreline. Why the application was submitted to you with the additional 85 feet of stone I am not sure. Let me know if I can provide anything else.

Matt

On Thu, Jul 20, 2023 at 11:01 AM Mark Carper <mcarper@kentgov.org> wrote:

Hi, Matt

If you could provide some details as to why just the 40 feet was authorized for stone rather than the entirety of the shore, that would be helpful for me in better understanding. On the current application, it appears that most of the additional stone is to be placed above MHW with some of it also to be below MHW, which is not authorized.

Thank you!



Mark Carper, LEED Green Associate

Associate Planner

Kent County, Maryland

400 High Street,

Chestertown, MD 21620

(410) 810-2220

mcarper@kentgov.org

Wes Moore
Governor

Aruna Miller
Lt. Governor



Erik Fisher
Chair

Katherine Charbonneau
Executive Director

**STATE OF MARYLAND
CRITICAL AREA COMMISSION
CHESAPEAKE AND ATLANTIC COASTAL BAYS**

January 17, 2024

Carla Gerber
Planning, Housing and Zoning
Kent County Government
R. Clayton Mitchell, Jr. Kent County Government Center
400 High Street
Chestertown, MD 21620

Re: **Lindstrom/Watson Sediment Erosion Control Application (TM 0011, P 0052)
Appeal of Decision of Kent County Planning Director**

Dear Ms. Gerber:

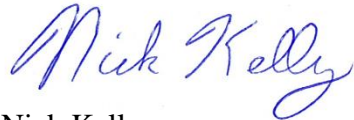
We are in receipt of an appeal of the Kent County Planning Director (William A. Mackey)'s determination regarding a sediment erosion control application at 12594 Cooper's Lane, which is located within a Limited Development Area (LDA). Specifically, the applicant is appealing Mr. Mackey's determination to deny approval to install 85 linear feet of stone revetment, of which 45 feet would be located above Mean High Water and within the 100-foot Buffer. Instead, the Planning Director determined that only 40 linear feet of stone revetment could be approved in accordance with the Maryland Department of the Environment's (MDE) General Tidal Wetlands License (22-GL-1106). Any additional erosion control must be provided as a living shoreline, as outlined in Matthew Godbey's July 20, 2023 email.

I attended a site visit with the County, MDE, and the applicant's consultant on February 10, 2023. At that meeting, we discussed that the site could only receive a partial waiver to install a stone revetment to protect the existing pier and a mature tree; MDE would not approve of a waiver to allow revetment along the entirety of the shoreline, as the remaining portion of the site had characteristics amenable to a living shoreline. Given the site's characteristics and the guidance received from MDE, locating revetment above Mean High Water would be contrary to the goals of MDE's Living Shoreline Act and would be considered a non-water dependent structure within the Buffer, which our office would not support. Our staff recommended that the applicant work with the County, MDE, and our office to acquire the appropriate permits to install a living shoreline.

Based on our site visit and on conversations with MDE and the County staff, we concur with the Planning Director's determination that the proposed revetment above Mean High Water cannot be approved. Rather, a living shoreline should be installed for the remaining 45 linear feet of shoreline.

Thank you for the opportunity to provide comments. Please include this letter as part of the record in this application. Also, please notify the Commission in writing of the decision made in this case. If you have any questions, please contact me at (410) 260-3483.

Sincerely,



Nick Kelly
Regional Program Chief

cc: William A. Mackey, Kent County
Matthew Godbey, Maryland Department of the Environment

KC 0017-24

Permit # 23-292
Check # _____
300.-
100.-
400.-

ZONING/SEDIMENT CONTROL APPLICATION

- 1. Property Owner's Name: Greg Watson Phone: 410-778-6344
Mailing Address: 12594 Coopers Ln, Worton, MD Email: Kyle@Lindex.com
Date of Application: 7/13/23 Application Fee: _____
- 2. Property Location: same Election District: B
Map: 0011 Parcel: 0052 Lot Size: 5.74 Acres Deed Ref: 100781/00326
- 3. Existing Use: Single Family Home
- 4. Proposed Use: Single Family Home 85 LF stone revetment
- 5. Market Value of Work: \$35,000 Sediment Control Cost: _____
- 6. Dimensions - Total Building _____ Area of Use _____
- 7. Type of Sewage Disposal: Private Public Other
- 8. Type of Water: Individual Public
- 9. Setbacks: Front _____ Distance to Well _____
Side _____ Distance to Septic _____
Side _____ Trees Removed _____
Rear _____ % Slope _____
Distance to Mean High Tide: 0 FT
- 10. Entrances: New Existing Private Road
- 11. I hereby certify and agree that I:

- 1. am authorized to make this application,
- 2. information is correct,
- 3. grants County officials the right to enter onto the property for the purpose of inspecting permitted and posting notices.

410-708-6545
call Alex Dolgos
when ready

Applicant's Name: Kyle Lindstrom
Applicant's Signature: [Signature] Date: 6/30/2023
Address: 25820 5411 Pond Neck Rd, Worton, MD, 21678

FOR OFFICE USE ONLY

Zone CAR Floodplain A

- | | |
|------------------------|------------------------|
| Building _____ | Critical Area _____ |
| Entrance _____ | Sediment Control _____ |
| Health Dept. _____ | Stormwater _____ |
| Water/Wastewater _____ | Floodplain _____ |
| Zoning _____ | Wetlands _____ |
| Army Corps _____ | Fire Marshall _____ |
| Rock Hall _____ | Other _____ |

APPLICATION HAVING BEEN MADE FOR A ZONING CERTIFICATE AND THE PROPOSED STRUCTURES AND USAGE BEING IN CONFORMITY WITH THE ZONING ORDINANCE OF KENT COUNTY, I HEREBY ISSUE THIS BUILDING PERMIT FOR A PERIOD OF SIX (6) MONTHS FROM THE DATE HEREOF, CONTINGENT TO: _____

Zoning Administrator _____ Date _____

DEPARTMENT OF
PLANNING, HOUSING & ZONING
RECEIVED 7/13/2023
[Signature]

KENT SOIL AND WATER CONSERVATION DISTRICT
122 Speer Road, Suite 4
CHESTERTOWN, MD 21620
Tel: 410-778-5150 ext. 3283

1. Project Name: Egeg Watson Revetment
2. Consultants Name: Kyle Lindstrom
3. Contact person: Kyle Lindstrom
4. Phone Number: 410-778-6344
5. Kent Count, Maryland tax map number 0011 parcel 0052 lot 82
6. ADC Map Coordinates: Map 1 D 11
7. Nearest City/Town Worton, MD
8. Does the project need Sediment Control review? Yes or No
9. Does the project need Stormwater Management review? Yes or No
10. Is the project in the Chesapeake Bay Critical Area? Yes or No
11. Are Wetlands located on or near site? Yes or No
12. Is the site in the 100 year flood plain? Yes or No
13. Sediment Control:
 - a. Total site area in Acres ~~0.019~~ 0.02 5.74
 - b. Disturbed area in Acres 0.0195
14. Stormwater Management:
 - a. Are Structural Practices Used to treat Storm Water? Yes or No
 - b. If yes: (If more than three structures please list on additional sheet)
Structure type N/A Drainage Area: N/A
Structure type _____ Drainage Area: _____
Structure type _____ Drainage Area: _____

11. The Contractor is responsible for implementation and maintenance of the approved plan, and all other measures necessary to control, filter, or prevent sediment from leaving the site.
12. In cases where stormwater management structures are a part of site development, removal of sediment control may not be accomplished before the contributing area to the stormwater management structure is stabilized:
13. On sites where infiltration techniques are utilized for the control of stormwater, extreme care must be taken to prevent all runoff from entering the structure during construction.
14. Sediment control for utility construction in areas outside of designed controls:
 - A. Excavated trench material shall be placed on the high side of the trench.
 - B. Immediately following pipe installation, the trench shall be backfilled, compacted and stabilized at the end of each working day.
 - C. Temporary silt fence or straw bale dikes shall be placed immediately downstream of any disturbed area intended to remain disturbed longer than one working day.
15. All points of construction ingress and egress shall be protected to prevent tracking of mud onto public ways.

16. Site Information: 5.74

Total Area of Site ~~0.02~~ Acres

Area Disturbed 0.02 Acres

New - Area to be roofed
paved or concreted 0 Acres

Existing - Area that is roofed
paved or concreted 0.06 Acres

Total Cut 0 Cu. Yds.

Total Fill 0 Cu. Yds.

DEVELOPER'S CERTIFICATE

I (WE) CERTIFY THAT:

- A. All development and construction will be done in accordance with this Sediment and Erosion Control Plan and/or Stormwater Management Plan, and further, authorize the right of entry for periodic on-site evaluation by the Kent County Sediment Control Inspector.
- B. Any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project.
- C. It will be the responsibility of the contractor or the subcontractor to notify the engineer of any deviation from this Plan. Any change made in this plan without written authorization from the engineer will place responsibility for said change on the contractor or subcontractor.

[Handwritten Signature]
Signature

6/29/2023
Date

25820 Still Pond Neck Rd,
Address

RPC022394
Card No.

Worton, MD, 21578

410-778-6344
Phone No.

**NOTE TO CONTRACTOR:
"EROSION AND SEDIMENT CONTROL WILL BE STRICTLY ENFORCED"**

STANDARD STABILIZATION NOTE

"Following initial soil disturbance or redisturbance, permanent or temporary stabilization shall be completed within: a.) Three (3) calendar days as to the surface of all perimeter dikes, swales, ditches, perimeter slopes, and all slopes greater than 3 horizontal to 1 vertical (3:1); and b.) Seven (7) days as to all other disturbed or graded areas on the project site not under active grading."

The contractor shall notify the following two (2) weeks prior to the start of construction and shall coordinate construction with the utility companies involved:

Miss Utility.....1-800-257-7777

ALEX G. DOLGOS
CONSULTING SERVICES
8214 Whispering Pines Lane
Chestertown, Maryland 21620
410-708-6545

PROJECT PROPOSAL AND BUFFER MANAGEMENT
PLAN FOR THE GREGORY WATSON PROPERTY AT
12594 COOPERS LANE, WORTON, MARYLAND

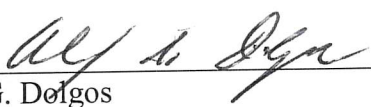
Mr. Watson proposes to install 85 linear feet of stone revetment on an eroding shoreline at his property on Churn Creek.

The Maryland Department of the Environment has authorized 40 linear feet of stone at this location (permit attached). The applicant proposes to place an additional 45 linear feet of stone revetment landward of the mean high-water shoreline within the 100-foot critical area buffer, as depicted on the attached plans.

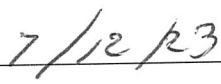
The subject site is a mowed lawn, and no tree clearing is proposed by this project. All stone will be stockpiled on the existing gravel driveway and parking area and moved to the shoreline as needed.

The actual area of the buffer to be impacted is 730 square feet. The property owner proposed to plant four- two-inch caliper trees within the buffer to mitigate for the permanent buffer disturbance.

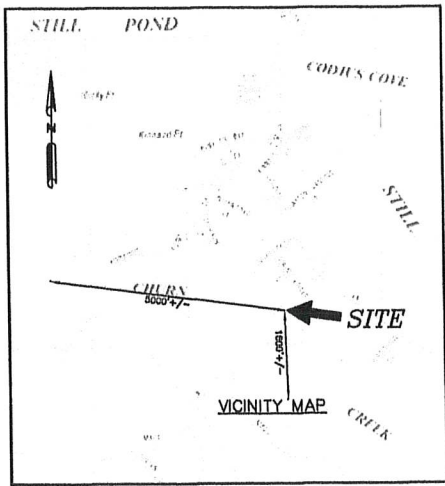
All excess fill material as a result of the grading the bank will be directly loaded into a truck and moved to the Lindstrom approved disposal site.



Alex G. Dolgos



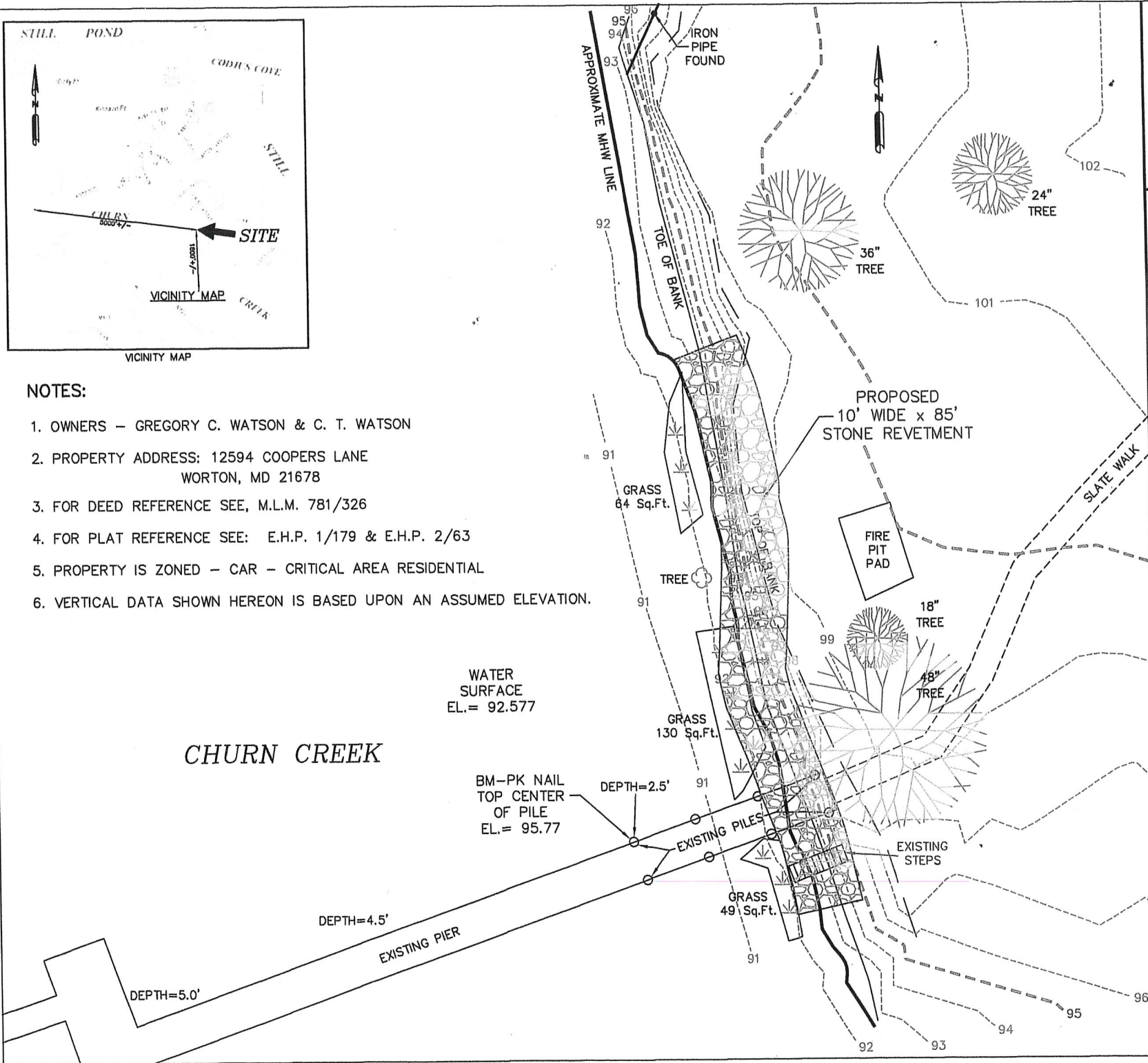
Date



VICINITY MAP

NOTES:

1. OWNERS - GREGORY C. WATSON & C. T. WATSON
2. PROPERTY ADDRESS: 12594 COOPERS LANE
WORTON, MD 21678
3. FOR DEED REFERENCE SEE, M.L.M. 781/326
4. FOR PLAT REFERENCE SEE: E.H.P. 1/179 & E.H.P. 2/63
5. PROPERTY IS ZONED - CAR - CRITICAL AREA RESIDENTIAL
6. VERTICAL DATA SHOWN HEREON IS BASED UPON AN ASSUMED ELEVATION.



DRAWN BY	RKS
SCALE	1"=20'
DATE	9-2-22
JOB No.	TM11-P52sp
FOLDER	Watson

SCHRADER
Surveys, LLC
120 EVELYN LANE
CHESTERTOWN, MARYLAND 21620
PHONE No. 410-778-0364
E-MAIL : rkssurveys@live.com

PERMIT DRAWING
ON THE LANDS OF
GREGORY C. WATSON, et ux.
IN THE THIRD ELECTION DISTRICT,
TAX MAP 11, GRID 4D, PARCEL 52

RECEIVED
 DEC 30 11 54 AM '83
 CLERK-CIRCUIT COURT
 KENT COUNTY

LOT 82
 SECTION ONE
 KINNAIRD'S POINT

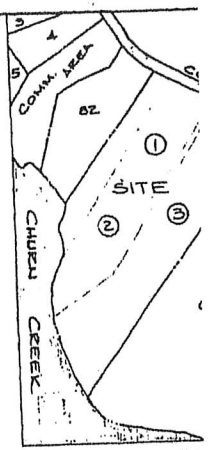
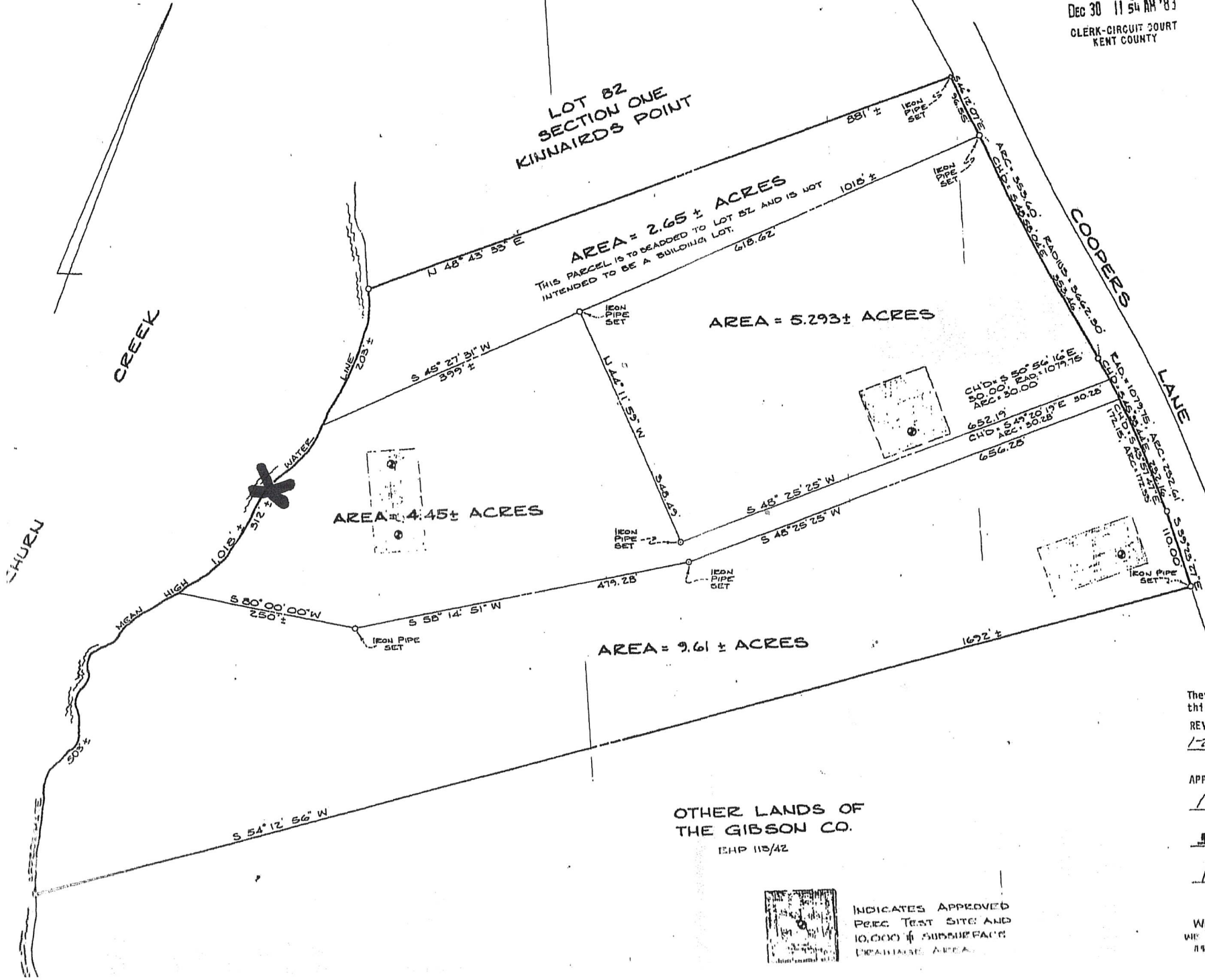
AREA = 2.65 ± ACRES
 THIS PARCEL IS TO BE ADDED TO LOT 82 AND IS NOT
 INTENDED TO BE A BUILDING LOT.

AREA = 5.293 ± ACRES

AREA = 4.45 ± ACRES

AREA = 9.61 ± ACRES

OTHER LANDS OF
 THE GIBSON CO.
 EHP 115/42

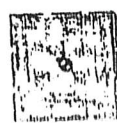


There are no sediment control meas
 this plan of subdivision.

REVIEWED BY:
 1-24-83
 Date U. S. Soil Con

APPROVED BY:
 1-7-83
 Date Kent County Ho

3-7-83
 Date Kent County P
 1-29-83
 Date Kent Co. Soil



INDICATES APPROVED
 PERM TEST SITE AND
 10,000 sq. FOOT SURFACE
 DRAINAGE AREA.

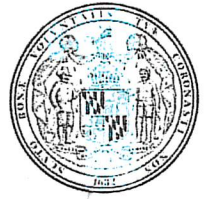
We, the Gibson Co., hereby c
 we will comply with the sediment c
 as outlined in this plan of subdiv







STATE OF MARYLAND
DEPARTMENT OF THE ENVIRONMENT
WATER AND SCIENCE ADMINISTRATION
GENERAL TIDAL WETLANDS LICENSE



LICENSE NUMBER: **22-GL-1106**

EFFECTIVE DATE: **March 08, 2023**

EXPIRATION DATE: **March 07, 2026**

LICENSEE: **Gregory Watson, Et ux**

ADDRESS: **12594 Coopers Ln**

Worton, MD 19342

PROJECT LOCATION: **12594 Coopers Ln**

Worton, MD 19342

Churn Creek in Kent County

PURSUANT TO THE AUTHORITY OF THE BOARD OF PUBLIC WORKS, TITLE 16 OF THE ENVIRONMENT ARTICLE, ANNOTATED CODE OF MARYLAND, AND CODE OF MARYLAND REGULATIONS 26.24 AND 23.02.04, **Gregory Watson** ("LICENSEE") IS AUTHORIZED BY THE WATER AND SCIENCE ADMINISTRATION ("ADMINISTRATION") TO CONDUCT THE FOLLOWING REGULATED ACTIVITY IN STATE TIDAL WETLANDS, IN ACCORDANCE WITH THE CONDITIONS OF THIS LICENSE AND THE ATTACHED PLANS DATED **February 14, 2023**, PREPARED BY **Alex Dolgos Consulting Service**, AND APPROVED BY THE ADMINISTRATION'S TIDAL WETLANDS DIVISION ON **March 08, 2023**, AND INCORPORATED HEREIN:

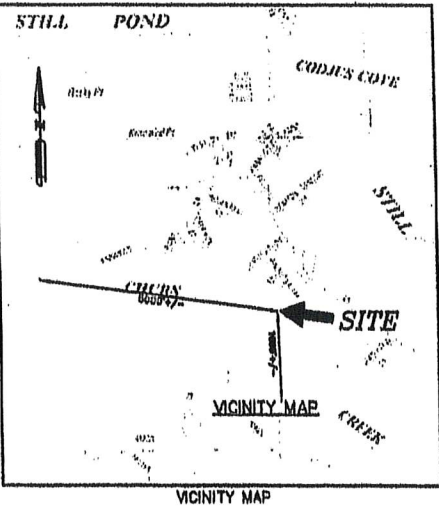
Construct 40 feet of stone revetment within a maximum of 6 feet channelward of the mean high water line.

SPECIAL CONDITIONS

- A. The Licensee shall have all work proposed above the mean high water line (MHWL) reviewed and authorized by Kent County Department of Planning and Zoning.
- B. The Licensee shall design and construct the stone revetment to prevent the loss of fill material to waters of the State of Maryland.
- C. The Licensee shall not use asphalt rubble in the revetment. Filter cloth shall be placed between the riprap and the soil. Prior to emplacement of the revetment, all rebar is to be cut off flush with the concrete. After emplacement of the revetment, any rebar exposed as a result of the concrete breaking during the emplacement is to be cut flush with the concrete. Except for the larger material placed along the leading edge of the revetment, the concrete shall be broken prior to emplacement so that random sized interlocking pieces are formed.

GENERAL CONDITIONS

- A. The Maryland Department of the Environment has determined that the proposed activities comply with, and will be conducted in a manner consistent with the State's Coastal Zone Management Program, as required by Section 307 of the Federal Coastal Zone Management Act of 1972, as amended.



22-GL-1106
 202261729
 176644
 2/14/2023
 MG

NOTES:

1. OWNERS - GREGORY C. WATSON & C. T. WATSON
2. PROPERTY ADDRESS: 12594 COOPERS LANE
WORTON, MD 21678
3. FOR DEED REFERENCE SEE, M.L.M. 781/326
4. FOR PLAT REFERENCE SEE: E.H.P. 1/179 & E.H.P. 2/63
5. PROPERTY IS ZONED - CAR - CRITICAL AREA RESIDENTIAL
6. VERTICAL DATA SHOWN HEREON IS BASED UPON AN ASSUMED ELEVATION.

CHURN CREEK

WATER SURFACE
 EL. = 92.577

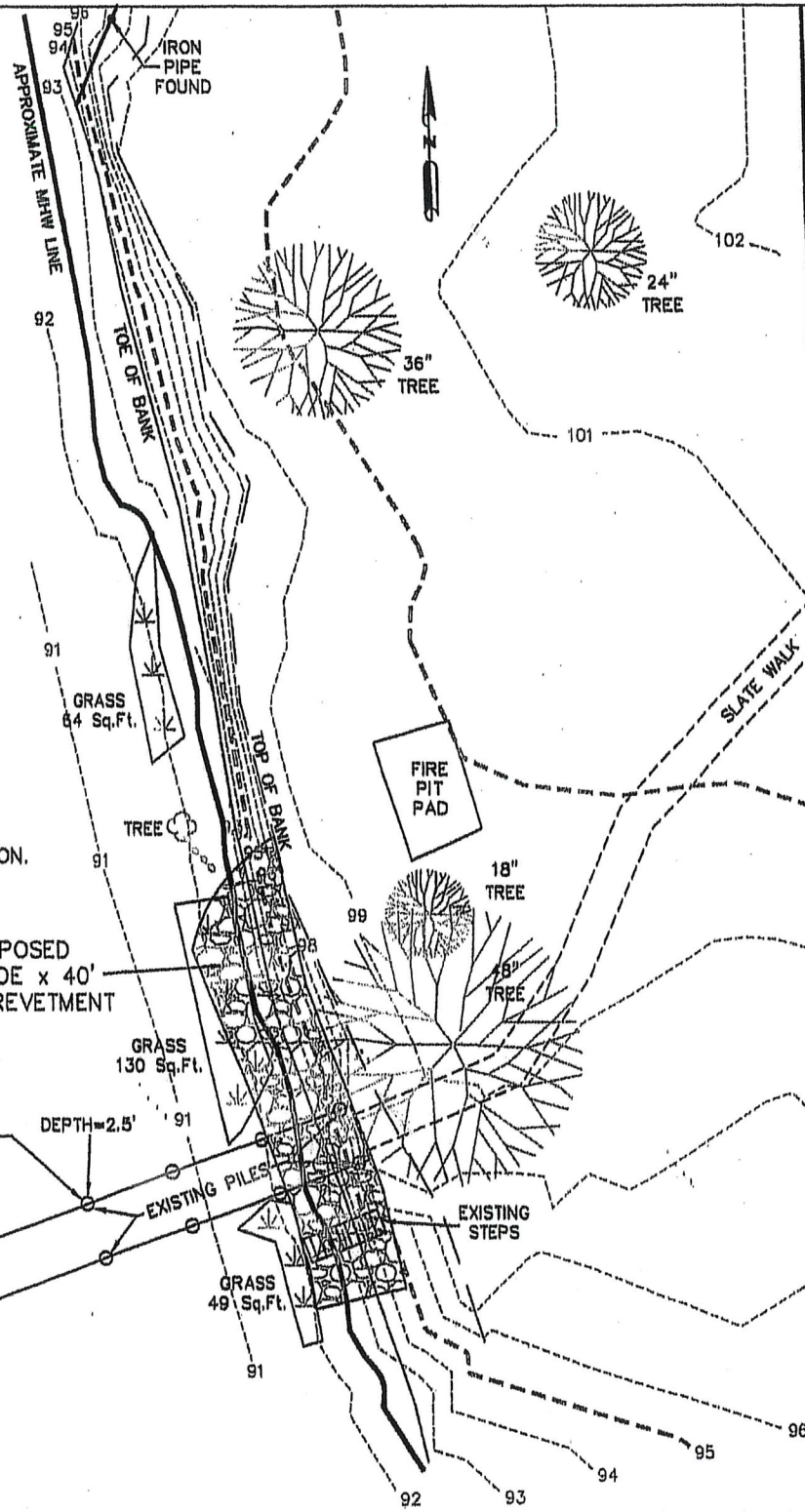
BM-PK NAIL
 TOP CENTER
 OF PILE
 EL. = 95.77

PROPOSED
 10' WIDE x 40'
 STONE REVETMENT

DEPTH = 2.5'

DEPTH = 4.5'

DEPTH = 5.0'



DRAWN BY RKS
 SCALE 1" = 20'
 DATE 2-14-23
 JOB NO. TM11-P52sp2
 FOLDER Watson

**SCHRADER
 Surveys, LLC**

120 EVELYN LANE
 CHESTERTOWN, MARYLAND 21620
 PHONE No. 410-778-0364
 E-MAIL : rksurveys@live.com

PERMIT DRAWING

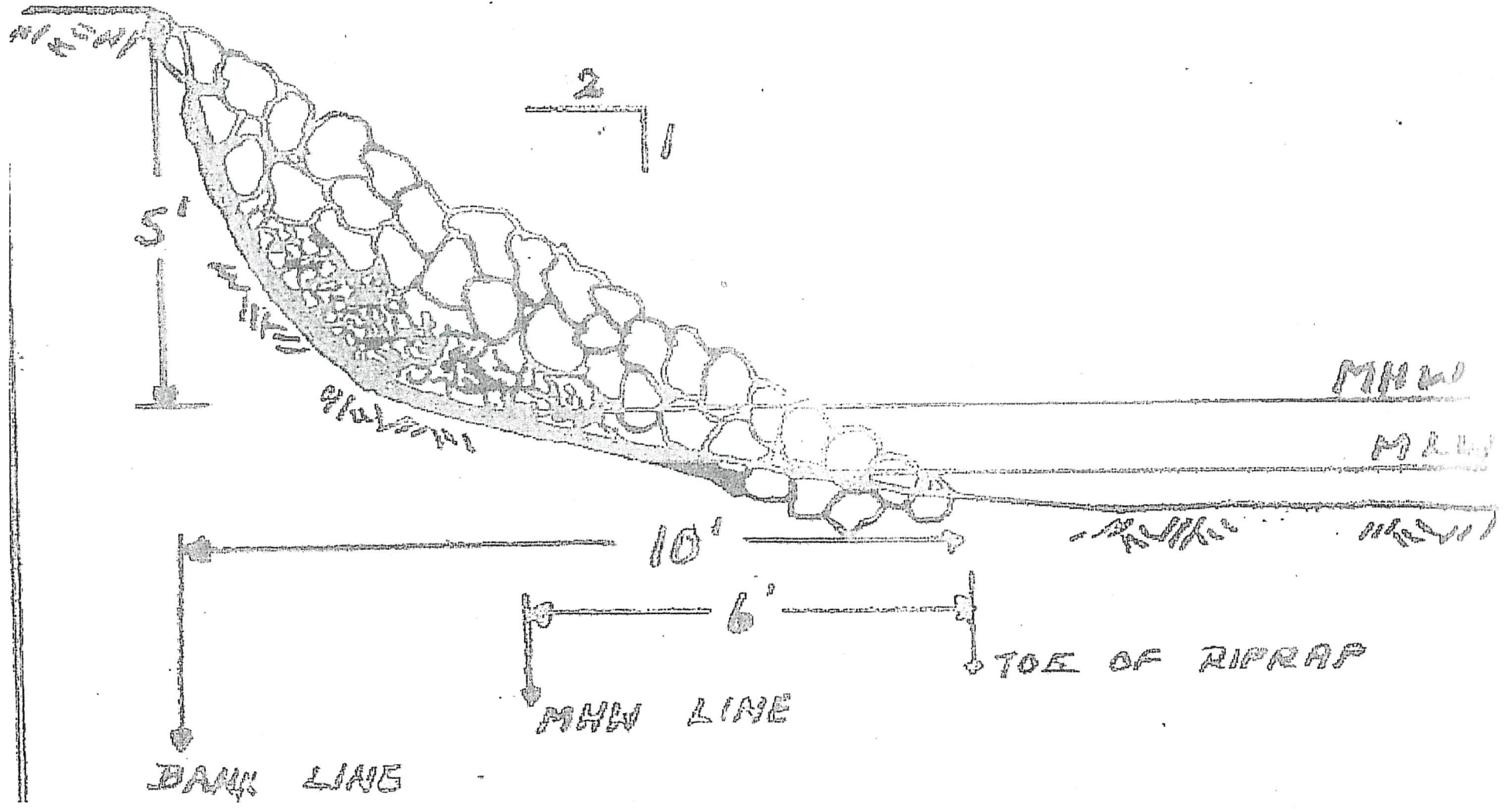
ON THE LANDS OF

GREGORY C. WATSON, et ux.

IN THE THIRD ELECTION DISTRICT,

TAX MAP 11, GRID 4D, PARCEL 52

22-GL-1106
202261729
176644
2/14/2023
MG



Kent County, Maryland, Letter of Authorization


•Building •Demolition •Sediment Control •Sign •Use •Zoning Certificate

I, Greg Watson, give Kyle Lindstrom
(Property owner's name) (Applicant's name)

permission to apply for a, please circle:

- building permit
- demolition permit
- sediment control permit
- sign permit
- use permit
- zoning certificate

for my property located at 12594 Coopers Ln,
(Address of property)
Warton, MD, 21678

 6/27/23
Property owner's signature Date

Critical Area Project Review – Checklist /Comment Sheet

Floodplain Zone: VE A AE X

Panel #: 01350

Elevation: 6'

1st Floor: 8'

- Venting Affidavit
- Agreement to Supply Elev. Cert.
- Declar. Of Land Restrictions
- Substantial Improvement

Zone:

Watershed:

Permitted Use:

Previous Permits /
Other Approvals:

Name:

Permit #:

Map & Parcel:

Agricultural Issues:

Anadromous Fish Spawning (March 1 – May 15)/Water Quality Issues:

Buffer Issues (Circle One): In / Out

Explain:

Is a Buffer Enhancement/Mitigation Plan required: Yes / No

Explain:

Forest Issues/Timber Harvesting/FIDB's (April 1 – August 31):

Number of Trees to be Removed:

Is a Forest Clearing Plan or Buffer Clearing Plan on file: Yes / No

Natural Heritage/Habitat Protection Areas (Pg. 138/Article VI-3.8):

Threatened and Endangered Species Issues:

Are any T&E Species present in the area? Yes / No

Explain:

Non-Tidal Wetlands/Soil Survey Evaluation:

Hydric Soil Evaluation (Circle One): Hydric Hydric Inclusion None

Type: _____

Highly Erodible Soil Evaluation (Circle One): Yes / No

Type: _____

Slope: Maximum Allowed: 15 %

Slope identification from soils survey: _____

Check Site? _____

Lot Coverage Calculations:

_____ Acres (Lot Size) * (43,560) = _____ (Sq ft of Lot)

Sq ft of Lot Coverage Allowed: _____

Total Amount Existing: _____

Total Amount (New) Proposed: _____

Total Amount: _____

Does this meet the requirement? Yes / No

Lots Created <u>before</u> 1 July 2008: * .15 (36,301sf or more) or 5,445 sf (21,781-36,300sf) * .3125 (8,001-21,780sf) * .25 (8,000 or less) Lots Created <u>after</u> 1 July 2008: * .15 on all lots
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