

BURGESS AND COMMISSIONERS OF MIDDLETOWN MARYLAND

TOWN MEETING MINUTES

REGULAR MEETING

May 14, 2018

The first monthly meeting of the Burgess and Commissioners of Middletown was called to order on May 14, 2018, by Burgess Miller at 7:00 p.m. in the Middletown Municipal Center, 31 W. Main Street, Middletown, Maryland. Present were: Commissioners Jennifer Falcinelli, Larry Bussard, Rick Dietrick, Tom Catania and Chris Goodman.

CONSENT AGENDA

Financial Statements

Town Meeting Minutes – April 23, 2018 - Town Meeting

Commissioner Bussard motioned to accept this consent agenda as presented, seconded by Commissioner Dietrick and passed unanimously.

PERSONAL REQUESTS FOR AGENDA:

Mr. Richard Keyser, President and Mr. Brent Harne, Chief of Middletown Volunteer Fire

Company – Mr. Harne stated that with the Fire Company moving their new home to Franklin Street probably in August, they are wondering what the Board feels about opening the intersection of Broad and Route 17. Mr. Harne stated that they look for straight routes to calls. Burgess Miller stated that the Fire Company probably has a better pitch with the State Highway Administration being life safety as well as having the County behind them. Mr. Harne also stated that 80-85% of their calls are on the interstate and with the speed bump at Franklin & Broad Streets it will slow them down.

Unfinished Business:

Water & Sewer Capacity Plans – Drew stated that our annual water average we are at 90% with a 10% reserve. Drew stated that our sewer based on design capacity our calculations with both plants we are at 73% capacity, based on calculations by flow we are at 87% capacity.

Motion by Commissioner Falcinelli to approve the Water/Sewer Capacity Plans as presented, seconded by Commissioner Catania. Motion carried 6-0.

Farming Lease Bids – Burgess Miller stated that we decided to put the open areas at Remsberg Park and the Reservoir out to bid for farming. We received 7 bids with the top bid coming in at \$21,799.44 from Sowers Farm Holdings, LLC. for all 3 parcels for a 3year contract. Total acreage is 35.62 which equates to \$204 per acre with the top bid of \$21,799.44.

Motion by Commissioner Bussard to approve the bid from Sowers Farm Holdings, LLC for \$21,799.44, seconded by Commissioner Dietrick. Motion carried 6-0.

Review of Budgets for FY 2019 – After some discussion the Board agreed to advertise the Operating Budgets for both the Operating and the Water & Sewer funds as presented for Public Hearing on June 7, 2018.

Review of Handicap Ramp Improvement Locations – After some discussion it was the consensus of the Board to start with the areas not located around schools. Burgess Miller stated that with the FCPS proposing to make improvements to the school complex we don't want to spend the money and then have them come in a few years and rip what we've done out. The Board felt it is up to the FCPS to make whatever improvements they can, even if they cannot afford the entire proposed project.

Review of Proposed Zoning Code Amendments – Burgess Miller stated that the Planning Commission is going to review these proposed zoning code amendments and report back to the Board.

REPORT OF COMMITTEES:

WATER & SEWER – Commissioner Falcinelli reported:

Special meeting to discuss the reservoir tank. The W/S Committee is recommending the 1-million-gallon circular tank. The W/S Committee also stated that they wanted the second supply line from the Reservoir to the Booster Station. David Lake a member of the W/S Committee stated that our current supply line is a 12” unlined cast iron pipe and that is uncalled of this day & age. Mr. Lake stated that we should have that 2nd supply line in case of drought conditions or if that old 12” line breaks.

Water use for April – 321,448 gal., spring flow for April – 136,331, East WWTP treated 282,000 gals. and the West WWTP treated 235,000 gals.

PUBLIC WORKS – Commissioner Bussard reported:

West Green Street warranty ends September 15, 2018.

Lombardy Court and Young Branch Drive mill & overlay has started.

Our guys helped with our 1st Coloring of the Street event.

SUSTAINABILITY – Commissioner Dietrick reported:

Historic Preservation & Sustainability walking tour Saturday, May 19th at 11am.

Monthly meeting Wednesday, May 16th at 5pm.

PLANNING COMMISSION – Commissioner Catania reported:

Workshop on Wednesday, May 16, 2018 at 7pm. and meeting on Monday, May 21, 2018 at 7pm., on the agenda is Harne Deck demolition, Franklin Commons site plan re-submit, Doub Property concept plan and the Microbrewery text amendment.

PARKS AND REC. COMMITTEE – Commissioner Goodman reported:

June 7th is the POS meeting.

PUBLIC INFORMATION – Commissioner Falcinelli reported:

Encouraged the residents to sign up for the Alert Frederick County.

NEW BUSINESS:

Planning Commission Appointment – Motion by Commissioner Catania to appoint Bob Miller, seconded by Commissioner Goodman. Motion carried. 6-0.

Appointment of Temporary Zoning Administrator – Commissioner Falcinelli motioned to temporarily appoint Drew and Cindy to split the Zoning Administrator duties, seconded by Commissioner Bussard. Motion carried 6-0.

Request for Text Amendment – Microbrewery as a permitted use in TC District – Michele & Christian Wilson submitted their request for a Microbrewery located at one of the buildings located at 211 West Main Street. Mr. & Mrs. Wilson were present tonight to discuss their plans to open a small microbrewery on the old Ingalls property. Mr. Wilson stated that they are working with Ms. Miller who owns this property about renting out one of the stone buildings on the left closest to Green Street. Mr. Wilson stated that his plan is to brew 250 barrels a year. Their plan is to have approximately 50 seats, it will be a pub atmosphere, you will have to bring in your own food as none will be sold on-site and they will only sell what they brew on-site.

Someone asked about where the waste would go? Mr. Wilson stated that the waste that they will have from the grains Ms. Miller (owner) will take for her farm.

Mr. Darr and Ms. Tamagna owners of 217 & 219 East Main Street were present with several questions regarding this proposed microbrewery. Ms. Tamagna wanted to know what Middletown’s definition of a microbrewery will be? Ms. Tamagna expressed her concerns about noise, fencing, lighting, truck traffic,

water, and odor. Mr. Wilson stated that there will be no truck traffic as he is not bottling any up to be shipped out he will only sell on site and to those who bring in their own growlers. Mr. Wilson stated that they will be open for business from 4pm. – 10pm. on Thursday & Friday and maybe earlier opening hours on Saturday & Sunday but will be closed by 10pm. Ms. Tamagna stated that after hearing what the Wilson's had to say she felt much better knowing that this will be a small microbrewery. Ms. Tamagna's main concern is what the Town's definition of a microbrewery will be? And if this will be a permitted use or a special exception use? Mr. Darr stated that in his experience as a planner a special exception use is a process with tighter rules & regulations.

Planning Commission Member Lake was present and stated that most of the concerns heard tonight will be addressed by the Planning Commission. Mr. Lake stated that he feels this is a good use for this property, we have been lacking this for some time. Mr. Lake stated that small breweries are becoming part of neighborhoods these days.

Burgess Miller stated that this will be discussed at the Planning Commission meeting next Monday, May 21, 2018 at 7pm. and encouraged Mr. Darr & Ms. Tamagna to attend.

PUBLIC COMMENT:

ANNOUNCEMENTS:

- *Walking Tour – Saturday, May 19, 2018 at 11am. At Municipal Center*
- *Memorial Day Celebration – Saturday, May 26, 2018 11am – 2pm at Memorial Park*

ADJOURNMENT

Meeting adjourned at 9:20pm.

Respectfully submitted,

Ann Griffin
Office Manager