

PUBLIC  
BOARD OF EDUCATION OF HARFORD COUNTY  
MINUTES OF MONDAY, SEPTEMBER 19, 2022

*The information included here provides a summary of the agenda items presented and actions taken during the above meeting of the Board of Education of Harford County. The video recordings of the Board meetings are the official record of the meetings and can be viewed at: <http://www.hcps.org/boe/livestream/>. Informational reports are located at: <https://www.hcps.org/boe/boardmeetingschedules.aspx>*

Open Session

The Board of Education of Harford County met in open session in hybrid format in person and via video teleconference on Monday, September 19, 2022. Vice-President Carol Mueller called the meeting to order at 5:48 PM

Board Members Present

All Board members were present with the exception of Mr. Jansen Robinson and Ms. Noa Blanken who were absent.

In-person attendance: Dr. David Bauer, Mrs. Sonja Karwacki, Mrs. Ariane Kelly, Dr. Roy Phillips, Ms. Patrice Ricciardi, and Dr. Carol Mueller

Virtual attendance: Dr. Joyce Herold and Mrs. Rachel Gauthier

Motion, Second and Vote

Dr. David Bauer made a motion to waive public comment in its entirety in light of the limited nature of the open session. The motion was seconded by Mrs. Ariane Kelly and approved in a voice vote 8-0.

Pursuant to Section 3-305(b)(1) of the General Provisions Article of the Annotated Code of Maryland, and upon a motion by Dr. Bauer, seconded by Mrs. Kelly by unanimous vote of the Board members present, the Board of Education of Harford County met in closed session in a hybrid fashion.

Closed Session

Board Members Present

All Board members were present with the exception of Mr. Jansen Robinson and Ms. Noa Blanken who were absent.

In-person attendance: Dr. David Bauer, Mrs. Sonja Karwacki, Mrs. Ariane Kelly, Dr. Roy Phillips, Ms. Patrice Ricciardi, and Dr. Carol Mueller

Virtual attendance: Dr. Joyce Herold and Mrs. Rachel Gauthier

Staff Present:

Dr. Sean Bulson, Superintendent

Dr. Eric Davis, Chief of Administration

Kimberly H. Neal, Esq., General Counsel

Ben Richardson, Assistant Superintendent for Human Resources

Yvonne Rallo, Administrative Assistant and Recording Secretary

In-person attendance: Dr. Sean Bulson, Dr. Eric Davis, Kimberly Neal, Esq, and Mrs. Yvonne Rallo

Virtual attendance: Mr. Ben Richardson

The Board of Education met in closed session for the purposes of discussing:

Topic: Presentation of background/qualifications of persons recommended by the Superintendent for the following position: Assistant Supervisor of Reading, English, and Language Arts.

Reason for Closed Session: To preserve the privacy and confidentiality of information regarding the nominee. Mr. Ben Richardson, Assistant Superintendent for Human Resources led a discussion and presentation regarding the proposed candidate for the position of Assistant Supervisor of Reading, English, and Language Arts.

No formal action was taken by the Board.

#### Adjournment

With no further business, Mrs. Karwacki motioned to adjourn, seconded by Dr. Bauer, and with Board consensus, the closed session adjourned at 5:55 PM.

#### Business Meeting

##### Call to Order / Roll Call

Vice-President Carol Mueller called the meeting to order at 6:30 PM. Roll call was taken. All Board members were present.

In-person attendance: Dr. David Bauer, Mrs. Sonja Karwacki, Mrs. Ariane Kelly, Dr. Roy Phillips, Ms. Patrice Ricciardi, Ms. Noa Blanken, and Dr. Carol Mueller

Virtual attendance: Mrs. Rachel Gauthier, Dr. Joyce Herold, and Mr. Jansen Robinson

Note: Mrs. Rachel Gauthier and Mr. Jansen Robinson joined the meeting virtually after roll call.

##### Adoption of Agenda

Vice-President Mueller called for a motion to adopt the agenda.

Motion, Second and Vote – Dr. Bauer made a motion to adopt the agenda. The motion was seconded by Ms. Blanken and adopted in a voice vote 10-0.

##### Pledge of Allegiance

Dr. Roy Phillips led the Pledge of Allegiance

##### Item A. Board Member Comment

Board member comments were provided

##### Item B. Public Comments

Speakers were invited to the meeting to provide their comments for the record either in-person or virtually. Vice-President Mueller read a statement regarding protocol for public comments which included a provision that each speaker would have three (3) minutes to speak. Mrs. Yvonne Rallo, Board of Education Administrative Support Coordinator, called on individual speakers who were in person at the meeting and had registered to speak at the Board meeting. The following eight (8) people registered to provide in-person public comment: Laura Wade, Benjamin Heiser, Stella Peters, Suzie Scott, Rick Cech, Tina Lanocha, Brian Chan, and William Martino. Ms. Jillian Lader, Manager of Communications, called on individual speakers who had pre-registered to provide public comments virtually. The following three (3) registered people provided virtual public comment: Collean McKinney, Crystal Parks, and Katie York.

##### Item C. Consent Agenda

Vice-President Mueller called for a motion to approve the consent agenda as follows:

1. Monthly Personnel Report - August 2022

Motion, Second and Vote - Dr. Bauer made a motion to approve the consent agenda. The motion was seconded by Mrs. Karwacki and the consent agenda was approved in a voice vote of 10-0.

Item D. Decision on Administrative and Supervisory Appointments

Mr. Ben Richardson, Assistant Superintendent for Human Resources, sought Board approval of the Superintendent's nominee for the position of Assistant Supervisor of Reading, English, and Language Arts.

Motion, Second and Vote – Dr. Bauer made a motion to accept the Superintendent's recommendation to appoint Ms. Annmarie Steltzer to the position of Assistant Supervisor of Reading, English, and Language Arts. The motion was seconded by Mrs. Kelly. The motion was approved in voice vote of 10-0.

Item E. Decision on Homestead/Wakefield Elementary School Redevelopment Project Updates

Kimberly H. Neal, Esq., General Counsel, was joined by Mr. Cornell Brown, Assistant Superintendent for Operations, Mr. Chris Morton, Supervisor of Planning and Construction, Mr. Chris Cook, Principal of Homestead/Wakefield Elementary School, and Ms. Robin Lien, PTA President of Homestead/Wakefield Elementary School, for updates on the Homestead/Wakefield Elementary School (HWES) replacement project. Mrs. Neal gave background information of HWES replacement project delay due to a dispute between the Town of Bel Air and the Board. Mrs. Neal then shared that the Planning Commission for the Town of Bel Air met on September 1, 2022, to reconsider the HWES preliminary site plan and issued a new approval, but it still contains conditions requiring a public connector road through the HWES campus. On September 7, 2022, the Board received a new conditional approval letter from the Planning Commission. The letter cites the Town's 2022 Comprehensive Plan as requiring a public connector road to pass through the HWES campus, connecting East MacPhail Road to West MacPhail Road. The Planning Commission's letter requires the Board to submit a final site plan showing the design of the public connector road prior to the issuance of a use and occupancy permit. The letter requires the Board's approval of the conditions, specifically including the public connector road, and Dr. Bulson's signature on behalf of the Board. If Dr. Bulson does not sign the letter, the Town will not issue a building permit for the HWES project. Ms. Neal presented the Board two legal considerations for their review and approval, to address the letter received by the Town of Bel Air's Planning Commission, dated September 2, 2022, (copy attached). The following recommendations were presented:

- Surplus School Property the September conditional approval requires the Board to agree that it will sometime in the future surplus school property for the possibility of a public connector road through the HWES campus. In order for Dr. Bulson to sign the September conditional approval, the Board must agree that it will fund the design of the public connector road and then surplus school property for the right-of-way across the HWES campus. Any school property designated as surplus, would then require a vote on whether there will be some portion of the campus that is no longer needed for educational use.
- Overruling the Planning Commission Decision If the Board decides that it does need the entire HWES property to be used for educational purposes and thus cannot agree to the September conditional approval, the Board may vote to overrule the September conditional approval pursuant to Section 3-205(c)(3) of the Maryland Annotated Code's Land Use Article which allows for the body having jurisdiction over the financing of the project to overrule the Planning Commission's decision by a two-thirds vote.

Surplus School Property - Motion, Second and Vote – Dr. Bauer made a motion for the Board to vote not to surplus school property to be used for the public connector road through the Homestead/Wakefield Elementary site plan. The motion was seconded by Mrs. Karwacki. The motion was approved in a roll call vote of 9-0. The subject matter of the vote precluded Ms. Blanken, Student Board Member from voting.

Overruling the Planning Commission Decision - Motion, Second and Vote – Dr. Bauer made a motion for the Board to vote to overrule the conditional approval for the Homestead Wakefield Elementary School site plan pursuant to

Section 3-205(c)(3) of the Maryland Annotated Code. The motion was seconded by Mrs. Karwacki. The motion was approved in a roll call vote of 9-0. The subject matter of the vote precluded Ms. Blanken, Student Board Member from voting.

Item F. Decision on FY 2024 Capital Improvement Program

Mr. Cornell Brown, Assistant Superintendent for Operations, Ms. Patti Jo Beard, Executive Director of Facilities Management, Mr. Chris Morton, Supervisor of Planning and Construction and Ms. Missy Valentino, Facilities Planner provided the Board a third presentation of the FY 2024 Capital Improvement Program (CIP). The current CIP funding process and requirements were discussed. Between now and the end of December, Mr. Brown, and his team, will continue to work with the Board of Education and stakeholders to prioritize the FY 2024 local only CIP needs and align the request with the operating budget. In January, Board approval will be sought to approve the FY 2024 CIP for submission to the local government. Board approval of the State eligible FY 2024 Capital Improvement Program budget for submission to the Interagency Commission, as presented was requested.

Motion, Second, Vote - Dr. Bauer moved to approve the Superintendent's recommendation of the thirteen million five hundred eighty-seven thousand dollars (\$13,587,000.00) State eligible FY 2024 Capital Improvement Program budget as presented for submission to the Interagency Commission (IAC). The motion was seconded by Ms. Blanken and approved in a roll call vote 10-0.

Item G. Decision on the Feasibility Study for Harford Academy at Campus Hills

Mr. Cornell Brown, Assistant Superintendent for Operations, Ms. Patti Jo Beard, Executive Director of Facilities Management, Mr. Chris Morton, Supervisor of Planning and Construction and Ms. Missy Valentino, Facilities Planner, and Mr. Kieran Wilmens architect at Grimm + Parker Architects, Inc., presented the feasibility studies for the new Harford Academy at Campus Hills. Grimm + Parker Architects, Inc. was awarded the feasibility study services contract at the April 25, 2022, Board Meeting. Multiple stakeholders were engaged throughout the feasibility study process. The new school will include new and improved program space requirements to meet the needs of the current students, new elementary school capacity, lab school components, and shared program spaces to provide a single school community experience. Working with stakeholders, Grimm + Parker Architects, Inc. explored several concepts that resulted in the three (3) site options that were presented. After approval of one of the three options by the Board, the next step would include the development of Educational Specifications and the refinement of the building layout, room sizes, adjacencies, and the site development during the Schematic Design phase. Local planning approval from the State is being requested for this project with the FY 2024 Capital Improvement Program request. The Maryland State Interagency Commission on School Construction must grant local planning approval for this project to be considered for future State funding. Mr. Brown sought the Board's approval of the Superintendent's recommendation of option three (#3) "Cluster", with a gross square footage of 201,000. This option would build a new school, the Harford Academy at Campus Hills, in a cluster configuration to replace the current Harford Academy with a 250-student state rated capacity public separate day school and add new elementary school capacity (598 state rated capacity) within Harford County Public Schools.

Motion, Second and Vote – Ms. Ricciardi made a motion to approve the Superintendent of School's recommendation of option three (#3) of the feasibility study for the new Harford Academy at Campus Hills. The motion was seconded by Ms. Blanken and approved in a roll call vote of 10-0.

Item H. Decision on Free Application for Financial Student Aid (FAFSA) Initiative

The Board received a report and presentation of the Free Application for Financial Student Aid (FAFSA) Completion Initiative Plan from Mr. Bernard Hennigan, Executive Director of Student Support Services, Ms. Kay Malone, Supervisor of School Counseling, and Ms. Pamela Smith, Homeless Liaison, Ms. Terry Knight, High School Counselor, Ms. Nicole Venters, High School Counselor, and Ms. Lori Hackett, High School Counselor. The plan was developed by the Office of Student Support Services in order to be compliant with Chapter 577 of the 2021 Laws of Maryland requiring County Boards of Education to develop plans to encourage and assist high school students, especially seniors, to apply for state and federal financial aid. The presentation provided an overview of the Harford County Public Schools District Plan in compliance with legislation.

Motion, Second and Vote – Dr. Bauer made a motion to approve the Superintendent’s recommendation to accept the report on the Free Application for Financial Student Aid (FAFSA) Initiative Completion for 2022-2023, as presented. The motion was seconded by Ms. Ricciardi and approved in a roll call vote of 10-0.

Item I. Presentation of Proposed 2023-2024 Harford County Public Schools Calendar

Ms. Jillian Lader, Manager of Communications, presented the proposed 2023-2024 Harford County Public Schools (HCPS) calendar. The proposed calendar will be posted to the HCPS website for sixty (60) days to allow for public comment. Following the 60 days, the proposed calendar will be presented for Board approval at a subsequent Board Business meeting.

No formal action was taken by the Board

Item J. Presentation of Quarterly Financial Report for the Period Ending June 30, 2022

The board received a presentation on the quarterly financial report for the period ending June 30, 2022, from Ms. Deborah Judd, Assistant Superintendent of Business Services. The report included detailed analysis of revenues and expenditures for the last quarter of the fiscal year and represented all the activity for the fiscal year. The information that was presented was preliminary and unaudited with no material changes expected. Highlights of the financial information shared were as follows:

- Revenues – Total revenue received for FY 2022 is 103.4% of budget.
- Expenditures – Expenditures for the fiscal year were approximately 96.7% of the appropriation.
- Fund Balance – Projected unassigned fund balance is \$43.0 million.
- Assignments for fund balance included the following:
  - FY23 Budget \$4.8 million
  - Fuel \$1.0 million
  - Transfer to Food and Nutrition \$1.2 million
  - Lease payments for student and teacher devices \$4.0 million
  - Transfer to capital projects \$5.3 million
  - Transfer to restricted fund \$5.0 million

No formal action was taken by the Board.

Item K. Superintendent’s Report

Superintendent Bulson’s report was provided as follows:

Superintendent Bulson shared that the Harford County Education Foundation will hold their annual Excellence in Education Showcase and Awards breakfast at Water’s Edge Event Center on Friday, October 14, 2022. Registration and ticket information for this event is available on the foundation’s website. The event is a great opportunity to support the foundation and the work they do, and to see what is happening with our students and schools.

Superintendent Bulson shared that the Harford Business Roundtable (HBRT) is hosting a fall breakfast on October 11, 2022 at the Maryland Golf and Country Club. This will be an informational session that Dr. Bulson and Ms. Katie Ridgway, Director of Strategic Initiatives for Harford County Public Schools, will be presenting on what does the “Blueprint for Maryland’s Future” mean for Harford County.

Superintendent Bulson shared that Harford County Public Schools (HCPS) Magnet Program information sessions will be held throughout Harford County in the next few weeks. Information was sent directly to families with students in grades five through eight and is posted on the HCPS website and social media pages.

Superintendent Bulson reminded the community that Harford County Public Schools (HCPS) flu vaccine clinic registration is open for all students, including at Swan Creek. The clinics are free to HCPS students in partnership

with the health department. Links have been sent directly to all families and can be found on hcps.org. The registration deadline is midnight on September 29, 2022.

Superintendent Bulson shared that the Harford County Public Schools (HCPS) Office of Special Education has been chosen to present at the next Maryland State Board of Education meeting on September 27, 2022. The county was chosen due to the robust systemic roll out of the plan that was developed which implemented an effective response to the need to consider and provide compensatory services for students denied Free and Appropriate Public Education (FAPE) as a result of the pandemic. The presentation will highlight three perspectives: student and family, school, and the system as a whole. HCPS is honored that the hard work of the Special Education department has been recognized and will be highlighted.

Superintendent Bulson shared that Bel Air Subaru partnered with AdoptAClassroom.org to surprise teachers at Magnolia Middle School with a twelve-thousand five-hundred-dollar (\$12,500.00) donation and twenty-five (25) additional classroom supply kits during a back-to-school celebration for teachers. The donation was made as part of Subaru Loves Learning, a national Subaru of America, Inc. initiative that helps supply high-need classrooms across the country with needed school supplies and resources. Bel Air Subaru's donation will benefit more than six hundred twenty-five (625) students by providing teachers with one-hundred and fifty dollars (\$150.00) each to purchase supplies for the school year, in addition to the Subaru school supply kits that include pens, pencils, markers, dry erase markers, earbuds, wipes and more.

Superintendent Bulson shared that Mr. Salva Dut, Founder and President of Water for South Sudan, Inc., came to Fallston to recognize the students that collected and donated over forty-five thousand dollars (\$45,000.00) over the last several years for Water for South Sudan. Their collection has funded three (3) water wells in South Sudan villages. Students had the opportunity to speak to Salva about how his story in "A Long Walk to Water," which they read in class, inspired them to raise and donate the funds over the years. Video and photos were shared on Harford County Public Schools social media pages and highlighted on WBAL-TV 11 News by Dr. Tim Tooten.

#### Adjournment

With no further business and with Board consensus the meeting adjourned at 10:05 PM.

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Sean W. Bulson, Ed. D.  
Superintendent of Schools and Secretary-Treasurer

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Rachel Gauthier, Board President  
Board of Education of Harford County



# TOWN OF BEL AIR

## DEPARTMENTS OF PLANNING AND PUBLIC WORKS

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September 2, 2022

Board of Education of Harford County  
c/o Superintendent of Harford County Public Schools  
102 S. Hickory Avenue  
Bel Air, MD 21014

Attn.: Dr. Sean W. Bulson, Superintendent

Re: Homestead-Wakefield Elementary School Redevelopment  
04P-22-02-SP/LP  
900 S. Main Street, 99 Idlewild Street

Dr. Bulson:

This preliminary Site Plan and Landscape Plan approval letter for the proposed construction of a 142,871 square foot two-story elementary school to replace the three one-story buildings currently located on the 61± acre campus (the "Campus") revokes and supersedes the preliminary Site Plan and Landscape Plan approval letter dated April 8, 2022. Pursuant to motions of the Planning Commission made, seconded and adopted on September 1, 2020, the Planning Commission placed development of the new elementary school ("NES") on a separate timeline from development of a connector road, made findings that the revised preliminary Site Plans were consistent/in conformity with the Town's Comprehensive plan and approved the revised preliminary Site Plans and the revised Landscape Plans subject to conditions, all as more fully set forth below.

The findings and determinations of the Planning Commission Planning Commission were made based on the public hearings held on April 7, 2022 and July 28, 2022 and on the submittals set forth in the below table, which constitutes the administrative record of decision ("ROD").

RECORD OF DECISION		
File Name	Date of Document	Description
MAP June 1959 Bel Air Town Transportation Map from Master Plan.pdf	June 3, 1959	Plan officially adopted by the Bel Air Town Planning Commission as a part of the Master Plan for Bel Air on the 3rd day of June 1959 and approved by the Commissioners of Bel Air on the 13th day of June 1959

Attn.: Dr. Sean W. Bulson

RECORD OF DECISION (cont.)		
File Name	Date of Document	Description
<i>1969 Comprehensive Plan.pdf</i>	December 1, 1969	Comprehensive Plan Study of 1969 prepared by Harland Bartholomew and Associates, December 1969
<i>2016 Comp Plan final.pdf</i>	June 20, 2016	2016 Comprehensive Plan adopted 2016-06-20, final published version.
<i>MIN_Concept-Homestead-Wakefield ES 8-12-2021.pdf</i>	August 12, 2021	Minutes of the Concept Review Meeting held on August 12, 2021
<i>LTR_HWES Concept SWM Approval DPW 2021-11-18.pdf</i>	November 18, 2021	Letter from Town Dept. of Public Works acknowledging approval of the Concept level Storm Water Management design plans
<i>RPT_TIA Excerpts for PC pkg 2022-03-30.pdf</i>	March 1, 2022	Excerpts of Traffic Impact Analysis submitted on March 1, 2022, including: Executive Summary; Introduction and Summary of Findings; Map of proposed internal vehicular traffic
<i>APP_900 S Main St (HWES)_PC-4-7-22 signed.pdf</i>	March 10, 2022	Application to the Planning Commission submitted on March 10, 2022
<i>A-400A Color Elevations.pdf</i>	March 10, 2022	Preliminary Architectural color rendering drawings of building elevations submitted on March 10, 2022 by Applicant's consultant (1 sheet)
<i>2022.03.10 Landscape Plans (compressed).pdf</i>	March 10, 2022	Preliminary Landscape Plan (3 sheets) submitted on March 10, 2022 by Applicant's consultant
<i>A-300 - Roof Plan - Overall.pdf</i>	March 10, 2022	Preliminary Roof Architectural Plan (1 sheet) submitted on March 10, 2022 by Applicant's consultant
<i>2022.03.10 Site Development Plans (compressed).pdf</i>	March 10, 2022	Preliminary Site Plan (3 Sheets) submitted on March 10, 2022 by Applicant's consultant
<i>Landscape Checklist.pdf</i>	March 10, 2022	Landscape Plan checklist submitted on March 10, 2022 by applicant's consultant
<i>Performance Stds Checklist.pdf</i>	March 10, 2022	Annotated Performance Standards checklist submitted on March 10, 2022 by applicant's consultant
<i>Site Sub Plan Checklist.pdf</i>	March 10, 2022	Site Plan checklist submitted on March 10, 2022
<i>MSG_Email stating size of building_Ex &amp; Prop for HWES (SiteRes).pdf</i>	March 16, 2022	Email from Site Resources stating the size of the floor area of the proposed school building and the existing buildings to be replaced
<i>MEMO_900 S Main St from USDA_SCD 2022-03-17.pdf</i>	March 17, 2022	Comment memorandum from US Dept. of Agriculture - Soil Conservation District - Harford County office
<i>CompPlan 2022 (Effective 2022-03-21) ADOPTED.pdf</i>	March 21, 2022	Exhibit "A" to Resolution No. 1179-22 Adopting the 2022 Comprehensive Plan
<i>LTR_TP22-06-01 HWES from HCHD Mar 21 2022.pdf</i>	March 21, 2022	Comment letter issued by Harford County Health Department
<i>MEMO_900 S Main St from DPW-Town 2022-03-21.pdf</i>	March 21, 2022	Comment memorandum from Town Dept. of Public Works



Attn.: Dr. Sean W. Bulson

RECORD OF DECISION (cont.)		
File Name	Date of Document	Description
<i>LTR_BAVFC Comment Letter on HWES 04P-22-02 2022-03-22.pdf</i>	March 22, 2022	Comment letter issued by Bel Air Volunteer Fire Company
<i>LTR_BADA Letter of Support for MacPhail Road connection HWES 3.24.2022.pdf</i>	March 24, 2022	Letter from the Bel Air Downtown Alliance in support of the Comprehensive Plan requirement of a connector road across the BOE property
<i>LTR_HWES Comments from HC-DES 2022-03-25.pdf</i>	March 25, 2022	Comment letter issued by Harford County Department of Emergency Services
<i>LTR_2022 03 28 Review Homestead Wakefield Review from PDE.pdf</i>	March 28, 2022	Comment letter issued by Town Architectural consultant, Paul D. Edmeades
<i>LTR_HWES TIA-Review Comments Final EXP.pdf</i>	March 28, 2022	Comment letter on TIA issued by Town Traffic Engineering Consultant - EXP, Inc.
<i>SR_HWES_04P-22-02-SP_LP w Appendix.pdf</i>	March 29, 2022	Staff Report and Appendix of plan comments prepared by Town DPCD Staff and submitted to the record on April 7, 2022.
<i>MSG_HC_DPZ RE_900 S Main Street - Homestead Wakefield Elem School.pdf</i>	March 29, 2022	Comment email from Harford County Dept. of Planning and Zoning
<i>MSG_TownPoliceChief_RE April 7th Planning Commission.pdf</i>	April 4, 2022	Comment email from the Town Chief of Police - Charles Moore
<i>LTR_Approval Letter Issued 04P-22-02-SP_LP HWES 2022-04-08.pdf</i>	April 8, 2022	Letter of Approval with conditions from the Town Planning Commission
<i>2022.04.29 - HWES PC Conditions Response Letter.pdf</i>	April 29, 2022	Site Resources letter of April 29, 2022 purporting to address the comments and conditions set forth in the April 8, 2022 Planning Commission letter of approval.
<i>LTR_SHA_re_900 S. Main Street Homestead at Wakefield.pdf</i>	May 6, 2022	Comment letter issued by MD State Highway Administration
<i>Final Site Plans.pdf</i>	July 14, 2022	Homestead Wakefield Elem. School Prelim. Site Plan Update (7 sheets)
<i>Landscape Plans.pdf</i>	July 14, 2022	Homestead Wakefield Elem. School Prelim. Landscape Plan Update (4 sheets)
<i>PC Reference Sheets.pdf</i>	July 14, 2022	Homestead Wakefield Elementary School Reference Plans (5 sheets + 2 sheets)
<i>Planning Commission- C. Brown letter 7.19.22.pdf</i>	July 19, 2022	Letter from C. Brown (BOE) to the Chair of the Planning Commission
<i>MEMO CDawson (BA DPW) to KSmall (BA DPCD) 2022-07-19.pdf</i>	July 19, 2022	Memorandum from C. Dawson (BA DPW) to K. Small (BA DPCD)

Attn.: Dr. Sean W. Bulson

RECORD OF DECISION (cont.)		
File Name	Date of Document	Description
<i>LTR_HWES TIA Commnets-EXP (JB) 2022-07-20.pdf</i>	July 20, 2022	Letter from EXP, Inc. to K. Small (BA DPCD) about 3/1/22 TIA
<i>SR_Supplement1HWES_04P-22-02-SP_LP.pdf</i>	July 21, 2022	DPCD's Planning Commission Supplement to Staff Report
<i>MSG_Email from BLloyd (HC Dir of Admin) regarding emergency access drive to McFaul Center.pdf</i>	July 26, 2022	Email from B. Lloyd (HC Dir. of Admin.) regarding Harford County support of emergency access drive connection to the McFaul Center
<i>LTR_Sterling Care BA Letter of Support for Road connection HWES 2022-07-28.pdf</i>	July 28, 2022	Letter from Sterling Care Bel Air in support of connector road
<i>LTR_PlanComm Letter 04P-22-02-SP_LP HWES 2022-08-02.pdf</i>	August 2, 2022	Letter from L. Kelly (Chair of P.C.) to H. Miller (BOE) documenting the tabling of the zoning case at the July 28, 2022 P.C. Meeting
<i>MSG_Email from HMiller (BOE) to RGlidden (DPCD) regarding requesting transcript of July 28, 2022 P.C. Meeting.pdf</i>	August 4, 2022	Email from H. Miller acknowledging receipt of draft letter from L. Kelly (Chair of P.C.) and requesting transcript of July 28th P.C. Meeting
<i>LTR_DPCD Letter 04P-22-02-SP_LP HWES 2022-08-11.pdf</i>	August 11, 2022	Letter from R. Glidden (DPCD) to H. Miller (BOE) regarding unanswered questions from July 28, 2022 P.C. meeting.
<i>LTR_CBrown (HCBOE) Letter dated August 16, 2022 Responding to RGlidden (DPCD) Letter of Aug 11, 2022.pdf</i>	August 16, 2022	Letter from C. Brown (BOE) to R.Glidden (DPCD) in response to Aug. 11, 2022 letter.
<i>MSG_Email from PMagness (HC Deputy Dir of P&amp;R) regarding use of ballfields at HWES campus 2022-08-18</i>	August 18, 2022	Email from P. Magness (HC DPR) to R. Glidden (DPCD) regarding use of recreation fields during non-school hours.

If you believe we have neglected to list a submittal in the above table made prior to our findings and decisions adopted on September 1, 2022, please notify Rowan Glidden with the Department of Planning and Community Development at your earliest convenience and advise what submittal(s) you believe are not noted in the foregoing table.

Attn.: Dr. Sean W. Bulson

**Comprehensive Plan consistency determinations:**

The Planning Commission finds that the Board of Education desires to replace the existing elementary school buildings and replace or substantially renovate the existing middle school located on the Campus during the coming decade. In order for the proposed redevelopment and renovations of the Campus to be consistent with the 2022 Comprehensive Plan:

1. The Campus redevelopment and renovations will have to accommodate a connector road that will allow two-way vehicular, bicycle and pedestrian traffic to pass through the Campus that, in conjunction with additional off-Campus land acquisition/permissible land use, will enable the connection of E. MacPhail Road to W. MacPhail Road; and
2. During the Campus redevelopment and renovation projects, BOE will have to consider daylighting the tributary to Plumtree Run that traverses the Campus.

The Planning Commission adopts as reasons in support of its 2022 Comprehensive Plan Consistency determinations include the pertinent language of the 2022 Comprehensive Plan, the five (5) benefits of a connector road to BOE stated on pages 15-16 of the DPCD Supplement to the Staff Report dated July 21, 2022, the seven (7) other public benefits of a connector road stated on page 16 of the DPCD Supplement to the Staff Report dated July 21, 2022 and the paragraph discussing daylighting of the Plumtree run tributary on Page 6 of the DPCD Supplement to the Staff Report dated July 21, 2022.

In further support of the 2022 Comprehensive Plan consistency determination the Planning Commission adopts the facts and determinations:

- (1) In pages 1-16 of the DPCD Supplement to the Staff Report dated July 21, 2022; and
- (2) In pages 1-15 of the DPCD Staff Report dated March 29, 2022 to the extent such facts are not inconsistent with the facts set forth in the DPCD Supplement to the Staff Report dated July 21, 2022; and
- (3) In the plans and documents submitted by the parties that constitute the Record of Decision before the Planning Commission in consideration of the 2022 Comprehensive Plan consistency/conformance determination and BOE's Preliminary Site Plan approval application.

Attn.: Dr. Sean W. Bulson

The Planning Commission makes the following additional determinations with respect to connector road:

1. The planning and development of a connector road shall be permitted to move forward on a timeline and as a project separate and distinct from the Preliminary and Final Site Plan approval of the NES project with BOE acknowledgment that Preliminary and Final Site Plan approval for the NES project is conditioned on BOE's acknowledgement on the Final Plan of a connector road project subject to funding of such project by the Town of Bel Air and/or Harford County;
2. BOE's Final Site Plan shall show where such connector road will tie into a drive to be developed in conjunction with the NES project as a condition of Final Site Plan Approval;
3. BOE shall obtain approval of a preliminary design plan for such connector road before the Town issues a use and occupancy permit for the new elementary school, subject to an agreement between the Town and/or Harford County being reached for funding design and development of such connector road and/or the Board of Town Commissioners refusal to fund development of such connector road pursuant to § 3-205(c)(3) of the Land Use Article of the Maryland Annotated Code.

### **Site Plan**

Approval of the Site Plan is conditioned upon the following:

- SP.1. Fulfill the conditions required by BOA on the variance granted to Section 165-53.E(3)(m)[1][a] to allow a reduction in the playground setback from 25-feet to 10-feet on June 28, 2022;  
**Reason for condition:** *As required by Board of Appeals to obtain the requested variance.*
- SP.2. Improve Hunsinger Way as depicted on July 14, 2022 dated Site Plan set, Sheet 7 of 7, subject to any revisions required by SHA to the design;  
**Reason for condition:** *To accommodate the additional traffic, including bicycle and pedestrian traffic, produced by the school expansion and to mitigate any adverse impact to South Main Street and the public.*
- SP.3. Construct the sidewalk along Hunsinger Way as represented on July 14, 2022 dated Site Plan set, Sheet 7 of 7;  
**Reason for condition:** *To accommodate the additional traffic produced by the school expansion, provide for pedestrian access to the Campus and NES and to mitigate any adverse impact to South Main Street and the public.*

Attn.: Dr. Sean W. Bulson

- SP.4. **Prior to signature on the Final Plans**, submission of a Final Site Plan for signature incorporating comments from the staff report dated March 29, 2022, and comments from:
- USDA Harford County Soil Conservation District.
  - Md State Highway Administration.
  - Harford County Health Department.
  - Bel Air Volunteer Fire Company.
  - Town architectural consultant (and as further revised).
  - Town traffic consultant (and as further revised).
  - Pending comments from Harford County on the traffic impact study.
  - Bel Air Public Works memo dated March 21, 2022.
  - Bel Air Dept. Planning & Community Development, listed in the Appendix to the Staff Report for Case No. 04P-22-02-SP/LP under headings of Site Plan Comments and Forest Conservation Plan Comments.

**Reason for conditions:** *To address comments from reviewing agencies as required by Sections 165-76.A and 165-116.A.*

- SP.5. **Prior to issuance of a Grading Permit**, submission of a Forest Conservation Plan incorporating the proffered connector road/drive to the McFaul Activity Center, the mitigation for an unapproved specimen tree removal, and documentation of the Hazardous Tree Management Plan as amended;

**Reason for condition:** *As required by Section 216-3.C.*

- SP.6. **Prior to issuance of a Use and Occupancy permit** and subject to:

- (1) The connector road requirement not being nullified by a final decision of a court of law should BOE seek judicial review of the Planning Commission connector road requirement; and
- (2) The Town (or the Town in conjunction with Harford County), in accordance with Section 3-205(c)(3) of the Land Use Article of the Maryland Annotated Code, not approving funding for the design and development of the improvements necessary to extend Hunsinger Way in the manner necessary to enable development of a connector road connecting East and West MacPhail Roads;

BOE shall work with Town representatives and submit a Final Site Plan for the design and construction of the extension of Hunsinger Way to serve as a connector road for East and West MacPhail Road that shall accommodate two-way vehicular traffic and pedestrian and bicycle traffic (unless the Board of Town Commissioners approves a more limited connector road), including any necessary and desired safety features and traffic control devices and shall cooperate with the Town to develop such connector road after issuance of such use and occupancy permit;

**Reason for condition:** *In order to provide for the safety of the students, faculty and staff; and to comply with the Town's Comprehensive Plan and Section 165-118.A(1) & 165-118.D(1) of the Town Code.*

Attn.: Dr. Sean W. Bulson

SP.7. Comply with the MD DOT State Highway Administration requirements stated in their letter dated June 16, 2022;

**Reason for condition:** *In accordance with Section 165-118.D(3).*

SP.8. **Prior to issuance of the final Use and Occupancy permit** complete all site work on the Final Site Plan to include:

- 1) Landscape installation.
- 2) Submission of a Deed of Easement for Forest Conservation; or, a Declaration of Covenants and Restrictions for Forest Conservation recorded in the Land Records of Harford County, Maryland, including a graphic depiction of the easements on a drawing, all of which must be approved by the Town of Bel Air prior to recordation.
- 3) Submission of a Deed of Easement for Storm Water Management Access

**Reason for conditions:** *In accordance with Section 165-84.A.*

### **Landscape Plan**

Approval of the Landscape Plan is conditioned on the following:

LP.1. **Prior to Building Permit Application** for the permanent buildings, submission of a Final Site Plan for signature incorporating comments from this staff report, and comments from this staff report and address all the Landscape Plan Comments listed in the Appendix to the Staff Report for Case No. 04P-22-02-SP/LP;

**Reason for condition:** *In accordance with Section 165-56.*

Should you have questions regarding this approval, please do not hesitate to call the Planning Department.

Sincerely,



Lois Kissinger Kelly, Chair of Planning Commission



Letter of Approval  
Site Plan / Landscape Plan  
Homestead-Wakefield Elementary School Redevelopment  
900 S. Main Street / 99 Idlewild Street [04P-22-02-SP/LP]

September 2, 2022  
page 9 of 9

Attn.: Dr. Sean W. Bulson

The signed original of this letter, indicating concurrence by the landowner/developer with the conditions as stated herein and on referenced material, must be returned within sixty (60) calendar days of the date of this approval.

I hereby accept the conditions of this preliminary Site Plan and preliminary Landscape Plan approval.

\_\_\_\_\_  
Authorized Signatory for Board of Education of Harford Co.  
Owner of 900 S. Main Street and 99 Idlewild Street

\_\_\_\_\_  
Date

Dr. Sean W. Bulson, Superintendent of Schools  
Harford County Public Schools

Cc: Planning Commission  
Kevin Small, Director of Planning & Zoning  
Bel Air Town Commissioners  
Jesse Bane, Town Administrator  
Charles B. Keenan, Jr., Esquire, Town Counsel  
Jefferson L. Blomquist, Town Counsel  
Peter Soprano, P.E., Site Resources  
Cornell S. Brown, Jr., HCPS-Assistant Superintendent-Office of Operations  
Patrick S. Vincenti, President, Harford County Council – to share with all council members  
Barry Glassman, Harford County Executive

File



BOARD OF EDUCATION OF HARFORD COUNTY  
NOTICE OF PUBLIC COMMENT PARTICIPATION  
MONDAY, SEPTEMBER 19, 2022

OPEN SESSION: 5:45 PM – 5:50 PM

This meeting will be conducted virtually with no public attendance due to the brief nature of this meeting and the logistical issues regarding allowing public attendance in advance of the 6:30 PM meeting.

*\*The only item the Board will consider during this open meeting is consideration of meeting in a closed session.*

CLOSED SESSION: 5:50 PM – 6:00 PM

BUSINESS MEETING: 6:30 PM – ADJOURNMENT

This meeting will be conducted in a hybrid fashion and public attendance will be permitted as explained below:

**DOORS WILL OPEN AT 6:20 PM AND THE MEETING WILL BEGIN AT 6:30 PM**

The Board of Education of Harford County will hold a hybrid Business Meeting on Monday, September 19, 2022, at 6:30 PM in the Board Room of the A.A. Roberty Building with Board Members, staff, and presenters in attendance both virtually and in-person. Seats will be available on a first come-first served basis. The meeting will be streamed live and archived for later viewing on the HCPS [Website](#).

**Public Comment Participation Call-In Process**

Community members who wish to provide comments virtually during the Public Comments segment of the Business meeting are required to register by completing this form [Public Comment Registration Form](#).

Registrations must be received by 9:00 AM on Monday, September 19, 2022. All fields on the registration form must be completed.

1. First and Last name
2. Email Address
3. Phone Number
4. Registration forms are limited to one (1) per person

- Registered speakers will receive an email from HCPS with a Call-in Phone # and a Conference ID #.
- Registered speakers are required to call-in and enter the conference ID# at 6:30 PM on Monday, September 19, 2022.
- Important: If you are unable to take your phone off mute, you may need to dial \*6.
- If you are admitted from the virtual lobby to the meeting, you will be greeted by an HCPS staff member when it is time to begin your public comment. Expected hold time in the virtual lobby may vary based on number of registered speakers. The maximum wait time in the lobby is 30 minutes; should you be disconnected please call back.

**Public Comment Participation In-Person Process**

Persons who are attending the meeting in person, as provided above, may make in-person public comment. Board Comment cards will be available for Board meeting attendees prior to the Board Meeting for sign-up. Board Comment Registration forms are limited to one (1) per person.

**The Board has authorized public comment as follows:**

- Board policy permits speaker three (3) minutes to provide comments. **However, Board policy authorizes the Board to reduce the amount of time allocated to each speaker if allocating 3 minutes to each speaker will impede the Board's ability to complete scheduled business.**
- The Board will receive in-person public comment first and virtual public comment second. The Board expects that all comments will be submitted with the decorum and respect appropriate to the conduct of public business.
- Topics such as personnel matters, pending appeals, specific student disciplinary matters or which constitute commercial solicitations are not permitted.
- Disparaging comments, personal attacks, and inflammatory remarks about specific schools or personnel are not permitted. Speakers who engage in these comments will be reminded of the rules and the Board reserves the right to remove the speaker. In addition, public comment is an opportunity for members of the community to address the Board of Education. Please direct your comments to the Board and not to other members of the public in the audience.
- All public comments submitted will be part of the records maintained by the Board office.

**Speakers are reminded that public comments are considered public information and, as such, are subject to the Maryland Public Information Act.**