

ON THE ROAD

THE NEWSLETTER OF THE HANOVER ROAD ASSOCIATION, INC.

FEBRUARY 2011

Community Issues:

BGE Substation Electrifies December Meeting

The proposal for a large, new BGE substation at the Camp Holiday property off Kemp Road was explored in-depth at the December Hanover Road Association meeting. BGE representatives presented a preliminary plan for the Emory Grove substation, which will cover approximately 1/3 of Camp Holiday's 90-acre property.

Meeting attendees expressed concerns about construction traffic disturbances, alterations to Kemp Road, and the substation's impact on the rural area surrounded by permanently preserved properties.



Images of Cockey's Mill Road Substation - Jan 2011

To proceed, BGE must obtain special permission for the project from the Baltimore County zoning board where citizens can present their objections. If allowed to go forward, project construction would begin in 2013 and would include state of the art noise mitigation and landscape screening, according to BGE officials. BGE indicated they were willing to discuss placing unused property into a conservation easement.

The Valley's Planning Council has put together a working committee to continue the conversation with BGE. Hanover Road Association Board member Bob Slaterbeck represents HRA there. The Valley's Planning Council has designated the substation a "Special Project" meaning that they will develop an independent source of funding to oppose the project.

Special Hearing - 14224 Hanover Pike - Case #2011-0115-SPH

On December 14, 2010 a decision was rendered by Zoning Commissioner William J. Wiseman on this case.

The petitioner requested a special hearing to confirm that a non-density transfer of 1.0198 acres and a reconfiguration in the R.C.2 zoned areas. There was also a request for a septic area to be located in the R.C. zoned non-density lot in support of a commercial building in a B.R. zone. During the hearing the request for a septic area on the 1.0198 acres was dropped and dismissed as moot.

We did not oppose the minor subdivision of two residential lots on the property, but did oppose the R.C.2 non-density transferred parcel fronting on the Hanover Pike to be used for commercial expansion.

The decision allowed the non-density transfer of 1.0198 acres is permitted along with the re-configuration in the R.C.2 zoned area. Subject to the following conditions:

- No development rights associated with non-density transfer.
- No motor vehicles will be serviced or allowed to be stored on the property (RC-2)
- There shall be no additional buildings or parking areas constructed on the non-density parcel.

ATTEND THE NEXT MEETING

of the Hanover Road Association
Wednesday, Feb. 9th, 7:30

Location:

Pearlstone Conference Center
5425 Mt. Gilead Road



Continued

ASSOCIATION OFFICERS

President: Glenn Elseroad Sr.

Vice President: Libby Southall

Secretary: Barbara Ambrose

Treasurer: Carol Isaac

BOARD OF DIRECTORS

Bill Bealmear

Robert Holtz

Sandy Brown

Paul Joyce

Stan Dabkowski

George Neubeck

Glenn Elseroad Jr.

Bob Slaterbeck

George Harman

Mike Snyder

**FOR MORE INFORMATION OR TO CONTACT
OFFICERS AND THE BOARD:**

website: hanoverroad.org

President: Glenn Elseroad Sr., 410-429-3990

e-mail: glenn.elseroad@hanoverroad.org

Secretary: Barb Ambrose *e-mail:* bambrose@hanoverroad.org

MEETING SCHEDULE

The association holds public meetings on the second Wednesday of every even-numbered month at 7:30 p.m. at Pearlstone Conference Center 5425 Mt. Gilead Road.

MEMBERSHIP

Open to anyone interested in preserving the quality of life in the Hanover Road area and promoting cooperation between the residential, business and agricultural communities.

Annual Dues: \$20.00

**Hanover Road Association
P. O. Box 70
Boring, MD 21020**



HanoverRoad.org

- The house, barn and garage on the non-density property will be razed within 120 days of this decision.
- A landscape plan shall be submitted for approval by Baltimore County Permits & Development Management. Evergreens to be planted as a buffer.
- Non-density parcel to be maintained as in a park like setting.
- The residential lots (#2 & #3) will remain in RC-2 zoning classification and only be used for single family dwellings that are similar to neighboring properties.

Calendar of Events:

April - Our meeting will be held at Camp Fretterd, by the lake at the Weinberg Center, where we will be given a tour of the property. See the April 2011 Newsletter for more details.

June - We are planning an appreciation picnic that we hope to have at a local farm. More details to come.

For additional news and information please visit us on the web at: <http://www.hanoverroad.org>