

**Advisory Committee Meeting  
Chestertown Gateway Master Planning Project  
August 20, 2007**

Ms. Morgan Ellis of the Eastern Shore Land Conservancy called the meeting to order at 5:30 p.m. In attendance were committee members Susie Hayman, Kent County Administrator, W.S. Ingersoll, Town Manager and Zoning Administrator representing Chestertown, Jim Gatto of the Chestertown Planning Commission representing Chestertown, John Seidel representing Chestertown, Beverly Birkmire representing Chestertown, Bill Susen representing ESLC, Melanie Culp representing ESLC, Elizabeth Watson representing ESLC, Max Ruehrmund representing Kent County, Bernie Kohl representing Kent County, Megan Bramble representing Kent County, and Marion Fry representing Kent County, Jennifer Stead, Stenographer, and guests.

Ms. Ellis stated that they had discussed having a site visit, but it did not look as though the weather was going to cooperate this evening.

Ms. Ellis stated that they were still in the process of negotiating the contract with the consultant. Ownership issues of the final documents had become an issue and they were trying to coordinate who would ultimately own the document that would come out of this planning process.

Mr. Ingersoll stated that the consultant wanted to be the full owner and copyright owner of the document, meaning the changes to make it work in a comprehensive plan or zoning ordinance would require the consultant's permission.

Several members of the Committee discussed how contracts of this nature worked in their particular fields of expertise. Ms. Ellis stated that the Eastern Shore Land Conservancy would continue negotiations referencing the use of the document.

Ms. Ellis stated that the ESLC would like to use the plan in the promotion of their mission and the Town and County would like the right to use the plan as well, so it was important to iron out these issues beforehand.

Mr. Rob Clark, owner of Clark Farm, was present to field questions from the committee. Some of the questions were as follows:

Ms. Fry asked what specific sites Mr. Clark would recommend preserving if the property was developed. Mr. Clark stated that he would like the creek to have limited development and would be ideal for a park for open recreation.

Mr. Ruerhmund asked if there were any historic properties on the site. Mr. Clark stated that there was a structure that was torn down approximately six (6) years ago, but was documented by Marsha Fritz before that happened. Mr. Clark said that they saved some of the timber and bricks from that property but it was a hazard and had become a place of refuge for homeless persons from the Eastern Shore Mental Health Facility.

Ms. Fry asked if Mr. Clark would be willing to sell any of the salvaged brick or wood, perhaps to use as a focal point or entry to a development. Mr. Clark stated that he would have to discuss that with his family before it was agreed to.

Mr. Gatto asked if there were any unique vistas or vegetation that should not be ruined. Mr. Clark stated that at the barn silo there was a nice ridge where you could view all of Chestertown.

Mr. Kohl asked about the speed that the project was moving and asked if the May 2008 date was definite. Mr. Clark stated that his parents were aging and he was following their wishes to sell the property. He said the price agreed to, was the price for now, not for five (5) years from now, so that was the reason for the date of May and December 2008.

Ms. Watson asked if Mr. Clark was aware of any unusual deposits on the property. Mr. Clark stated that at one time there was a gravel pit on the property that was used for the farm.

Ms. Ellis asked if it would be possible to schedule a site visit for a later date. Mr. Clark stated that he would be willing to schedule another site visit, but a good time for that would be late in September after the crops were gone.

Ms. Ellis stated that any other questions could be e-mailed to her and she would forward them to Mr. Clark.

Ms. Ellis stated that the public town hall meeting would be held on Tuesday, August 21<sup>st</sup> at 6:00 p.m. She said this would be a good time to field questions from and educate the public of the process they were going through.

The Committee discussed the importance of the by-pass to this project.

The meeting adjourned at 6:17 p.m.

Submitted by:

Jennifer Stead  
Stenographer