

## Michael Krantz

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**From:** Board of Commissioners  
**Sent:** Wednesday, December 02, 2020 9:43 AM  
**To:** Commissioners; Department Heads; Jesse Bane; Patti Parker  
**Subject:** Public Input Bailey FW: Charter Resolution 133-20 Catherine Street Annexation

See message below.

**From:** Marnie Bailey <marniepooh@gmail.com>  
**Sent:** Tuesday, December 01, 2020 9:06 AM  
**To:** Board of Commissioners <boardofcommissioners@belairmd.org>  
**Subject:** Charter Resolution 133-20 Catherine Street Annexation

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good Morning Bel Air Commissioners,

I hope this email finds you well and you enjoyed your Thanksgiving holiday - albeit probably differently this year.

I wanted to take this opportunity to share some thoughts I had in regard to the proposed annexation of the Lirod property, adjacent to the Liriodendron. I am glad that the decision was extended because I was not able to send along my thoughts in advance of the virtual meeting that was held in November. I did, however, attend the meeting and it seemed that by overwhelming majority, the people in attendance of the meeting agreed that any development of that property is an utter shame, and I have to say, I whole-heartedly agree.

My family and I live at 501 W. Gordon St, in the old Brick house down the hill from the Liriodendron, and I have an opportunity to drive by this beautiful piece of land every day. Ideally, it would not be too late for the town or county to somehow acquire the land and for it to be incorporated into the Liriodendron property. This would be the best possible outcome.

Practically, I understand the property is private owned and zoned residential which should afford the owners the right to build a house. A single beautiful house that fits in with the architecture of the surrounding homes and the mansion. To me, it is obvious that was the intent when this parcel of land was originally preserved and divided off from the Liriodendron property. Not three gigantic houses with long skinny lots.

Building three houses in the small plot of land just doesn't make sense. It doesn't benefit the neighbors, who have grown to enjoy the extra open space, and whose views would certainly be obstructed by multiple houses. It doesn't benefit the county, who owns the beautiful Liriodendron property, which hosts weddings and other events that would certainly be interrupted by additional families and noise right down the hill. Not to mention, it would ruin the view from the South portico. And it doesn't benefit the town, who seems to have claimed the Liriodendron as part of Historic Downtown Bel Air, and whose residents from all over town have come to enjoy the Liriodendron property and the events that are held there.

Furthermore, I'd argue adding three houses/families into that particular plot of land is logistically complicated and a detriment to the neighborhood no matter how they are arranged. I agree with the recommendation there should be no access from Gorgon St, as that end of the street is already congested, and I believe the only way to gain access would be through the Liriodendron driveway where our right-of-way passes. Adding three families is at MINIMUM 6 more cars,

coming and going 2-3 times a day, plus deliveries, friends, parties and cars of other family members who may take residence there (grandparents, children, etc). The same complication exists to add that amount of cars to the intersection of Catherine St where the property has road access. Additionally - it is my understanding of what I read in the town code that a "pan-handle property," which I believe that property is, cannot be subdivided into more than two lots.

The lot size and house size proposed by the developers would ruin the aesthetic of the surrounding neighborhood. According to the developers, they want to build three LARGE houses -- on what would effectively be about .4 acre lots, which is significantly smaller than the surrounding lots. Ours, for example, is almost 5 acres. The green house across the street, 500 W. Gordon Street, owned by the county, is on 2.4 acres. 510 Catherine St, the house that this property backs up to, is over an acre. Since this property is behind the Liriodendron stone gates, these are the lot sizes which should be taken in consideration when considering what an appropriate lot size would be for that property. However even if you look over to the houses on Gordon Street in town, you will find most houses have lots considerably larger than what the developer is proposing, with lot widths (street frontage) longer than those proposed as well. When looking at how well lots fit into the surrounding area, I believe the lot width has greater impact than just looking at the acreage.

Now all that being said, I understand the meeting being held next week is about whether or not to annex the property into Bel Air. Also, I understand the main reason the developers are applying for annexation is to be able to hook up to town sewers, and the issues of subdivision and lot sizes come later. However, what I think I understand is that during the annexation, the Commissioners can put limitations on how the property can be used. And so this email is basically my long winded way of saying, if denying annexation of the property naturally limits the ability to build on the property since public sewer would not be available, then the town should decide not to annex the property. If it determined it's in the best interest of the town, the neighbors, and all other interested parties, to annex that referenced property, then it should be with a restrictions of building no more than one house on said property, that is in style with the neighboring properties, maintain access only from Catherine St. and adhering to the landscape buffer recommendations the Liriodendren Foundation recommended. This is the only option I believe is in the best interest of the town and the people the Commissioners represent.

Thank you for taking the time to read this.

Sincerely,  
Marnie Bailey  
501 W. Gordon St.

## Michael Krantz

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**From:** Jesse Bane  
**Sent:** Wednesday, December 02, 2020 9:28 AM  
**To:** Commissioners; Department Heads; Patti Parker  
**Subject:** FW: [EXTERNAL] Re: Dawn Redwood on Liriodendron land

FYI

**From:** Jonathan West <jonathanwestart@gmail.com>  
**Sent:** Wednesday, December 02, 2020 9:22 AM  
**To:** Jesse Bane <jbane@belairmd.org>; Whitlow, James <jwhitlow@baltsun.com>; Streett, Jon <jonathan.streett@2wglobal.com>; Elizabeth Hughes -MDP- <elizabeth.hughes@maryland.gov>; Susan Lochary <susanlochary@yahoo.com>  
**Subject:** Fwd: [EXTERNAL] Re: Dawn Redwood on Liriodendron land

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

It was mentioned in last night's Town meeting that the Critical Root Zone of the Co-Champion Maryland State Dawn Redwood tree would have to be taken into consideration.

Critical Root Zone is determined by the Diameter of tree at Breast Height (DBH) multiplied by 12.

I measured the circumference of the redwood trunk as 14.5 feet.

Kevin Small is going to find a qualified arborist in this matter.

----- Forwarded message -----

**From:** Sherring, James <james.sherring@aecom.com>  
**Date:** Wed, Dec 2, 2020 at 8:46 AM  
**Subject:** RE: [EXTERNAL] Re: Dawn Redwood on Liriodendron land  
**To:** [mdbigtreeprogram@aol.com](mailto:mdbigtreeprogram@aol.com) <[mdbigtreeprogram@aol.com](mailto:mdbigtreeprogram@aol.com)>, [jonathanwestart@gmail.com](mailto:jonathanwestart@gmail.com) <[jonathanwestart@gmail.com](mailto:jonathanwestart@gmail.com)>  
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We don't have any arborists in the Forestry Board, but there are a couple Professional (Licensed) Foresters. However, their various duties may prevent them from being too involved, to prevent conflicts of interest. It depends on the numerous stake-holders involved, their employment situation, etc. To keep everything "above board" you should probably consult a neutral party.

See this link for more info: [https://dnr.maryland.gov/forests/Documents/FS-1059 MD Consulting Industrial Foresters Directory.pdf](https://dnr.maryland.gov/forests/Documents/FS-1059_MD_Consulting_Industrial_Foresters_Directory.pdf)

For information about Licensed Tree Experts, see the following link. For this particular situation, you're probably looking for a Tree Expert, rather than a Forester, though there is some overlap between specialties.

<https://dnr.maryland.gov/forests/Pages/programapps/newtreeexpert.aspx>

To respond to Jonathan's question from earlier this morning, I'm not a county employee, nor have I ever been.

Regarding the calculation below, I've never seen root zones evaluated, so I can't offer any input – but it would seem the zone would depend on numerous factors, including species, soil types, weather conditions over the life of the tree, competition from other species, etc. That said, I would guess that the professionals noted above have ways of estimating these zones.

Nice to know the tree is growing well – when the MBTP measured it in 2017, the Circumference was 161 = 13'-5"

-Jim

**James Sherring, PE (MD, DC, VA)**  
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**From:** [mdbigtreeprogram@aol.com](mailto:mdbigtreeprogram@aol.com) <[mdbigtreeprogram@aol.com](mailto:mdbigtreeprogram@aol.com)>  
**Sent:** Tuesday, December 01, 2020 19:40  
**To:** [jonathanwestart@gmail.com](mailto:jonathanwestart@gmail.com)  
**Cc:** Sherring, James <[james.sherring@aecom.com](mailto:james.sherring@aecom.com)>; [wayne.merkel@comcast.net](mailto:wayne.merkel@comcast.net); [frank.lopez1@maryland.gov](mailto:frank.lopez1@maryland.gov)  
**Subject:** [EXTERNAL] Re: Dawn Redwood on Liriodendron land

Hi Jonathan,

Sounds like good news! However I am not a licensed arborist. It may be there is a licensed arborist on the Harford County Forestry Board. I am copying its Chair and Board Secretary. I'm also copying another member of the Bel Air Tree Committee. John

-----Original Message-----

From: Jonathan West <[jonathanwestart@gmail.com](mailto:jonathanwestart@gmail.com)>  
To: [mdbigtreeprogram@aol.com](mailto:mdbigtreeprogram@aol.com)  
Sent: Tue, Dec 1, 2020 3:29 pm  
Subject: Dawn Redwood on Liriodendron land

John,

Kevin Small of the Town of Bel Air tree committee has recognized the county designation of the Dawn Redwood. It may prove as a critical stoppage to building three houses on this small acre of property. He mentioned Critical Root Zone and the need for an expert to determine the area. I measured the trunk at Breast Height at 14.5 feet (DBH)

multiplied by 12 and got 174 feet ,or 58 yards. Is that the distance from the base of the tree?

I think the developer may withdraw







their annexation bid if that is the case. The next hearing is Dec.7th @ 7:30. when they will decide about annexation. Please contact the [boardofcommissioners@belairmd.org](mailto:boardofcommissioners@belairmd.org) or Kevin Small to offer your knowledge, before they find their own expert.

Thank you,

Jonathan



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