

Freshfield Lane Update for May 9, 2022

To refresh your memory, this property is a little under 12 acres and is situated near the intersection of College Parkway and Shore Acres Road. There is frontage on College Parkway, but access will be off Freshfield Lane. A historic house is on the property, which belonged to John Arnold, for whom Arnold is named. His grave is also on the property. The property is zoned R-5. The proposal is for 29 single-family homes and 8 villas and the project is designed as a cluster development. The Arnold home and gravesite would be preserved. It would be age-restricted to adults 55 and older with no children in the public schools.

A Pre-Submittal community meeting was held in June of last year, followed by a sketch plan submittal to the County in early December.

Three modifications were requested:

1. The removal of three specimen trees said to be in poor condition.
2. Use of a different scheme than required for locating the required recreational space. They would like to carve up the recreational space into smaller areas instead of one larger space and include land with slopes greater than 5%. The fragmentation, in APC's opinion, makes the small parcels essentially unusable for many recreational activities.
3. Not follow the Anne Arundel County Design Manual for road standards. In essence, they want to have a less spacious road system, which would likely mean that the roads would be private and shift maintenance responsibility to the HOA rather than the County. APC prefers public roads to save the HOA from costly maintenance work and to assure public access to the John Arnold home and gravesite.

In late January of this year, APC wrote a letter to the Director of Planning and Zoning, objecting to the recreational space modification and the road standard modification. The letter also contained objections to several other features of the project design.

Also in late January, the County officially replied with its review of the sketch plan. Numerous difficulties with the plan were identified. Six of the twelve county entities involved in the review process withheld their approval. The major items are 1. Planning, Environmental and Landscape requirements identified as not met 2. Engineering and utility issues 3. Transportation issues 4. Issues with Fire Marshall compliance 5. Issues identified by the Department of Recreation and Parks, which by the way, recommended that a path be constructed connecting the Broadneck Trail to the project 6. Issues with the cemetery and historic house.

In addition, there were issues identified with Adequacy of Public Facilities involving fire suppression, roads, water and sewerage, and facilities for storm drainage.

The result of all of this is that a revised sketch plan must be submitted. In March of this year the county was asked to grant an extension to the time required for the resubmittal. It was granted and now the sketch plan resubmittal must be made by September 21 of this year. Earlier, APC had asked for a meeting with county officials to address the concerns in our letter. Given the time delay, we will wait until the fall for the resubmittal before asking to reschedule the meeting.

Sue Ricciardi