

**BAYFRONT ADVISORY COMMISSION  
APPROVED MINUTES  
NOVEMBER 21, 2019  
BAYSIDE RECREATION CENTER**

Chairman Kal Kassir, Vice Chairman Charlie Malbon, Wally Damon, Stacey Shiflet, Gee Faison, Scott Ayers, Phil Davenport, Mercedes Holland Navy, Joe Bovee

**STAFF PRESENT:**

Mark Shea – Planning, Kay Wilson – City Attorney, Emily Archer – Planning

**OTHERS PRESENT:**

Denise Bowman-Scott – BAC Volunteer, Mark Borst – Westminster Canterbury, RJ Nutter – Troutman and Saunders, Ben Urkle – Westminster Canterbury, Victoria Crenshaw, Westminster Canterbury, Sandra Parker -Westminster Canterbury, Chris Lovey, Jeff Holste - Harbor View, Todd Solomon – Shore Drive Community Coalition, Trish Rozanski – Bay Breeze Villas Condo, Joseph Pierzynski, Empsy Munden – Cape Story by the Sea

**APPROVAL OF MINUTES:**

Mr. Damon made a motion to approve the minutes with noted change that Mr. Bovee was in attendance in October. Mr. Ayers seconded the motion and the motion was approved.

**CHAIRMAN REPORT:**

Chairman Kassir discussed the following:

- Scott Ayers resignation from Commission

**STAFF REPORTS:**

Mr. Shea gave brief summaries for the following applications:

- Short term rental Conditional Use Permit application for 2513 Beaufort Street
- Conditional Use permit for banquet hall for special events in existing building at 2105 West Great Neck Road.
- The Westminster Canterbury application has been moved to January Planning Commission meeting. **Since this meeting, the application has been moved again to the February agenda.**
- The Windsong Apartments **application** will be heard in January. **Since the meeting, this application has been moved to the February agenda.**

- A Chesapeake Bay application for a swimming pool at 2980 Buccaneer Road will be heard on December 18, 2019

#### COMMITTEE REPORTS:

**Design** – Ms. Shiflett indicated that the grant for the Love Art was approved and the selection of the artist would be by December, 2019. The construction would be expected by April, 2020.

**Communication** – No Report

**Infrastructure** – Mr. Malbon gave a brief summary of lunch meeting on scooters with Mr. Solis, Mr. Shea, and Chair Kassir. He mentioned that all scooters would be removed by 12/16. Mr. Solis indicated at meeting that draft franchise agreement would be for no more than 1000 scooters citywide and no more than 400 within Oceanfront Strategic Growth Area. He then went on to mention the limited areas that they would be allowed south of Shore Drive. They will be allowed on all sidewalks/paths west of Route 13. Scooters would not be allowed in the travel lanes of any roadway over 25mph city wide.

#### PRESENTATIONS:

##### **5 G Network**

Emily Archer, Urban Designer, with the Planning Department and Kay Wilson, Deputy City Attorney gave a brief presentation regarding the infrastructure mandates for the new 5G small scale network. This will require equipment on many poles throughout the community and within residential neighborhoods themselves. Legally, there is nothing the City can do to prevent equipment within areas of the City. **The presentation included the following elements. The City can adopt aesthetic standards within the allowed guidelines as soon as possible. In the Bayfront area, opportunities for co-location on existing structures should be considered first and foremost before any new freestanding poles are requested. Placement should not obstruct the operation of existing streetscape elements and mature, healthy trees shall not be removed or impacted.**

##### **Westminster Canterbury**

Mark Borst, of Westminster Canterbury, and R.J. Nutter, with Troutman Sanders, gave a presentation regarding a development that will go before Planning Commission and City Council. The meeting summary is as follows:

As a result of increasing demand for independent living, assisted living, and memory care facilities, Westminster Canterbury is proposing an expansion of their campus onto adjacent property they currently own or have under contract to purchase. The expansion consists of two separate buildings that will be connected to each other and to the main campus by two elevated, fully-conditioned pedestrian bridges crossing over

Starfish Road and Ocean Shore Avenue. The first building will consist of 75 assisted living units and 48 memory care units. It is a seven-story structure. Fifty-five parking spaces will be provided onsite for this facility. The second building consists of 217 independent living units and 399 structured parking spaces. In addition to the parking garage, the building contains a five-story Independent Living component with a green roof outdoor terrace on the fifth level, and a solar paneled roof area. That portion of the building is connected to the new Independent Living units in a portion of the building that is 22 stories. The building height and dimensions have been approved by the FAA. The applicant is hoping to complete construction of both facilities by 2025.

**OLD BUSINESS:** Chris Levy, from Chesapeake Beach, spoke in favor of allowing appropriate use of motor scooters in the Shore Drive area. He expressed a desire for a more inclusive process in determining the regulations. The Commission encourage Mr. Levy to become more involved in Commission actions and added him to the mailing list.

**NEW BUSINESS:** Mr. Faison made a motion to cancel the December meeting due to the holidays. Mr. Damon seconded the motion and the motion was approved.