



AGENDA

Frostburg Planning Commission Meeting

7:00 PM - Wednesday, July 12, 2023

Frostburg Municipal Center Meeting Room - 37 Broadway

Page

1. CALL TO ORDER

2. ROLL CALL

Chair Conrad Best, Karen Krogh, Ray Rase, Adam Ritchey, Jeff Snyder, and Eric Stevens

3. CHAIR'S PROCEDURAL STATEMENT; COMMENTS; ANNOUNCEMENTS

The Chair asks that anyone presenting business before the Commission, or any individuals who would like to comment on business before the Commission or other concerns, please come forward at the appropriate time and state your name and address for the record. Each meeting is recorded, so please speak clearly.

4. REVIEW AND APPROVAL OF THE MINUTES

3 - 5

4.1. [May 2023 FPC Minutes](#)

5. CITIZEN COMMENTS

From Floor; intended for topics unrelated to the current agenda items

6. PROJECT PRESENTATIONS

- 6 - 26 6.1. **Request for a Favorable Recommendation to the BOZA:**
Special Exception Use for a Biomedical Recycling Facility in the T-LI
Zoning District

[Clym's Biological Waste Disposal Services Information](#)

[Clym - Allegany County LOI](#)

[Clym Letter of Support from AllCo](#)

[Clym Proposed Site](#)

[Pet Crematorium Deed with Lot \(1\)](#)

[1498-001 \(1\) \(1\)](#)

[Clym - FPC Powerpoint Presentation](#)

- 27 - 29 6.2. **Request for a Favorable Recommendation to the BOZA - Variance
to Permit an Electronic Messaging Center (EMC) in the C1 Zoning
District**

[First Congregational Church Sign Rendering](#)

[First Congregational Church Sign Specs](#)

7. DISCUSSION ITEMS

By Chair and Members of the Commission

8. ADMINISTRATIVE BUSINESS AND COMMUNICATIONS RECEIVED

8.1. Community Development Staffing Update & Commission Seat Vacancy

8.2. MPCA Training - Wednesday, July 19, 2023

9. STAFF REPORTS

- 30 9.1. 157 W. First Street - Dissolution of Lot Lines
[157 First Street Plat](#)

10. ADJOURNMENT



MINUTES

Frostburg Planning Commission Meeting

Wednesday, May 10, 2023 - 7:00 PM

Frostburg Municipal Center Meeting Room - 37 Broadway

The Frostburg Planning Commission Meeting of the City of Frostburg was called to order on Wednesday, May 10, 2023, at 7:00 PM, at the Frostburg Municipal Center, 37 Broadway, with the following members present:

PRESENT:

Conrad Best, Mr.
Jeff Snyder, Mr.
Karen Krogh, Mrs.
Eric Stevens

EXCUSED:

Adam Ritchey, Commissioner of Public Works
Jayci Shaw Duncan, Mrs.
Ray Rase, Mr.

1. CALL TO ORDER

Due to technical difficulties, the meeting was called to order at 7:03 PM.

2. ROLL CALL

Chair Conrad Best, Karen Krogh, Jeff Snyder, and Eric Stevens were present. Jayci Duncan, Ray Rase, and Adam Ritchey were absent. With four out of 7 members present, a quorum was achieved.

3. Chair's Procedural Statement; Comments; Announcements

The Chair asks that anyone presenting business before the Commission, or any individuals who would like to comment on business before the Commission or other concerns, please come forward at the appropriate time and state your name and address for the record. Each meeting is recorded, so please speak clearly.

4. REVIEW AND APPROVAL OF THE MINUTES

4.1. Commissioner Krogh made a motion to approve the January 2023 minutes as presented. Commissioner Snyder seconded the motion. A vote was taken, and the minutes were approved with a vote of three in favor and one abstention. (Commissioner Stevens abstained from the vote, as he had not yet been appointed to the Commission during the January meeting and thus was not in attendance.)

5. Citizen Comments

No citizen comments were received.

6. PROJECT PRESENTATIONS

6.1. 47 Ormand Street / 18 Park Street - Minor Subdivision

Matt Brewer, proprietor of Bennett, Brewer, and Associates, phoned in to discuss this project. The project had previously been identified as a "lot split"; however, Mr. Brewer chose to present the project as a minor subdivision.

Currently, the property at 47 Ormand Street contains two single family dwellings on one parcel. The owners of record wish to divide the parcel in order to sell the single family dwelling in the rear of the parcel, a property commonly known as 18 Park Street. The structure at 18 Park Street is recognized as an existing non-conforming structure. Mr. Brewer explained that the newly-created parcel will continue to exist as a non-conforming lot of record. Mr. Brewer also noted that the water and sewer utilities currently servicing 18 Park Street are run from the structure at 47 Ormand Street, and that, as part of the subdivision and subsequent sale of the property, new water and sewer connections will be established from the mains on Ormand Street, and a perpetual utility easement through the parcel at 47 Ormand Street will be established.

With no further questions or discussion, Commissioner Krogh made a motion to approve the project. Commissioner Stevens seconded the motion, a vote was taken, and the project was unanimously approved.

6.2. 10811 New Georges Creek Road - Preliminary Site Plan Review

Brandon Rowe, Associate of Bohler Engineering, was present to discuss the details of the proposed development of a vacant parcel in the Frostburg Plaza. If approved, the site will be home to an O'Reilly Auto Parts retail store. Mr. Rowe discussed plans for parking lot design, dumpster screening, landscaping, and stormwater management, and noted that the existing access easement providing entry to the parcel behind it will be shifted slightly to the south to allow additional room for parking and access to the parcel in question. The stormwater management plan also proposed to cover the existing culvert ditch which runs along the western border of the parcel.

Commissioner Snyder expressed concern about enclosing the culvert ditch, as possible flooding conditions could be created due to the volume of water that collects in the culvert during heavy precipitation events. Mr. Rowe agreed to reassess the proposed covering of the culvert.

Commissioner Krogh noted as a minor point that more diversity in the proposed plantings would be ideal because if any single tree/shrub becomes subject to pests or disease, all of the vegetation would be affected. Mr. Rowe agreed to be mindful of this in preparing the final site plan.

With no further discussion, Commissioner Snyder made a motion to approve the preliminary site plan. Commissioner Krogh seconded the motion, a vote was taken, and the motion carried unanimously.

6.3. MD Department of Planning - Annual Report

Staff presented a draft of the annual report for new residential construction in City limits which is proposed for submission to the Maryland Department of Planning pending Frostburg Planning Commission and Mayor and Council approval. The report indicates 7 new single family dwellings constructed in calendar year 2022.

Commissioner Krogh made a motion to forward the report to the Mayor and Council for final approval. Commissioner Snyder seconded the motion, a vote was taken, and the report was approved unanimously.

7. Discussion Items

No items were brought forward for discussion.

8. Administrative Business and Communications Received

SAVE THE DATE:

MPCA Planning Commissioners Training

July 19, 2023, 1:00 - 4:00 PM

City Place

9. Staff Reports

There were no staff reports for review this month.

10. ADJOURNMENT

Commissioner Stevens made a motion to adjourn, a vote was taken, and the meeting was adjourned at 7:31 PM.

Bethany Fife, Planner / Interim
Community Development Director



Clym Environmental Services, LLC

1539 Tilco Drive
Frederick, MD 21704

VIA ELECTRONIC TRANSMISSION

June 16, 2023

Adam Strott
Economic Development Specialist
Allegany County
701 Kelly Road
Cumberland, MD 21502

RE: LETTER OF INTEREST

Dear Mr. Strott,

As a continuation of our meetings, I would like to offer this formal Letter of Interest in the attached 4.46 acre property on Laurel Hill Drive in Frostburg, MD. Clym Environmental Services, LLC (Clym) is considering expanding our operations by adding a regional processing and services center at this location. With your support, this facility would house our innovative regulated medical waste (RMW) treatment process utilizing ozone technology and related recyclables sorting and aggregation operation. Our proprietary technology allows for the disinfection of RMW without the negative environmental impact of existing technologies. Additionally, Clym can recover significant volumes of recyclable materials from this stream, thereby eliminating the need for landfilling while concurrently increasing recycling.

As the first of its kind facility in Maryland, and the United States, the future of RMW treatment and recycling will begin in Allegany County. Clym would locate its prototype processing device at the site and improve the lot with facilities to support RMW treatment, recycling, and other environmental services. The initial investment in this site is expected to be \$2,000,000. As interest in sustainable RMW management grows, so too would the investment in the facility and its capabilities. Our expectation is that the facility would be commissioned with fifteen (15) full time jobs and that expansion would follow quickly as more environmentally conscious firms and industries chose the greenest available option in the marketplace for safe, effective, and sustainable RMW treatment. I look forward to continuing our discussions with your team to make this interest a reality.

Sincerely,
Clym Environmental Services, LLC

Charles B. Watts
President

Reference: Allegany County LOI, 2306161



Board of County Commissioners

David J. Caporale, President
William R. Atkinson, Commissioner
Creade V. Brodie, Jr., Commissioner
Jason M. Bennett, CPA, Administrator
T. Lee Beeman, Esq. Attorney

June 30, 2023

The Frostburg Planning Commission
37 S Broadway
Frostburg, MD 21532

To Whom it May Concern:

The Allegany County Department of Economic & Community Development is writing to support Clym Environmental, LLC in their pursuit of zoning approvals. Clym Environmental in partnership with Allegany County is looking to construct a new medical waste recycling facility in the Frostburg Industrial Park. Clym Environmental is an innovative company with 25 years of experience that will bring added employment and investment to the Frostburg area. With the addition of Clym Environmental, Allegany County is demonstrating that it can be a leader in waste to value technology.

It is our hope that you will look favorably on Clym Environmental's planning application, which will allow Allegany County, and the city of Frostburg to continue to transform into this new modern age of a circular economy.

Sincerely,

A handwritten signature in black ink, appearing to read "Nathan D. Price".

Nathan D. Price
Sr. Project Manager, Allegany County Economic and Community Development

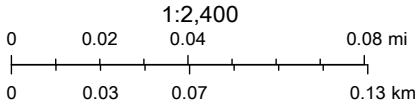
701 Kelly Road
Cumberland, MD 21502
E countyclerk@alleganygov.org
T 301 777-5911
alleganygov.org

Clym Proposed Site

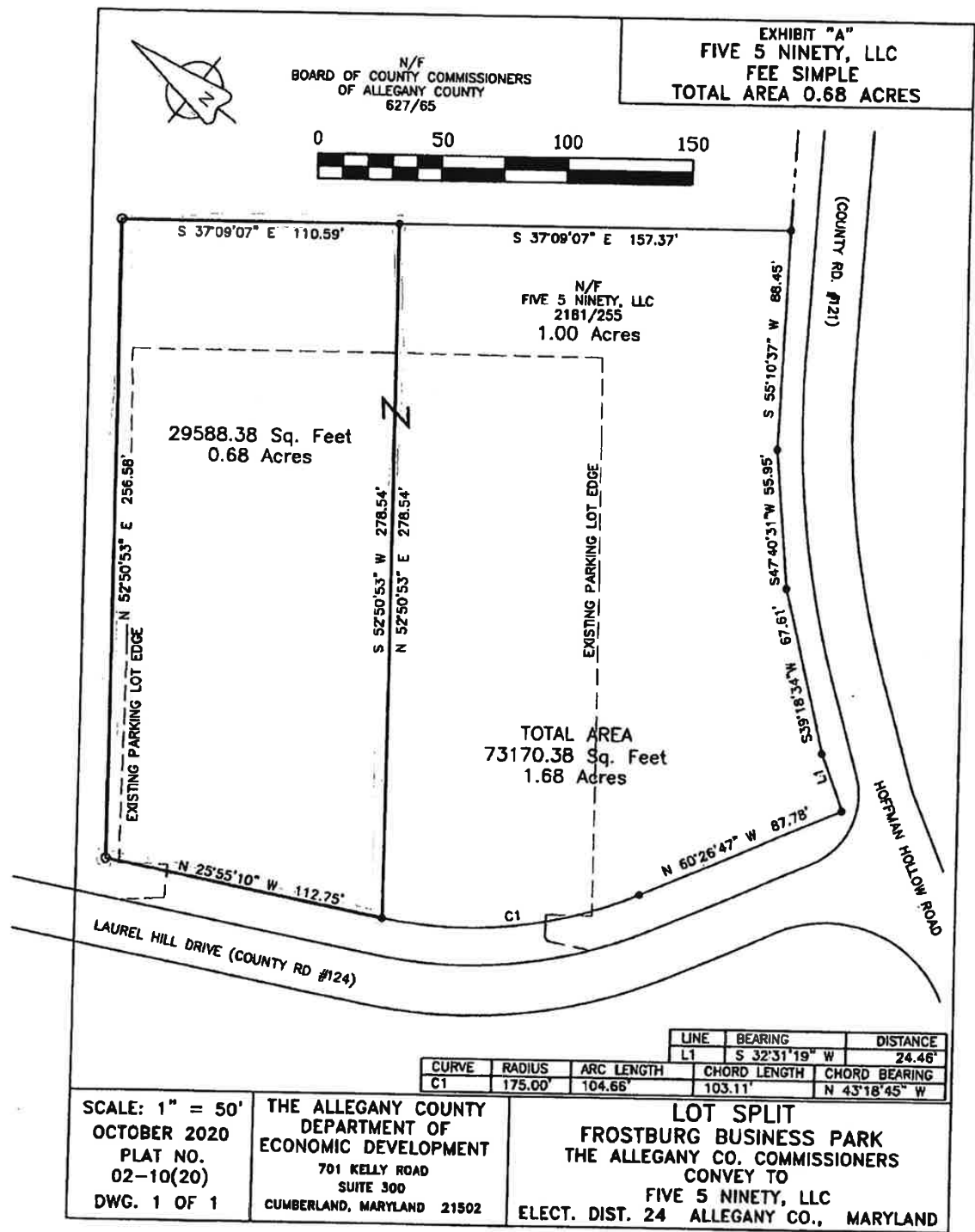


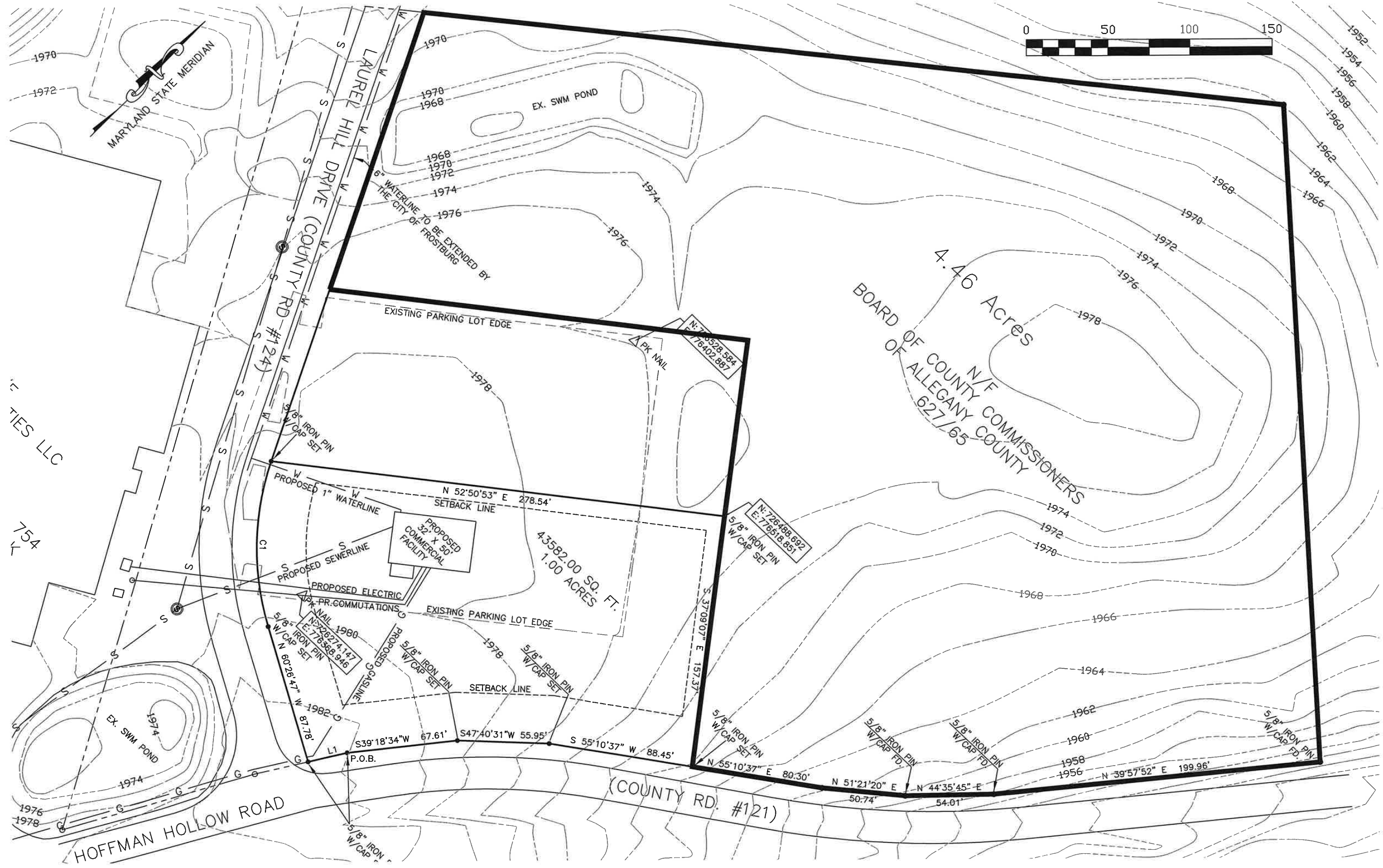
June 30, 2023

- | | | | |
|-----------------------|------------------------|------------|-----------------------------|
| County Roads | Non-County Water Lines | Cleanouts | Incomplete Data |
| E911 Location Address | Non-County Hydrants | Sewer Pipe | Incomplete Data |
| Parcel Lines | Laterals | Complete | Elevations not from Profile |



ALLEGANY COUNTY CIRCUIT COURT (Land Records) DDL 2763, p. 0232, MSA_CE78_2453. Date available 03/24/2022. Printed 10/17/2022.





Frostburg Planning Commission:

**Consideration of
Clym's Request for
Special Exception
Recommendation**



Clym Environmental Services, LLC

Who We Are and What We Do



- Headquartered in Frederick, MD
- Environmental Services provider for 25 years
- Lines of Business: Safety Support, Waste Management, Decommissioning
- Member of the MD Green Registry
- Finalist for MTC 2023 *Emerging Technology Company of the Year*
- Acquired RMW facility, operating permit and business in 2019
 - **Facility is fully functional and treats 2,000,000+ lbs of RMW per year**
 - **We began to learn more about RMW constituents and treatment methods**
 - **Developing prototype machine for commercial and on-site treatment**
- ***“Pioneering Sustainable Regulated Medical Waste Management”***



Letter of interest from Clym Environmental Services:

“As the first of its kind facility in Maryland, and the United States, the future of RMW treatment and recycling will begin in Allegany County”



Clym Environmental Services, LLC

1539 Tilco Drive
Frederick, MD 21704

VIA ELECTRONIC TRANSMISSION

June 16, 2023

Adam Strott
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Allegany County Letter of Support:

“With the addition of Clym Environmental, Allegany County is demonstrating that it can be the leader in waste to value technology.”



David J. Caporale, President
William R. Adkinson, Commissioner
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June 30, 2023

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Sr. Project Manager, Allegany County Economic and Community Development

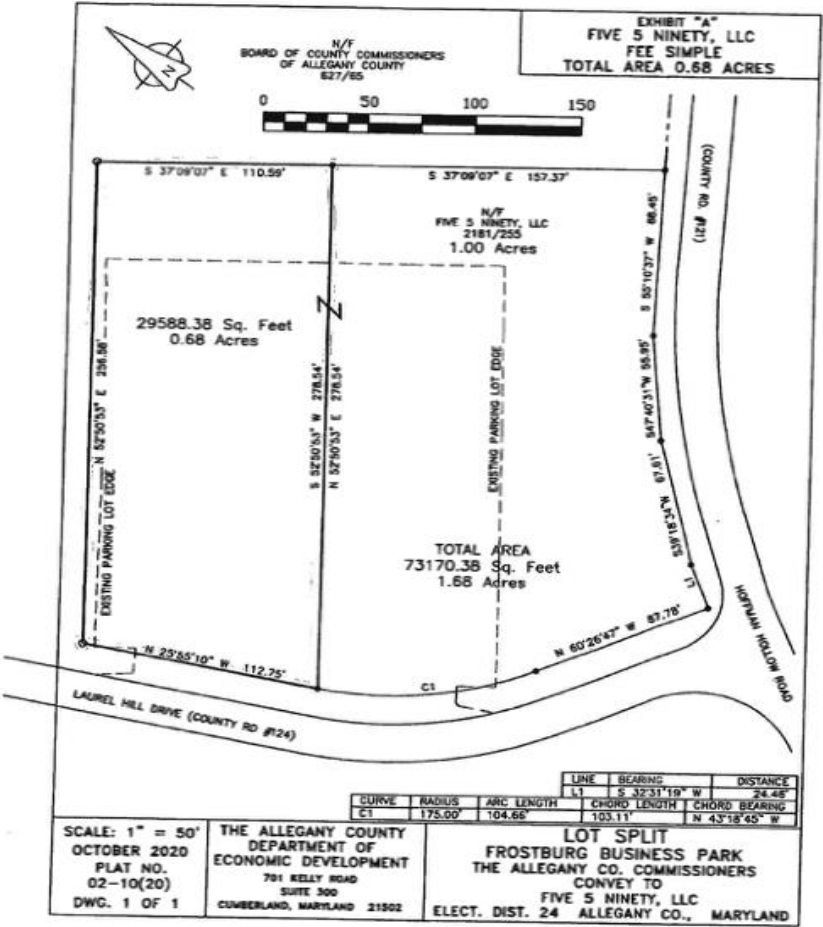
701 Kelly Road
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E countyclerk@alleganygov.org
T 301-277-8913
alleganygov.org

*Pet Crematorium
Deed with Site Plan:*

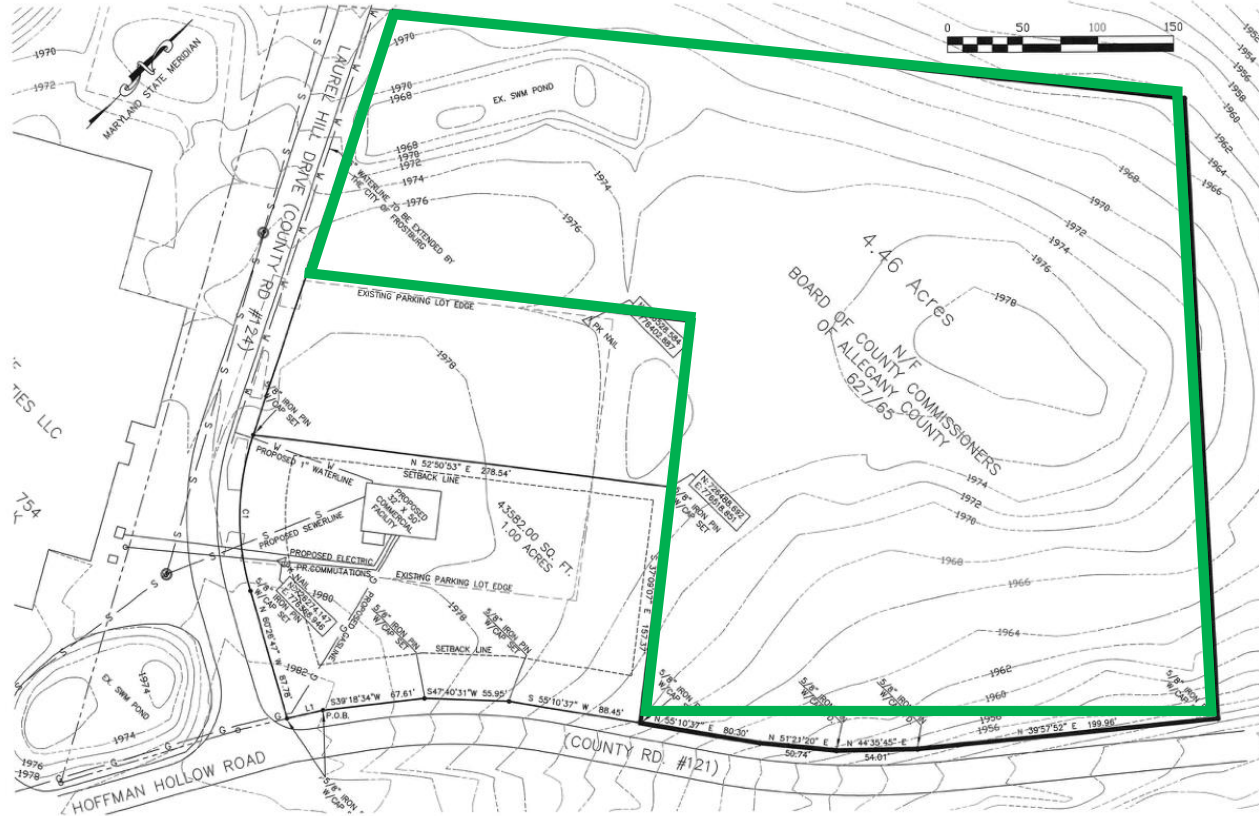
Similar business
operation,
contiguous to site of
interest

ALLEGANY COUNTY CIRCUIT COURT (Land Records) DDL 2763, p. 0232, MSA_CE78_2453, Date available 03/24/2022, Printed 10/17/2022.

BOOK: 2763 PAGE: 232



Proposed Site:



Aerial View of Proposed Site:

Initial 10,000 sq ft building (site TBD)

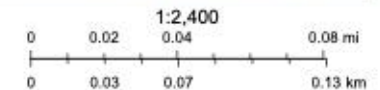
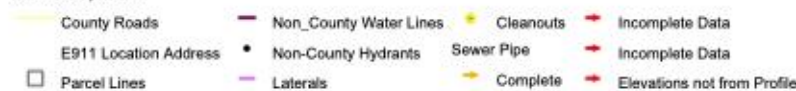
Future building possible

Containerized RMW transported to site

Clym Proposed Site



June 30, 2023



Allegheny County
Allegheny County GIS Office, Allegheny County Bay TMDL/WP Committee



**Global Market Revenue:
\$10-12 Billion annually**

**Millions of tons generated
every year**

**Thermal treatment
processes**

Regulated Medical Waste (RMW)

US DOT Definition

A waste or reusable material suspected or known to contain an infectious substance

Common Constituents

Mostly Plastics (> 65%),
PPE, Glass, Metal

Generators

Healthcare, Life Sciences R&D,
Pharmaceuticals, Others

Estimated 500+
metric tons of GHG
equivalents per million
pounds of thermally
treated RMW

Environmental
Impacts are
significant

No recycling,
reliance on landfills
for final disposal

RMW “Management”

- So, what’s changed over 40+ years? *Not much.*
- Transport
- Treat
- Trash
- *A better treatment alternative is needed*

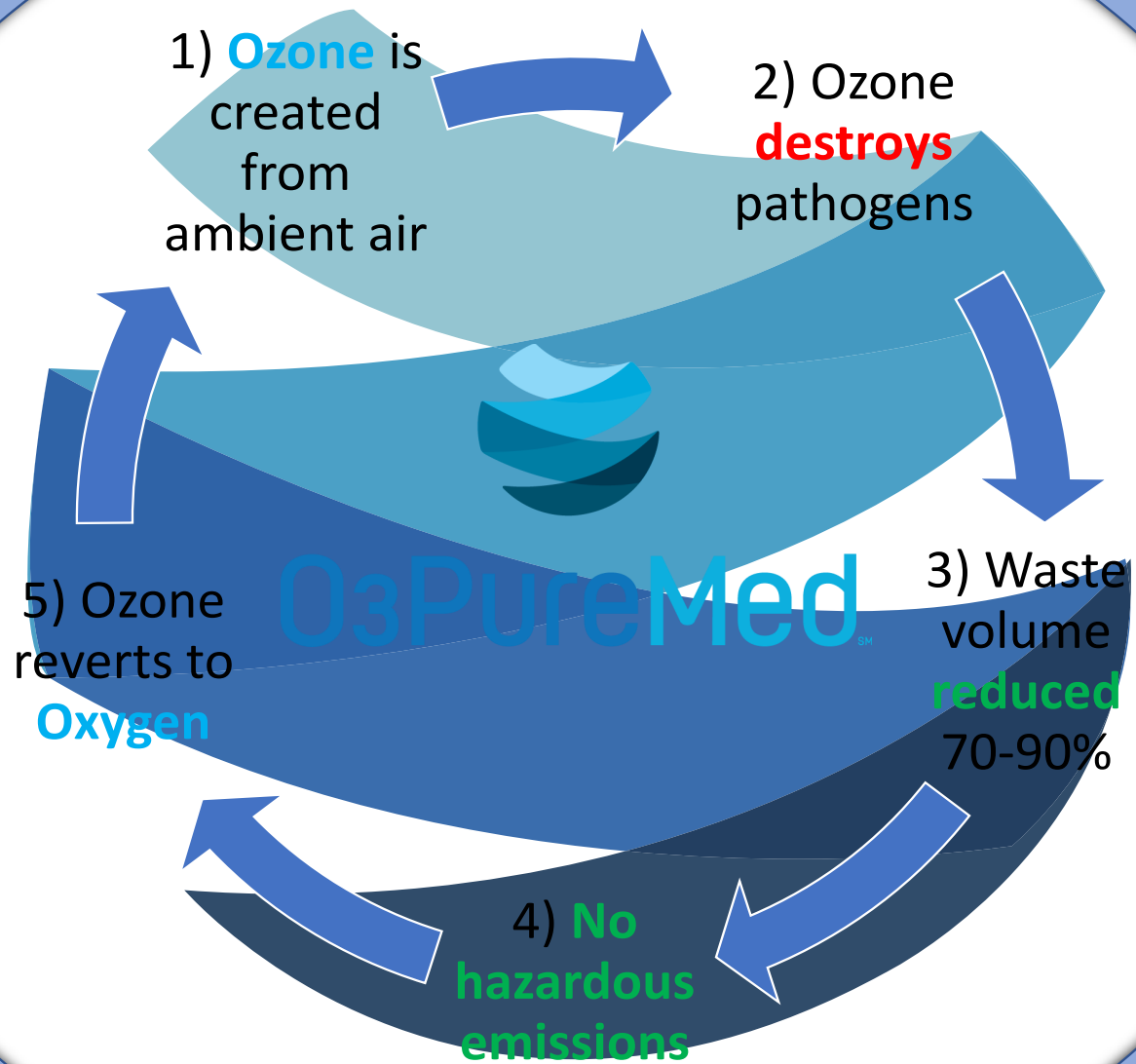
- **Triatomic oxygen (O_3), most powerful oxidant in nature**
- **Disinfects 3000 times faster than chlorine**
- **Action consists of oxidation of organic materials such as viruses and bacteria**
- **Widely used in wastewater treatment, food & beverage industries**

OZONE

Naturally
occurring

Protective layer
around Earth
reduces UV
radiation

Bonds are
easily broken,
reverting to
oxygen





**Estimated
> 500%
reduction in
GHG
equivalents**



Treatment Comparison: **Ozone**

- Safe Operation
- Proven Efficacy
- No high energy or water use
- No hazardous emissions
- Does not melt plastics
- Treated material readily available for sorting and recycling
- Eliminates landfill reliance
- Significant reduction in Greenhouse Gas (GHG) equivalent emissions



But What About Plastic?

RMW often *contains commingled Single-use plastic* products in significant concentrations

Common treatment strategies for biohazards also *destroy or damage plastic resins*

With Ozone Treatment, we can approach *Plastics Circularity*

Process Cycle



Gen



reated
proces
ateria



akes



orting /
very for
euse



Paradigm *Shifting*, Market Disrupting

- **TREAT BETTER**
(safe, efficacious and environmentally friendly)
- **RECOVER VALUABLES**
(sorting by type or resin)
- **INCREASE RECYCLING**
(plastics, metals)
- **ELIMINATE LANDFILL**
- **BENEFICIALLY DISPOSE OF NON-TARGET MATERIALS**

Future Opportunities:

Eliminate excess antibiotics

Remove pharmaceuticals

Treat selected PFAS

Approach other markets

Provide feedstock for Clean Kilns, Fuel development

Treat / recover valuables from landfills



Questions and Discussion



FIRST CONGREGATIONAL CHURCH



FRONT VIEW



END VIEW

**WESTERN MARYLAND
SIGNS**

DESIGN BUILD INSTALL SERVICE

FROSTBURG MARYLAND 21532

301-777-3333

vicki@westernmarylandsigns.com

120 Volt
15.0 amps
Single phase service

Brightness
Daytime 7000 NITS
Maximum Nighttime
700 NITS Maximum

Viewing angle
150 horizontal / 95 vertical

Vicki Thomas,
Western Maryland Signs

Note: 1 NIT equals 3,426 Lumens

PROPOSAL



14 Village Parkway
Frostburg MD 21532
301-777-3333

Proposal Submitted to:
First Congregational Church
101 Bowery St
Frostburg MD 21532

Project Name and Location:

We hereby submit specifications and estimates for:

Supply and install (1) 41" x 5'3" single sided Electronic Message Center. Sign to be installed onto (2) steel posts. Brick work, etc., if desired, is not included.
\$17,621.00 Includes electrical connection to existing power source at point of install.

Supply and install (1) 48" x 6'3" single sided Electronic Message Center. Sign to be installed onto (2) steel posts. Brick work, etc., if desired, is not included
\$21,300.00 Includes electrical connection to existing power source at point of install

We Propose hereby to furnish material and labor complete in accordance with the above specifications for the sum of:
See above

Payment to be made as follows:

One half down upon acceptance of proposal, balance due when sign installed

All material is guaranteed to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Placement of sign(s) is per customer's instruction. We are not responsible or held liable for any sign(s) considered to be improperly placed due to, but not limited to, property line disputes, right-of-way issues, improper permitting or lack thereof, landlord/tenant disputes, etc. The proposal, once signed, is considered due and owing in full, within the terms of payment specified in proposal, even if a dispute of sign(s) placement occurs. Any fees resulting from a dispute, including, but not limited to, removal fees, fines, legal fees, court costs, permit fees, etc. are the responsibility of the customer. Proposals requiring digging has a rock clause. Additional charges for rock removal will be incurred on a time/material basis. If proposal includes an LED Message Center we supply, the Message Center remains property of Western Maryland Sign Service Inc until paid in full WV002897

Vicki L Thomas

Authorized Signature

June 2, 2023

Date

Note: This proposal may be withdrawn by us if not returned with signature and deposit (if outlined as such above) within 10 days

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. Your are authorized to do the work as specified: Payment will be made as outlined above

Authorized Signature

Date

SURVEYOR CERTIFICATE

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF MARYLAND. LICENSE NUMBER 21256, AND THAT THIS SURVEY PLAT HAS BEEN PREPARED UNDER MY SUPERVISION AND THAT THE SURVEY PLAT IS CORRECT AND TRUE TO THE BEST OF MY KNOWLEDGE.

STEPHEN A. WARNE

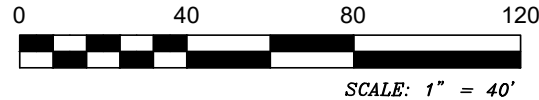
LEGEND/ABBREVIATIONS

- ⊙ = 5/8" REBAR SET
- = 5/8" REBAR FD
- = POINT

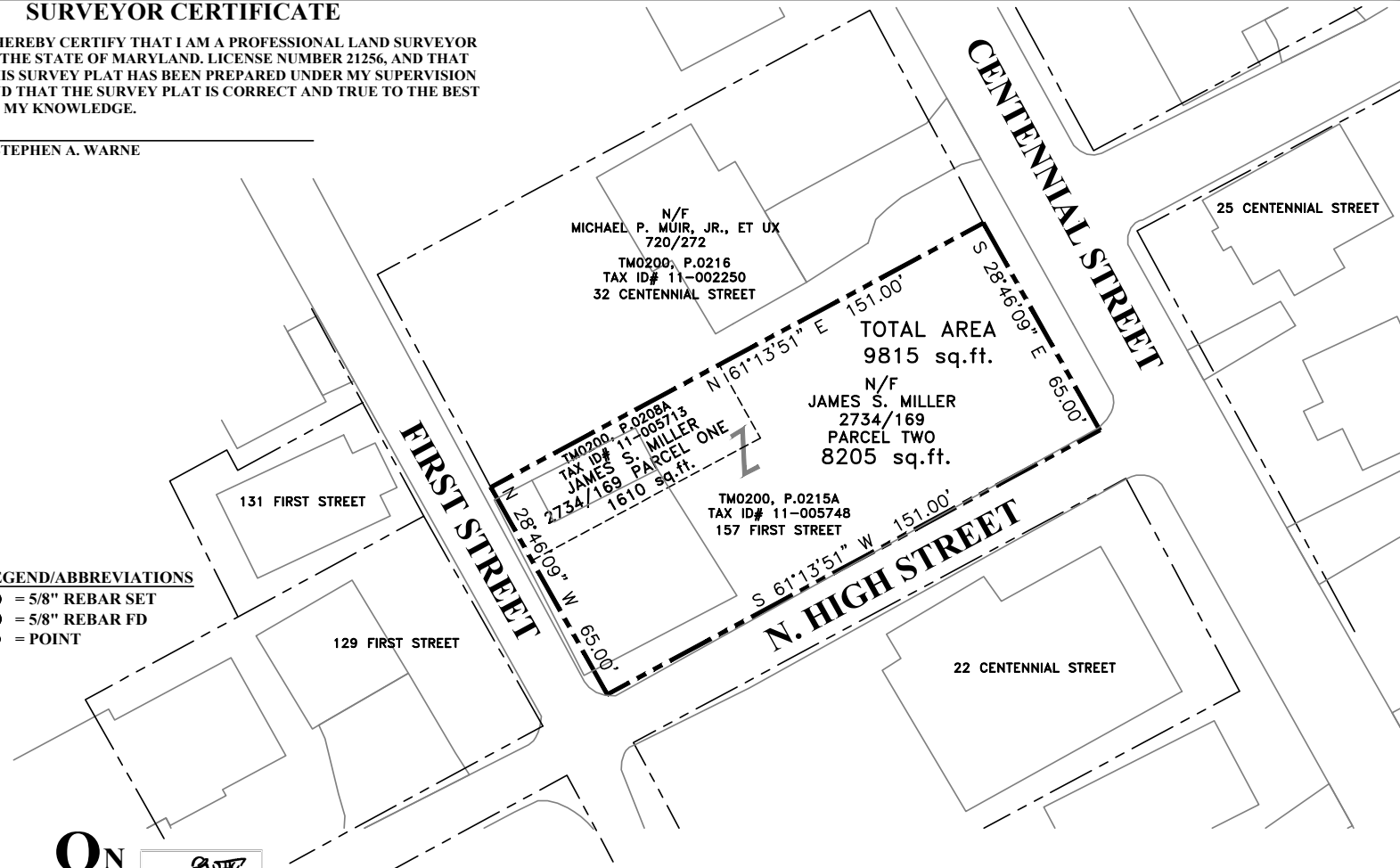
**ON
THE
MARK
SURVEYOR
INC**



MEYERSDALE, PA
PHONE 240-580-6175



UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF THE A PROFESSIONAL LICENSED SURVEYOR, THIS PLAT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.



MARYLAND STATE MERIDIAN

LOT LINE ADJUSTMENT SURVEY

prepared for

JAMES S. MILLER
25 CENTENNIAL STREET
FROSTBURG, MD 21532

ELECTION DISTRICT # 11

ALLEGANY COUNTY

MARYLAND