

**WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE  
AGENDA**

**Wednesday, February 12, 2025 at 1:00 p.m.  
Worcester County Government Center, Room 1102, One West Market Street,  
Snow Hill, Maryland 21863**

- I. **Call to Order**
  
- II. **Site Plan Review (§ ZS 1-325)**
  - A. **Cellar House Farm, LLC– Minor Site Plan Review**  
Site development consisting of an outdoor event area, including a 7,200 s.f. tent, catering area, and parking. Located at 2634 Cellar House Road, Tax Map 69, Parcels 25 & 27, Tax District 7, A-1 Agricultural, Cellar House Farm, LLC, owner/Solutions Ipem, LLC., surveyor.
  
- III. **Adjourn**

**TECHNICAL REVIEW COMMITTEE**

DATE OF MEETING: February 12, 2025

PROJECT: Cellar House Farm, LLC Minor Site Plan

APPLICANT(S) IN ATTENDANCE:

\_\_\_\_\_  
\_\_\_\_\_

TRC MEMBERS IN ATTENDANCE:

- \_\_\_\_\_ Tremblay, Zoning Administrator
- \_\_\_\_\_ Zito, DRP Specialist III
- \_\_\_\_\_ Miller, Building Plans Reviewer III
- \_\_\_\_\_ Mitchell, Environmental Programs
- \_\_\_\_\_ White, Environmental Programs
- \_\_\_\_\_ Bradford, Environmental Programs
- \_\_\_\_\_ Birch, Environmental Programs
- \_\_\_\_\_ Mathers, Environmental Programs
- \_\_\_\_\_ Owens, Fire Marshal
- \_\_\_\_\_ Korb, Deputy Fire Marshal
- \_\_\_\_\_ Lynch, County Roads
- \_\_\_\_\_ Berdan, County Roads
- \_\_\_\_\_ Wilson, State Highway Admin.
- \_\_\_\_\_ Fritts, State Highway Admin.
- \_\_\_\_\_ Clasing, W & WW, DPW
- \_\_\_\_\_ Knight, Planning Commission Rep.

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DEPARTMENT OF  
DEVELOPMENT REVIEW AND PERMITTING

**Worcester County**

GOVERNMENT CENTER  
ONE WEST MARKET STREET, ROOM 1201  
SNOW HILL, MARYLAND 21863  
TEL: 410.632.1200 / FAX: 410.632.3008  
<http://www.co.worcester.md.us/departments/drp>

ZONING DIVISION  
BUILDING DIVISION  
DATA RESEARCH DIVISION

ADMINISTRATIVE DIVISION  
CUSTOMER SERVICE DIVISION  
TECHNICAL SERVICES DIVISION

**WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE MEETING**

**February 12, 2025**

**Cellar House Farm, LLC – Minor Site Plan Review**

Site development consisting of an outdoor event area, including a 7,200 s.f. tent, catering area, and parking. Located at 2634 Cellar House Road, Tax Map 69, Parcels 25 & 27, Tax District 7, A-1 Agricultural, Cellar House Farm, LLC, owner/Solutions Ipem, LLC., surveyor.

**Prepared by:** Ben Zito, DRP Specialist

**Contact:** [bmzito@worcestermd.gov](mailto:bmzito@worcestermd.gov) or (410) 632-1200 x1134

**General Requirements:**

1. In order to obtain a Building Permit, the applicant must submit the following to the Department:
  - a. A complete building permit application along with the initial fee of \$350 made payable to “Worcester County.”
  - b. Four (4) sets of complete construction plans (footing, foundation, framing, floor plan and building elevations (front, rear and sides)). The construction plans must be sealed by an architect and prepared in accordance with the applicable International Building Code, Energy Code, and ADA Code.
  - c. Four (4) site plan sets as approved by the Technical Review Committee.
2. Once the permit is issued, the applicant must coordinate all necessary inspections with the respective Building/Housing/Zoning Inspector. The Department requires 24-hour notice for all inspections. The inspector may require special or additional inspections as needed.
3. In order to obtain a Certificate of Use and Occupancy, all of the necessary inspections must be completed and approved by the various inspections’ agencies (building, zoning, plumbing, electrical, water, sewage, health, roads, etc.). Two (2) sets of As-Builts (illustrating all lighting, landscaping, parking, signs etc.) must be submitted at least one (1) week prior to the anticipated occupancy of the building, structure, or use of land. **Please note that it is unlawful to occupy a structure (employees or patrons) without the benefit of a Certificate of Use and Occupancy.**

**Project Specific Comments:** This project is subject to, but not limited to, the following sections of the Zoning and Subdivision Control Article:

|          |                                             |
|----------|---------------------------------------------|
| §ZS1-201 | A-1 Agricultural District                   |
| §ZS1-305 | Lot Requirements Generally                  |
| §ZS1-306 | Access to Structures                        |
| §ZS1-319 | Access and Traffic Circulation Requirements |
| §ZS1-320 | Off-Street Parking Areas                    |
| §ZS1-321 | Off Street Loading Spaces                   |
| §ZS1-322 | Landscaping and Buffering Requirements      |
| §ZS1-323 | Exterior Lighting                           |
| §ZS1-324 | Signs                                       |
| §ZS1-325 | Site Plan Review                            |
| §ZS1-326 | Classification of Highways                  |

1. Please clarify the exact number of acres of the event venue. The purpose statement on Sheet 1 states the area is 2.97 acres while Sheet 2 shows 2.99 acres. While this may be indicated in the site notes, it should also be clearly labeled in the area proposed for the use.
2. Please clarify if there is a Sheet 3 as conveyed in the matchline on Sheet 1. Sheet 3 was not provided during submittal.
3. Please correct the “Environmental Programs” and “Purpose Statement” spelling errors on Sheet 1.
4. Please update the ownership information for Tax Map 69, Parcel 76 on Sheet 1.
5. Please specify the proposed material used for the parking spaces, 24’ wide drive, and lane to access the site.
6. Please specify if there is any proposed site lighting. If so, provide details on the site plan as to the type and wattage. §ZS1-323. <https://ecode360.com/14021144>
7. Please indicate if there is any proposed monument signage fronting Cellar House Road. If so, please show the proposed location and please account for traffic visibility at the entrance. <https://ecode360.com/14021170>
8. Please clarify if the existing vegetation will remain on site or if it will be cleared. This will need to be demarcated on the site plan.
9. A rental license will be required if the house is rented out as part of the venue. Additionally, three (3) parking spaces for the rental would need to be shown on the site plan measuring 10’ x 20.’
10. A zoning permit for all site improvements including, but not limited to, the signage and landscaping will be needed during building permit submission. Additionally, special events permits will need to be provided for each event. This can be combined onto one (1) permit application per year if all event dates, estimated number of guests, catering, tent specifications and portable restroom contracts are provided on the same permit.

**Other Agency Approvals:**

1. Written confirmation that the water and sewer requirements have been met will be required to be provided from the Department of Environmental Programs prior to the Department granting signature approval.
2. Written confirmation will also be required from the Department of Environmental Programs Natural Resources Division relative to Critical Area and Stormwater Management requirements prior to the Department granting signature approval.
3. Written confirmation of approval from the County Roads Division and/or State Highway Administration regarding the existing, proposed, or modified commercial entrances on all parcels shall be provided to the Department prior to granting signature approval.

**\*Please provide a detailed listing of all site plan changes along with any resubmission.**

**NEXT STEPS: For a Minor Site Plan - Final approval of the site plan will not be granted until all comments provided to the applicant by the TRC have been addressed on the site plan and associated documents. Once the site plan and other documents have been adjusted, it will need to be resubmitted to the TRC for final signature approval before building/zoning permits will be issued.**

The approval of the site plan or the installation of the improvements as required in this Title shall in no case serve to bind the County to accept such improvements for maintenance, repair or operation thereof. Acceptance of improvements shall be subject to applicable County or state regulations.

No public easement, right-of-way or public improvement shall be accepted for dedication unless approved by the County Commissioners. Such approval shall not be given by the County Commissioners until any such easement, right-of-way or improvement complies with all the requirements set forth by the approving body, including such other requirements that the approving body might impose for public utilities, streets, roads, drainage, etc. All improvements accepted for dedication shall be depicted on an instrument to be recorded in the land records of Worcester County.



GOVERNMENT CENTER  
ONE WEST MARKET STREET, ROOM 1302  
SNOW HILL, MARYLAND 21863-1294  
TEL: 410-632-5666  
FAX: 410-632-5664

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## TECHNICAL REVIEW COMMITTEE COMMENTS

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**PROJECT: Cellar House Farm**

**TRC #: 20250050**

**LOCATION: 2634 Cellar House Road – Pocomoke, Maryland 21851**

**CONTACT: Kristina Watkowski**

**MEETING DATE: February 12, 2025**

**COMMENTS BY: Robert Korb, Jr.**

**Chief Deputy Fire Marshal**

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As you requested, this office has reviewed plans for the above project. Construction shall be in accordance with applicable Worcester County and State of Maryland fire codes. This review is based upon information contained in the submitted TRC plans only, and does not cover unsatisfactory conditions resulting from errors, omissions, or failure to clearly indicate conditions. A full plan review by this office is required prior to the issuance of a building permit. The following comments are noted from a fire protection and life safety standpoint.

### **Scope of Project:**

Site development consisting of an outdoor event area, including a 7,200 s.f. tent, catering area and parking area.

### **General Comments:**

1. Fire Lanes shall be provided to access the outdoor event area and any ancillary facilities and shall be maintained at all times regardless of weather. Fire lanes shall be not less than 20 ft. in unobstructed width, able to withstand live loads of fire apparatus (80,000 lbs) and have a minimum of 13 ft. 6 in. of vertical clearance. Fire lane access roadways must be established prior to holding any public events. Failure to maintain roadways at all times will be grounds to issue stop work orders until the roadway access is corrected.
2. If the tent(s) being used are semi-permanent in nature and are not taken down in between events, an inspection at the initial setup of each occurrence will be required. If the tents are setup and broken down each time, an inspection will be required after each setup occurrence.
3. Assuming no other changes, see special event tent requirements below:

## **TENT AND CANOPY REQUIREMENTS**

1. All tent fabric shall meet the flame propagation performance criteria contained in NFPA 701, *Standard Methods of Fire Tests for Flame Propagation of Textiles and Films*.
2. Flame propagation performance confirmatory field tests may be required to be performed on site.
3. Any tents not bearing a flame resistance certification will not be permitted to be used. Verify sewn in tags with serial numbers are present prior to installation and setup.
4. There shall be a minimum of 10 feet between stake lines.
5. The area immediately outside the tent exits shall not be permitted to be obstructed by vehicles, tables, barricades or other means to obstruct occupant egress from the tent.
6. The ground enclosed by any tent, and the ground for a reasonable distance but for not less than 10 ft outside of such a tent, shall be cleared of all flammable or combustible material or vegetation that is not used for necessary support equipment. The clearing work shall be accomplished to the satisfaction of the Fire Inspector prior to the erection of a tent. The premises shall be kept free of such flammable or combustible materials during the period for which the premises are used by the public.
7. Smoking shall not be permitted in any tent. Conspicuous signage shall be placed at all entrances to the tent.
8. At least two emergency exits on opposite ends of the tent shall be provided.
9. All fabrics and films used for decorative purposes such as curtains, and drapes shall be of flame-retardant materials. Additionally, all acoustical and decorative material including, but not limited to, cotton, hay, paper, straw, moss, split bamboo, and wood chips shall be flame-retardant treated. Materials that cannot be treated for flame retardancy shall not be used. Submit cut sheets for approval prior to installation.
10. Tents or canopies where cooking equipment not protected with an automatic hood suppression system in accordance with NFPA 96 is located shall be separated from other tents or canopies and shall not be occupied by the public.
11. Install battery backup illuminated emergency exit signs in the tent above all exits. If used during the day only, non-illuminated signs are permissible.
12. Install emergency lighting units throughout the interior of the tent. If used during the day only no emergency lighting units are required.

## **LP GAS FUEL REQUIREMENTS**

1. LP Gas tank size shall be limited to 60 lbs. The total amount of LP gas on site shall not exceed 60 lbs. for each appliance that is rated not more than 80,000 btu/hr. and 120 lbs. for each appliance rated more than 80,000 btu/hr.
2. LP tanks must be maintained in good physical condition and shall have a valid hydrostatic date stamp.
3. LP tanks shall be secured in the upright position with a chain, strap or other approved method that prevents the tank from tipping over.
4. Tanks shall be located so that they are not accessible to the public. LP gas tanks shall be located at least 5 feet from any cooking or heating equipment or any open flame device.
5. All LP gas equipment shall be properly maintained and comply with all requirements of NFPA 58.
6. Regulators. Single stage regulators may not supply equipment that is rated more than 100,000 btu/hr. rating. Two stage regulators shall be used with equipment that is rated more than 100,000 btu/hr.

#### **FIRE EXTINGUISHER REQUIREMENTS**

1. Cooking or warming equipment shall not be permitted in tent occupied by the public without a fixed automatic fire suppression system installed. These requirements apply to commercial outdoor cooking operations such as those that typically take place under a canopy or tent type structure at fairs, festivals and carnivals. This includes but is not limited to deep frying, sautéing, and grilling operations.
2. Portable fire extinguishers shall be provided in accordance with NFPA 10, *The Standard for Portable Fire Extinguishers*. Provide at least ten lbs. Class ABC fire extinguishers within 75' travel distance from any location in the event area. The fire extinguishers shall be permanently mounted, remain unobstructed and be certified by a fire protection company. Locations shall be distributed evenly throughout the event area.
3. An approved portable fire extinguisher having a minimum rating of 20 lbs. Class BC shall be provided in any area where cooking equipment is installed.
4. An approved Class K fire extinguisher shall be provided to protect any deep-frying equipment.
5. Designated employees shall be periodically instructed in the use of portable fire extinguishers.

#### **GENERAL SAFETY REQUIREMENTS**

1. Electrical wiring and equipment shall comply with NFPA 70, *National Electric Code*.
2. Generators shall be grounded.



3. All electrical cords shall be maintained in a safe condition and shall be secured to prevent damage.
4. Movable cooking equipment shall have wheels removed or shall be placed on blocks or otherwise secured to prevent movement of the appliance during operation.
5. A fire lane of at least 20' clear and unobstructed width shall be maintained at all times with access to the events tent.

No further comments at this time.

**WORCESTER COUNTY  
DEPARTMENT OF PUBLIC WORKS  
INTEROFFICE MEMORANDUM**

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**TO:** Kristen M. Tremblay, AICP  
Zoning Administrator  
**FROM:** Christopher S. Clasing, P.E., Deputy Director  
**DATE:** January 28, 2025  
**SUBJECT:** TRC Meeting – February 2025 –Roads & Water/Wastewater Comments

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Cedar House Farms, LLC

1. No comments from Water & Wastewater Division.
2. A paved entrance will be required for this project. Entrance requirements and pre-construction checklist were sent over to the owner/engineer in an email from the Roads Division (Kevin Lynch, Superintendent) on January 8<sup>th</sup>, 2025. Please reach out to the Roads Division with any further questions regarding the entrance.

cc: Tony Fascelli, W/WW Superintendent  
Kevin Lynch, Roads Superintendent



**Worcester County**  
Department of Environmental Programs  
Natural Resources Division

## Memorandum

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**To:** Technical Review Committee

**From:** Joy S. Birch, Natural Resources Planner III 

**Subject:** February 12, 2025 – Technical Review Committee Meeting

**Date:** February 10, 2025

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Cellar House Farm, LLC – Minor Site Plan Review – Site development consisting of an outdoor event area, including a 7,200 square foot tent, catering area and parking area. Located at 2634 Cellar House Road, Tax Map 69 Parcels 25 & 27, Tax District 7, A-1 Agricultural District, Cellar House Farm, LLC, owner – Solutions IPEM, LLC, surveyor – Kristina Watkowski – applicant/attorney.

### Critical Area:

This project is located in the Atlantic Coastal Bays Critical Area (ACBCA) program boundary designated Resource Conservation Area (RCA) with an associated 100' buffer. Please see following comments:

1. Please provide a Lot Coverage table showing all lot coverage including the temporary structure. Break down the coverage as existing coverage and temporary.
2. Plantings will be required for the new lot coverage (handicap parking & walkway). Please illustrate what that new coverage will be and what will be planted and where. A Planting Agreement and Bond will be required which I will type up once we have final site approval.
3. Please add a note under the General Notes that the dumpster, catering, and bathroom areas are temporary/removable, no permanent structures.

**Citizens and Government Working Together**

4. The Critical Area review fee of \$150.00 for a Minor Site Plan Review has been paid.

**Storm Water Management & Erosion and Sediment Control:**

Storm Water Management & Erosion and Sediment Control:

Stormwater Management Plan is not needed currently as the permanent disturbance is under 5000 square feet and other disturbance is temporary.

General Provisions:

- All Erosion and Sediment controls should comply with the 2011 Maryland Standards and Specifications for Erosion and Sediment Control.
- All Storm water Management practices shall be designed to meet the requirements of the 2007 Maryland Storm water Management Act.
- All projects over one (1) acre shall be required to file for a General Permit / Notice of Intent (NOI) for construction activity through Maryland Department of Environment. This is mandated through the Environmental Protection Agency's (EPA) National Pollutant Discharge Elimination System (NPDES). Any permits to be issued by Worcester County for disturbance that exceeds one acre will not be issued without NOI authorization being obtained prior to.

cc: File;  
Brian Soper, NR Administrator (via email);  
Kristen Tremblay, Zoning Administrator (via email).




**Worcester County**  
Department of Environmental Programs  
Natural Resources Division

## Memorandum

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**To:** Technical Review Committee

**From:** David Mathers, Natural Resources Planner 

**Subject:** Forest Conservation Review

**Date:** January 24, 2025

**Date of Meeting:** February 12, 2025

**Project:** Cellar House Farm, LLC

**Location:** 2634 Cellar House Road, Tax Map: 69, Parcels: 25 & 27

**Owner/Developer:** Cellar House Farm, LLC

**Surveyor/Engineer:** Solutions IPEM, LLC

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**This project is not required to comply with the Worcester County Forest Conservation Law.** This request is located within the landward limits of the Atlantic Coastal Bays Critical Area and therefore exempt from the Forest Conservation Act. No comment.



DEPARTMENT OF  
ENVIRONMENTAL PROGRAMS

**Worcester County**

GOVERNMENT CENTER  
ONE WEST MARKET STREET, ROOM 1306  
SNOW HILL, MARYLAND 21863  
TEL: 410.632.1220 / FAX: 410.632.2012

LAND PRESERVATION PROGRAMS  
STORMWATER MANAGEMENT  
SEDIMENT AND EROSION CONTROL  
SHORELINE CONSTRUCTION  
AGRICULTURAL PRESERVATION  
ADVISORY BOARD

WELL & SEPTIC  
WATER & SEWER PLANNING  
PLUMBING & GAS  
CRITICAL AREAS  
FOREST CONSERVATION  
COMMUNITY HYGIENE

## MEMORANDUM

DATE: 10/3/2024

TO: Applicant

FROM: Brian Soper, Natural Resources Administrator

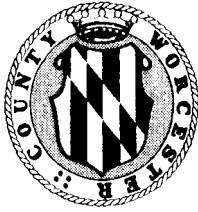
SUBJECT: Stormwater/Sediment Erosion Control Plan/Permit

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Please note, if a Stormwater plan is approved by this office and does not include phasing, the corresponding permit can only receive Stormwater Final approval once all improvements are completed and the entire site is stabilized. This includes properties which have multiple Building or Zoning permits associated with the Stormwater plans. If a Stormwater Bond is required per the permit, the bond will only be released once a Stormwater Final approval takes place.

Additionally, if pervious pavement (i.e. asphalt, concrete) is proposed as a Stormwater Best Management Practice (BMP), an engineer will be required to ensure that this BMP is installed per the approved plan and the correct sequence is detailed on approved plans. Furthermore, all site disturbance must be stabilized prior to beginning the BMP installation process to avoid any contamination or performance issues. If components of the BMP become contaminated, excavation may be required. A detail/schematic must be site specific and reflect how associated sub drains are connected to piping and also illustrate all material being used in subgrade when using this BMP.

If you have any questions, please feel free to contact the Natural Resources Administrator, Brian Soper, at (410) 632-1220, ext. 1147.



Department of Development Review & Permitting  
Worcester County Government Center  
1 W. Market St., Room 1201  
Snow Hill, Maryland 21863  
410-632-1200, Ext. 1151  
pmiller@co.worcester.md.us

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Project: Cellar House Farm – Outdoor Event Area

Date: 2/12/2025

Tax Map: 69 Parcel: 25 & 27 Section: \_\_\_\_\_ Lot: \_\_\_\_\_ Block: \_\_\_\_\_

### SITE SPECIFIC COMMENTS

1. Current Codes:        2021 International Building Code  
                                 2021 International Energy Conservation Code  
                                 2021 International Mechanical Code  
                                 2017 National Electric Code
  
2. These comments are for a 60' x 120' tented area.
  
- 3 Wind speed: 122 mph, Risk category II
  
4. Fire apparatus access roads shall be provided in accordance with Section 503.  
Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all weather driving capabilities.
  
5. The *owner* or agent shall file a certificate executed by an *approved* testing laboratory. The certificate shall indicate that the tents, and their appurtenances, which include sidewalls, drops and tarpaulins, are composed of materials meeting the flame propagation performance of Test Method 2 of NFPA 701.
  
6. Membrane structures or tents shall have a permanently affixed label bearing the identification of size and fabric or material type.
  
7. Submit a permit application along with 4 sets of plans. Information to include event date, size of tent, number of guests and catering information.
  
8. Provide information on the self-contained portable catering.

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**FW: Cellar House Farms LLC - Minor Special Event Site Plan**


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**From** Kristen Tremblay <ktremblay@co.worcester.md.us>

**Date** Wed 1/8/2025 4:25 PM

**To** Benjamin M. Zito <bmzito@worcestermd.gov>

**Cc** Gary R. Pusey <grpusey@co.worcester.md.us>

 2 attachments (168 KB)

Commerical Entrance.pdf; Checklist for Comm Entr Handout.pdf;

FYI

Kristen M. Tremblay, AICP  
Zoning Administrator  
One West Market Street, Room 1201  
Snow Hill, MD 21863  
(410)632-1200



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**From:** Kevin Lynch <klynch@co.worcester.md.us>

**Sent:** Wednesday, January 8, 2025 1:12 PM

**To:** Mark Benzin <mbenzin@solutionsipem.com>; Robert Graham <rob@cellarhousefarm.com>

**Cc:** Kristina Watkowski <kwatkowski@bbcmlaw.com>; Kristen Tremblay <ktremblay@co.worcester.md.us>

**Subject:** RE: Cellar House Farms LLC - Minor Special Event Site Plan

Good afternoon,

Sorry for the late reply, I was on vacation since the week of Christmas and came back to deal with a snowstorm. I've looked at the attached site plan you sent over and we would just require that the entrance be paved at the same width of a typical commercial entrance. I've attached our commercial entrance detail for you to review and use as a guide when constructing the entrance but don't worry about the curb/gutter part of the detail, we aren't requiring that at this location. I also attached a checklist to follow for all the paperwork we will need before construction can take place. If you have any questions, feel free to reach out to me or my office.

Kevin A. Lynch  
Superintendent  
Worcester County Department Of Public Works  
Roads Division  
5764 Worcester Hwy  
Snow Hill, MD 21863  
O: (410) 632-2244, ext. 2104  
C: 443-783-9731  
F: 410-632-0020





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**From:** Mark Benzin <[mbenzin@solutionsipem.com](mailto:mbenzin@solutionsipem.com)>

**Sent:** Friday, December 27, 2024 12:27 PM

**To:** Robert Graham <[rob@cellarhousefarm.com](mailto:rob@cellarhousefarm.com)>

**Cc:** Kevin Lynch <[klynch@co.worcester.md.us](mailto:klynch@co.worcester.md.us)>; Kristina Watkowski <[kwatkowski@bbcmlaw.com](mailto:kwatkowski@bbcmlaw.com)>; Kristen Tremblay <[ktremblay@co.worcester.md.us](mailto:ktremblay@co.worcester.md.us)>

**Subject:** Cellar House Farms LLC - Minor Special Event Site Plan

Rob

See attached.

Kevin

Please see the attached site plan. If you could review and let us know if you will require anything for the entrance.

Thank you

Mark

**Mark C Benzin** | MD & DE Land Surveyor | [mbenzin@solutionsipem.com](mailto:mbenzin@solutionsipem.com)

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**Solutions IPem, LLC** | 3003 Merritt Mill Road | Salisbury, Maryland 21804 | Cell 443-880-6497 | Direct 443-978-7438

**From:** [Jeffrey Fritts](#)  
**To:** [Kristen Tremblay](#); [Benjamin M. Zito](#); [Brian M. Soper](#); [Cathy Zirkle](#); [Chris Clasing](#); [Dallas Baker](#); [Daniel Wilson](#); [David M. Bradford](#); [David Mathers](#); [Gary R. Pusey](#); [Gary Serman](#); [Janet Davis](#); [Jennifer Keener](#); [Jessica Wilson](#); [Joy Birch](#); [Kevin Lynch](#); [Laurie Bew](#); [Lisa Lawrence](#); [Mary Knight](#); [Matt Owens](#); [Paul Miller](#); [Robert Korb Jr.](#); [Robert Mitchell](#); [Stuart White](#); [Tony Fascelli](#)  
**Subject:** RE: TRC Application - Cellar House  
**Date:** Friday, January 24, 2025 7:14:27 AM  
**Attachments:** [image002.png](#)  
[image003.png](#)

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Kristen,

This project will have no negative impact to state roadways, no comments.

Thanks,



[roads.maryland.gov](http://roads.maryland.gov)

**Jeff Fritts**  
Access Management  
Regional Engineer  
410.677.4039 **office**  
443.397.5063 **mobile**  
[Jfritts@mdot.maryland.gov](mailto:Jfritts@mdot.maryland.gov)  
**Maryland Department of  
Transportation**  
660 West Road, Salisbury, MD  
21801

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**From:** Kristen Tremblay <ktremblay@co.worcester.md.us>  
**Sent:** Thursday, January 23, 2025 1:59 PM  
**To:** Benjamin M. Zito <bmzito@worcestermd.gov>; Brian M. Soper <bmsoper@co.worcester.md.us>; Cathy Zirkle <czirkle@co.worcester.md.us>; Chris Clasing <cclasing@co.worcester.md.us>; Dallas Baker <dbaker@co.worcester.md.us>; Daniel Wilson <DWilson12@mdot.maryland.gov>; David M. Bradford <dbradford@co.worcester.md.us>; David Mathers <dmathers@co.worcester.md.us>; Gary R. Pusey <grpusey@co.worcester.md.us>; Gary Serman <gserman@co.worcester.md.us>; Janet Davis <jdavis@co.worcester.md.us>; Jeffrey Fritts <JFritts@mdot.maryland.gov>; Jennifer Keener <jkkeener@co.worcester.md.us>; Jessica Wilson <jwilson@co.worcester.md.us>; Joy Birch <jbirch@co.worcester.md.us>; Kevin Lynch <klynch@co.worcester.md.us>; Laurie Bew <lbew@co.worcester.md.us>; Lisa Lawrence <llawrence@co.worcester.md.us>; Mary Knight <mmknight@comcast.net>; Matt Owens <mowens@co.worcester.md.us>; Paul Miller <pmiller@co.worcester.md.us>; Robert Korb Jr. <rkorb@co.worcester.md.us>; Robert Mitchell <bmitchell@co.worcester.md.us>; Stuart White <swhite@co.worcester.md.us>; Tony Fascelli <tfascelli@co.worcester.md.us>  
**Subject:** FW: TRC Application - Cellar House

Hello All,

Ben will be routing around hardcopies today. Only this item on the TRC agenda for