

Comments on the  
First Draft of the *Calvert County Comprehensive Plan (October 2017)*

Additional Comments Received through January 2, 2018

<b>NAME</b>	<b>GROUP/AGENCY</b>	<b>ADDRESS</b>	<b>Date Received</b>	<b># of Pages</b>
Bob Landau			12/12/17	1
Mdhuchmw			12/12/17	1
Janet Allen		Dunkirk, MD	12/12/17	2
Bob Boxwell			12/13/17	1
Jenna Licurgo		Huntingtown, MD	12/13/17	3
B. Julie Paluda	Calvert County Department of Public Works, Enterprise Funds	Prince Frederick, MD	12/27/17	1
Yvette Kline			1/2/18	2

**Viverette, Lisa M.**

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**From:** Slaughenhaupt, Jr., Evan K.  
**Sent:** Tuesday, December 12, 2017 8:34 PM  
**To:** Commissioners  
**Subject:** Fwd: Open Letter concerning Town Center

TRIM for a response please.

Thanks,

Evan Slaughenhaupt (Slog-n-hop)  
202-841-2327  
Vice President, Calvert County Commissioner

Sent from my iPad

Begin forwarded message:

**From:** Bob Landau <[REDACTED]>  
**Date:** December 12, 2017 at 6:34:25 PM EST  
**To:** <[Evan.Slaughenhaupt@calvertcountymd.gov](mailto:Evan.Slaughenhaupt@calvertcountymd.gov)>  
**Subject:** re: Open Letter concerning Town Center

Evan:

My concern with the Points Bulletin published by the Commissioners is that they did not answer the direct question, in No. 9. The answer does not address the point of "impact" of the expansion of town center.

9. There are no studies conducted to measure impact of the expansion of town centers and villages.

This again misrepresents the nature of comprehensive plans. They are visionary planning documents, not detailed regulatory structures. The plan recommends expansions of some town centers and proposed villages but does not automatically expand the boundaries. That can only be done through zoning amendments which involves a full public process. At that time the BOCC could require studies to assess the impact.

- Bob Landau

**Bonnette Productions**

**From:** [mdhuchmw@\[REDACTED\]](mailto:mdhuchmw@[REDACTED]) [REDACTED]

**Sent:** Tuesday, December 12, 2017 6:51 PM

**To:** Planning and Zoning <[pz@calvertcountymd.gov](mailto:pz@calvertcountymd.gov)>

**Subject:** RE: Open Letter

I appreciated your open letter response. Your responses to the news items asking for a delay would be far more acceptable and supportable if you had not called it a Comprehensive Plan. What you have is a Strategic development plan or Future Vision 2018-2028.

**Viverette, Lisa M.**

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**From:** Slaughenhaupt, Jr., Evan K.  
**Sent:** Wednesday, December 13, 2017 4:51 AM  
**To:** Commissioners  
**Subject:** Fwd: Opposition to Growth and Development Plans in the Calvert County Comprehensive Plan

TRIM for response please

Evan Slaughenhaupt (Slog-n-hop)  
202-841-2327  
Vice President, Calvert County Commissioner

Sent from my iPad

Begin forwarded message:

**From:** Janet Allen <[REDACTED]>  
**Date:** December 12, 2017 at 11:42:13 PM EST  
**To:** "evan.slaughenhaupt@calvertcountymd.gov" <evan.slaughenhaupt@calvertcountymd.gov>  
**Subject: Opposition to Growth and Development Plans in the Calvert County Comprehensive Plan**

Dear Commissioner Slaughenhaupt - I am forwarding this to you in hopes that I have your email address correct this time. Thank you for your time in reading this concern. - Janet Allen

**Sent:** Tuesday, December 12, 2017 11:37 PM  
**To:** [mike.hart@calvertcountymd.gov](mailto:mike.hart@calvertcountymd.gov); [tom.hejl@calvertcountymd.gov](mailto:tom.hejl@calvertcountymd.gov); [pat.nutter@calvertcountymd.gov](mailto:pat.nutter@calvertcountymd.gov); [evanslaughenhaupt@calvertcountymd.gov](mailto:evanslaughenhaupt@calvertcountymd.gov); [steve.weems@calvertcountymd.gov](mailto:steve.weems@calvertcountymd.gov); [commiss@calvertcountymd.gov](mailto:commiss@calvertcountymd.gov)  
**Subject:** Opposition to Growth and Development Plans in the Calvert County Comprehensive Plan

Dear County Commissioners:

I wish to voice my strong opposition to the proposed plans for development and building in our county, as proposed for the Calvert County Comprehensive Plan. I oppose changing sign restrictions, developing the Town Centers, the increased townhomes and apartments, and related proposed developments. I and the majority of other residents moved to this county to get away from tightly packed, mega-growth counties (and their related noise and crime) and to instead find space, peace, and a community with rural lifestyles and values.

Based on the planning and zoning meetings that I've attended, it is obvious that there is a distinct interest and great concern over these proposed changes to our county plan and development. It is also very apparent, based on the survey results from the surveys that have been taken at the planning and development county website, that the majority of our

residents do not favor these changes. The survey results show one obvious set of results, but the words reported from the leaders is that the county "supports" these changes/initiatives (as if it's expected that most folks will not personally look at the results in the surveys).

In the meetings I attended, I saw a skilled developer team ignore concerns and focus on those "in agreement", sometimes even stating what was "not" going to be allowed for discussion/question (such as public water and septic, etc.). That is not how citizen input is genuinely garnered and valued. Instead, developers - who obviously stand to gain the most and don't even live in Calvert County - purposely "drove" the conversations with skilled public relations tactics. I know how to follow a money trail. And this money trail is not concerned with clean well-water, air quality, crime, pastoral and relaxing space, peaceful and quiet neighborhoods, and all the things this county was built on. While I never felt the need to "roll up the bridge", I understand well - and am now seeing clearly - the sentiment of it. It is not mean or unkind to want to limit growth. It's merely a matter of choice and redirecting the growth to other counties.

A primary tactic at one of the meetings was to get people to feel like they need to make it possible for their children to move into our county after graduating college. This is ridiculous. I had to work to earn and save what was needed to move here. My first home was an apartment, and then a 2-story in a less expensive county. But I didn't mind - I didn't expect to graduate college making enough of an income to move into Calvert County. It was something to "aspire" to, not a "right" that I ever felt - or ever should have felt - was "owed" to me. We are a county of working people who save and don't consume. I expect that you all are the same; it's one reason I voted for you all. We should be teaching the next generations to have the same expectations of needing to work hard and save their money - to require a "work hard and smart" ethic, and to then be grateful (not entitled) when they have worked and saved to afford their dreams - whether those dreams are to live in more of a city area such as Annapolis, or to live in the quiet, rolling hills of Dunkirk with corn, cattle, beans, and all other types of agriculture being raised right along the main highway (Rt. 4).

I ask that you please honor our county's heritage, its clean air/land/water, its residents, and its future by "NOT SUPPORTING" these growth and development changes. Keep our county desirable and unique, one that "stands apart" from other Maryland counties. Let the developers take their wares elsewhere. Honor the differences between you and the other candidates for County Commissioners. Follow your duty and stand for the views of the county residents, especially those like me who placed our trust - and our vote - in you.

Respectfully,  
Janet Allen  
Dunkirk, MD

**From:** Bob Boxwell [REDACTED]  
**Sent:** Wednesday, December 13, 2017 9:11 AM  
**To:** Planning and Zoning <pz@calvertcountymd.gov>  
**Subject:** comment on web page about comp plan comments

This plan has been rushed and the fact that a consultant was hired to write it is proof of that. Your department was the one that headed this effort in the past. We had an actual presentation to our board by staff. This time we got poster boards and people who couldn't answer our questions. I still don't understand how "incentivize" is an actual implementation practice. Additionally just because we made suggestions there is no evidence that the commissioners will actually pay any attention to them.

Respectfully,  
Bob Boxwell

**Viverette, Lisa M.**

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**From:** Slaughenhaupt, Jr., Evan K.  
**Sent:** Thursday, December 14, 2017 4:38 AM  
**To:** Commissioners  
**Subject:** Fwd: Growth and Development in the Calvert County Comprehensive Plan

TRIM please

Evan Slaughenhaupt (Slog-n-hop)  
202-841-2327  
Vice President, Calvert County Commissioner

Sent from my iPad

Begin forwarded message:

**From:** Jenna Licurgo <[REDACTED]>  
**Date:** December 13, 2017 at 10:23:43 PM EST  
**To:** [mike.hart@calvertcountymd.gov](mailto:mike.hart@calvertcountymd.gov), [tom.hejl@calvertcountymd.gov](mailto:tom.hejl@calvertcountymd.gov),  
[steve.weems@calvertcountymd.gov](mailto:steve.weems@calvertcountymd.gov), [commiss@calvertcountymd.gov](mailto:commiss@calvertcountymd.gov),  
[pat.nutter@calvertcountymd.gov](mailto:pat.nutter@calvertcountymd.gov), [evan.slaughenhaupt@calvertcountymd.gov](mailto:evan.slaughenhaupt@calvertcountymd.gov)  
**Subject:** Growth and Development in the Calvert County Comprehensive Plan

County Commissioners:

My family and I fled the excessive, ongoing over-development in P.G. County in 1997, choosing to relocate to a lovely, bucolic Calvert County. We bought the remains of an old tobacco farm with the original farmhouse & outbuildings and a few acres, and spent the following 10 years working to restore the house and buildings. We felt exceedingly blessed to be a part of such a serene, rural area, and the pleasure of coming home to a slower pace with wide open spaces.

Our move to Calvert County coincided with a pivotal time in the county's history. At the time there was much tense discussion among the then-County Commissioners and local residents regarding the establishment of a supposedly set-in-concrete "build-out" plan - a master plan to govern and control the ever-growing development of our county, and an attempt to reel-in the out-of-

control, exponential growth and development rate. Hundreds of citizens testified over a period of weeks and months, including the late Louis Goldstein, a life-long Calvert County resident and former Comptroller of Maryland. He was in agreement with other residents who were vehemently protesting the outrageous growth-rate.

I'll never forget Mr. Goldstein's wise advice to the Commissioners and all in attendance. He asked that we collectively take a lesson from other areas that had successfully controlled growth without sacrificing revenue or quality of life. Mr. Goldstein specifically stated his strong opposition to the proposed "major" and "minor" "Town Centers" running up and down Rt. 4. He was adamant that any county of any size, including Calvert, never has a need for both major and minor town centers, but rather that a centrally-located [in this case, Prince Frederick] Town Center was all that was necessary in order to retain quality of life, safety, and sound ecological practices and respect for the environment. Our proximity to the Chesapeake Bay and its tributaries requires us to be especially responsible with our waning resources and undisturbed land areas. Mr. Goldstein went on to describe in detail several examples of counties/towns who had chosen the centrally-located Town Center concept and those who had not. He cautioned the then-Commissioners to purpose, without fail, to protect Calvert County's rural quality, agricultural excellence, high quality of life, safety, and purity. [Wouldn't Mr. Goldstein be shocked and disappointed to see the encroaching development in Calvert County today?!]

Finally, Mr. Goldstein closed his remarks by reminding all in attendance of something we have been losing over the past 20 years of our residency here: the ability to view the stars at night. It's a simple thing, but a thing we are carelessly relinquishing little by little. Mr. Goldstein remarked that when he looked up at the night sky from his Calvert County home, he could

easily see thousands of stars piercing the darkness. He gently pleaded with the Commissioners not to allow that to ever be sacrificed, admonishing all to protect this precious treasure [Calvert County] with everything in us. Funny thing...when my family and I moved here, that was the first thing I noticed...I'd never seen so many stars in the night sky in my entire life. I can't see nearly as many now, 20 years later.

Commissioners, you have a great deal of responsibility resting on your shoulders. Your decisions will effect countless lives and future generations. Your actions will be judged by those who live and work and play among you. Outside developers couldn't care less about our quality of life, our safety, our well-being, or our desire to retain the character of our rural landscape. They simply have no skin in the game - they don't live here. They don't raise their kids here or send them to school here. Their one and only goal is to turn a profit, not to benefit the locals or protect our interests. I urge you each to carefully, prayerfully consider what is before you. Do we really want to be just another suburb of Washington, D.C.? My family and I moved here to escape the encroaching city. Will we be forced to flee again as the city pursues us once more?

Respectfully,  
Jenna Licurgo  
Open Gates Farm  
Huntingtown, MD

**From:** Paluda, B. Julie

**Sent:** Wednesday, December 27, 2017 4:06 PM

**To:** Plummer-Welker, Jenny L. <Jenny.Plummer-Welker@calvertcountymd.gov>

**Cc:** Thomas, Michael A. <Michael.Thomas@calvertcountymd.gov>; Sharma, P. Rai <P.Rai.Sharma@calvertcountymd.gov>; Teter, William J. <William.Teter@calvertcountymd.gov>; Willis, Julian M. <Julian.Willis@calvertcountymd.gov>

**Subject:** Comprehensive Plan

Hi Jenny,

Can I provide some comments on the Solid Waste Management section of the DRAFT Comprehensive Plan, section 10-10? I would like to emphasize that there are 3 “major” convenience centers in the County. One located in each district. They are Appeal Convenience Center (in construction), Barstow Convenience Center (scheduled to be redesigned and constructed in the next couple years), and Mount Hope Convenience Center (completed in 2017). These centers are open 7 days a week, and offer more amenities (which you describe) than the smaller, “minor” facilities.

Also, I noticed that there are only 4 Solid Waste and Recyclable objectives in the Plan. I believe we sent you 5 previously. Objective #1 is missing, and should read, “**Protect public health and safety, and preserve the natural environment.**” The purpose of this objective relates to developing and implementing future solid waste and recycling initiatives that are both sustainable and are environmentally responsible.

Thanks,

**B. Julie Paluda**

*Deputy Director – Enterprise Funds*

*Department of Public Works*

*150 Main Street, Suite 202*

*Prince Frederick, MD 20678*

*(410) 535-1600 x2520*

**From:** ykline@[REDACTED]  
**Sent:** Tuesday, January 02, 2018 7:25 PM  
**To:** Plummer-Welker, Jenny L. <Jenny.Plummer-Welker@calvertcountymd.gov>  
**Cc:** 'Barbara Kete' <[REDACTED]>  
**Subject:** Comprehensive Plan feedback

Hello and Happy New Year, Jenny! Barbara Kete, who heads our Chesapeake Beach Green Team, shared the first draft of the county's comprehensive plan update with us. It's good, and I would have liked to have read it twice before commenting, but given that I missed the December 8 deadline, I thought I should just get on with it. My eyes are those of a newcomer from suburban New Jersey who retired in 2016 from a university staff sustainability position in Ohio. Working with deep-thinking academics, practical doers and students with big dreams, I don't hold any illusions that *this* is the feedback you have been waiting for! There may, however, be something of value to your future planning efforts.

**General comment (from the sustainability summary):** Is sustainability really at the center of social equity, economy and environment? I too was taught the triple bottom line, but I often had trouble with it as a model. For me, the trouble was that the economy was treated as an externality. People far smarter than me have created a better model – assessing ecology, economics, politics and culture as social domains on a tool called [Circles of Sustainability](#). The [principles](#) take some effort to understand, but the [questions](#) communities (or a county) would use to identify where they should put their efforts are the best I have seen. And the method lends itself to being performed at varying degrees of depth.

**Economic development comment:** High tech industries that produce ideas rather than physical goods (a desire stated on page 8-10) could be fostered by having easy access to the technologies, tools, materials and experts who can help an idea become a prototype. To that end, town centers need “[makerspaces](#)” that invite residents to use a fully equipped high-tech workshop to develop ideas. Such a facility brings together people of all ages and backgrounds, and provides the opportunity for ideas to cross-pollinate and flourish. If such a space was adjacent to a new library in Chesapeake Beach/North Beach, librarians could help patrons research prior art as a step in protecting their intellectual property.

**Health comment:** I don't recall the page, but I think I read that there was a need for medical services that focus on the needs of retirees. As someone who moved from a community with abundant health care options for myself and my (now grown) family, I didn't realize that finding a local internist would be such a challenge. I wonder if a fiber-optically connected library could provide a couple of rooms for remote doctor's office visits. Can space be found to provide a remote physical exam, including blood and urine collection? A technician or nurse would be needed, and insurance coverage would need to be worked out, but having easy transit access to a remotely-located county doctor using the latest technology would make living and aging-in-place much easier. And the ability to replicate, maintain and update such spaces might be a marketable service.

**And if you thought *that* sounded complicated, here's a long-winded economic development comment that colors outside the lines of a comprehensive plan, but that takes a different, greener, approach to a reported issue:** Table 8-8 implies a need for considerable square footage to provide goods that are increasingly being purchased online. But online purchasing isn't without obstacles – packages are left unattended, they can be difficult to open, sometimes purchases don't work, and without a store nearby, returns can be a costly nuisance. An area that is trying to attract a high-tech work force and support retirees might want to consider a different approach. Here's a made-up scene that takes place in an appealing and comfortable town center café that might be called Buy Now. You walk in carrying a pair of pants you purchased from Macys.com. They don't fit and you want to return them. Through arrangement with Macy's, Buy Now can accept the return and refund your credit or debit card. And there's more to this experience!

- Trained staff (many of whom can be volunteers) offer to guide you through the process of being removed from junk mail lists, to reduce the overproduction, shipment, delivery, solid waste and lost time that accompanies receipt of unwanted catalogs and mailings.
- They lead you to a comfortable terminal where you are shown how to use an app that lets you look for what you want to purchase from local contractors, retailers, producers, harvesters and artisans, as well as locals trying to sell or share their own possessions. The app will also allow you to put out a local request for something, like used kitchen cabinets, or a carpool to join.
- Buy Now provides space for the display, sampling and purchase of “Made in Calvert County” goods and services. To the extent possible, fixtures and furnishings are identified by their local supplier.
- The café also provides an app that carries the online products of the stores with whom Buy Now has a return and refund agreement. (As was described with the Macy’s purchase above.) The app rates stores on their sustainability performance, to help consumers make informed choices.
- The café allows you to send your purchases to Buy Now instead of your home, and it provides a safe space for buyers, sellers and sharers to meet and conduct business in a pleasant setting that encourages discussion and gives talks on being a greener consumer.
- It has a fitting room so clothes can be tried on and, if necessary, immediately returned, leaving the packaging materials at Buy Now for proper disposal. Using appropriate tools, staff can safely open boxes and inner packaging if customers desire.
- The café accepts used packaging material for reuse or recycling.
- A gift wrap area with repurposed wrap is available for staff and client use.
- Upon client request, Buy Now can use its local contacts to arrange transport of items within the county, making it easier for residents to resell, rather than trash, large used items.
- Buy Now provides a CSA connection point and it demonstrates methods of household-scale composting of food scraps.

Through so doing, Buy Now and its staff help locals and tourists get what they need in an efficient and enlightening experience, while enhancing the county’s environmental practices and sidestepping the need to build, heat, cool and light over a million square feet of brick and mortar retail space.

**Finally:** Is there room in a plan with an enduring vision of forests and fields, to monitor and enhance organic content in soil and/or to manage our landscape as a carbon sink?

Thanks for your consideration, and best wishes as you work to complete the plan.  
Yvette Kline